

**COMMUNITY DEVELOPMENT AGENCY  
LEXINGTON NEBRASKA  
June 19, 2017**

A Regular Meeting of the Community Development Agency was held Monday, June 19, 2017, at Lexington City Hall, located at 406 East 7<sup>th</sup> Street, Lexington, Nebraska at 5:30 p.m. Members present were Seth McFarland, Abby Brecks, Gail Hall, Kory Cetak and John Fagot. Jason Fagot and Steve Smith were excused. City Officials present were City Manager Joe Pepplitsch, Assistant City Manager Dennis Burnside, City Attorney Brian Copley and City Clerk Pamela Baruth. The press was not represented.

**NOTICE:** Notice of the meeting was given in advance notice, thereof by publication in the Lexington Clipper-Herald, the designated method for giving notice, as shown by the Affidavit of Publication attached to these Minutes. The proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public. All items presented and discussed on the Agenda were available for public inspection.

**CALL TO ORDER:** The meeting was called to order by Chairman McFarland who informed the public that the Open Meetings Act is posted in the Council Chambers at the Lexington City Hall, located at 406 E. 7<sup>th</sup> Street, Lexington, Nebraska.

**MINUTES – REGULAR MEETING 5-15-17:** Minutes of the regular meeting held Monday, April 17, 2017, were presented. Moved by John Fagot, seconded by Brecks, to approve the minutes as presented. Roll call. Voting “aye” were Hall, Cetak, Brecks, John Fagot, McFarland. Motion carried.

**REDEVELOPMENT AGREEMENT:** Pepplitsch presented a Redevelopment Agreement for the Row Development Project in the Southwest 1<sup>st</sup> Subdivision. Fred Hoppe, representing the Redevelopers, was present to discuss the highlights of the housing units and phases. Pepplitsch noted the responsibilities and funding of the CDA and the Redevelopers. Following discussion, Resolution No. 2017-08 was presented. Moved by John Fagot, seconded by Hall, to approve Resolution No. 2017-08 as presented. Roll call. Voting “aye” were Brecks, Cetak, Hall, John Fagot, McFarland. Motion carried.

**RESOLUTION NO. 2017-08**

RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF LEXINGTON, NEBRASKA, PROVIDING NOTICE TO THE GOVERNING BODY OF THE CITY OF LEXINGTON, OF INTENT TO ENTER INTO A REDEVELOPMENT CONTRACT ON THE EXPIRATION OF 30 DAYS FROM THE DATE OF THIS RESOLUTION.

WHEREAS, this Community Development Agency of the City of Lexington, Nebraska ("Agency"), has pursuant to Section 18-2119 of the Nebraska Community Development Law (the "Act"), solicited proposals for redevelopment of an area within the City limits of the City of Lexington; and

WHEREAS, the Agency has considered all of the redevelopment proposals and financial and legal ability of the prospective redevelopers to carry out their proposals;

WHEREAS, the Agency deems it to be in the public interest and in furtherance of the purposes of the Act to accept the redevelopment contract proposal submitted in the form of the proposed redevelopment contract attached hereto;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. By copy of this Resolution delivered to the City of Lexington on this date, the Agency hereby gives the 30-day notice required by Section 18-2119 of the Act of its intention to accept such redevelopment contract proposal with The Row in Lexington, LLC and Stonyhill Ventures, LLC (The Row Redevelopment Project) in substantially the attached form and with such modifications, additions or deletions deemed necessary or appropriate by the Agency.

**Passed and approved this 19<sup>th</sup> day of June, 2017.**

**ROUNDTABLE:** Peplitsch stated Speculative Housing RFPs have been sent to approximately 15 builders for labor costs on 3 spec homes. He also gave an update on other current projects.

**ADJOURNMENT:** There being no further business to discuss, Chairman McFarland declared the meeting adjourned.

Respectfully submitted,  
Pamela Baruth  
CDA Secretary