

**COMMUNITY DEVELOPMENT AGENCY
LEXINGTON NEBRASKA
March 27, 2017**

A Special Meeting of the Community Development Agency was held Monday, March 27, 2017, at Lexington City Hall, located at 406 East 7th Street, Lexington, Nebraska at 12:00 p.m. Members present were Seth McFarland, Abby Brecks, Jason Fagot, Gail Hall, Kory Cetak, Steve Smith and John Fagot. City Officials present were City Manager Joe Peplitsch, Assistant City Manager Dennis Burnside, and City Attorney Brian Copley. The press was represented by KRVN.

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. 7th Street, Lexington, Nebraska.

MINUTES – REGULAR MEETING 3-13-17: Minutes of the Regular meeting held Monday, March 13, 2017, were presented. Moved by Smith, seconded by Brecks, to approve the minutes as presented. Roll call. Voting “aye” were John Fagot, Cetak, Jason Fagot, Brecks, Smith, McFarland, and Hall. Motion carried.

REDEVELOPMENT PROJECT: Peplitsch presented Resolution No. 2017-04, which approves a redevelopment contract with HNB Properties, LLC for a housing development project in Redevelopment Area #5, and authorizes other related items. Peplitsch reviewed the terms of the contract. Following discussion, moved by Smith, seconded by Hall, to approve Resolution No. 2017-04. Roll call. Voting “aye” were John Fagot, Brecks, Cetak, Smith, Hall, Jason Fagot, McFarland. Motion carried.

RESOLUTION NO. 2017-04

A RESOLUTION ADOPTED BY THE CHAIR AND MEMBERS OF THE COMMUNITY DEVELOPMENT AGENCY OF LEXINGTON, NEBRASKA; AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF TWO TAX INCREMENT REVENUE BONDS, NOTES OR OTHER OBLIGATIONS; PROVIDING FOR THE TERMS AND PROVISIONS OF SAID BONDS, NOTES OR OTHER OBLIGATIONS; PLEDGING CERTAIN REVENUES OF THE AGENCY PURSUANT TO THE COMMUNITY DEVELOPMENT LAW; AUTHORIZING THE SALE OF SAID BONDS, NOTES OR OTHER OBLIGATIONS; PROVIDING FOR GRANTS OF THE PROCEEDS OF SAID BONDS, NOTES OR OTHER OBLIGATIONS; PROVIDING FOR THE TERMS AND THE SALE OF THE BONDS, NOTES OR OTHER OBLIGATIONS; PROVIDING FOR PREPAYMENT OF SAID BONDS, NOTES OR OTHER OBLIGATIONS; PAYING THE COSTS OF ISSUANCE THEREOF; PRESCRIBING THE FORM AND CERTAIN DETAILS OF THE

BONDS, NOTES OR OTHER OBLIGATIONS; PLEDGING CERTAIN TAX REVENUE AND OTHER REVENUE TO THE PAYMENT OF THE PRINCIPAL AND INTEREST ON THE BONDS, NOTES OR OTHER OBLIGATIONS AS THE SAME BECOME DUE; LIMITING PAYMENT OF THE BONDS, NOTES OR OTHER OBLIGATIONS TO SUCH TAX REVENUES; CREATING AND ESTABLISHING FUNDS AND ACCOUNTS; DELEGATING, AUTHORIZING AND DIRECTING THE TREASURER OF THE AGENCY TO EXERCISE THIER INDEPENDENT DISCRETION AND JUDGMENT IN DETERMINING AND FINALIZING CERTAIN TERMS AND PROVISIONS OF THE BOND, NOTE OR OTHER OBLIGATION NOT SPECIFIED HEREIN; APPROVING THE REDEVELOPMENT CONTRACT; TAKING OTHER ACTIONS AND MAKING OTHER COVENANTS AND AGREEMENTS IN CONNECTION WITH THE FOREGOING; PROVIDING FOR THIS RESOLUTION TO TAKE EFFECT; AND RELATED MATTERS

CONTRIBUTION AGREEMENT: Peplitsch reviewed a contribution agreement with Tyson Fresh Meats, Inc. for funding donations to the CDA to purchase real estate from the City of Lexington, Nebraska to accommodate the southwest housing redevelopment plan in Redevelopment Area #5. Following discussion, motion by John Fagot to approve the agreement and authorize execution, seconded by Jason Fagot. Roll call. Voting “aye” were Cetak, Smith, Brecks, Hall, Jason Fagot, John Fagot, McFarland. Motion carried.

ROUNDTABLE: Peplitsch indicated that he anticipates having a redevelopment project proposal at the next meeting, and Staff will also have speculative housing plans selected for CDA review.

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

Respectfully submitted,
Joe Peplitsch
CDA Acting Secretary