

**COMMUNITY DEVELOPMENT AGENCY  
LEXINGTON NEBRASKA  
May 20, 2019**

A Regular Meeting of the Community Development Agency was held Monday, May 20, 2019, at Lexington City Hall, located at 406 East 7<sup>th</sup> Street, Lexington, Nebraska at 5:30 p.m. Members present were Steve Smith, Kory Cetak, Seth McFarland, John Fagot, and Jason Fagot. Gail Hall was excused. City Officials present were City Manager Joe Pepplitsch, Assistant City Manager Dennis Burnside, City Attorney Brian Copley, and Secretary Pamela Baruth.

**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 Steve Smith 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 3-25-19:** Minutes of the Regular meeting held Monday, March 25, 2019, were presented for consideration. Moved by McFarland, seconded by John Fagot, to approve the minutes as presented. Roll call. Voting “aye” were Cetak, Jason Fagot, John Fagot, McFarland, Smith. Motion carried.

**PURCHASE AGREEMENT:** Pepplitsch reviewed a proposed purchase agreement for Lot C, Replat of Lot 3 Woodward’s Fourth Addition in Redevelopment Area #2. Discussion included funding for the purchase, need for affordable housing, potential future development and collaboration with other local entities. Following discussion, moved by John Fagot, seconded by Jason Fagot, to approve the purchase agreement and authorize execution. Roll call. Voting “aye” were Cetak, McFarland, Jason Fagot, John Fagot, Smith. Motion approved.

**HOUSING PROJECT:** Pepplitsch reviewed a speculative housing project with BonnaVilla (Chief Industries) for a modular housing unit. The project would be a joint project with Chief, who would provide the housing unit, with the CDA providing site work, foundation, attached garage, utilities, and landscaping. Discussion included options for renovations to the unit floor plan, placement of the garage, and CDA involvement with ownership of the unit following completion. Following discussion, moved by McFarland, seconded by Jason Fagot, to approve the project with a revised placement of the attached garage. Roll call. Voting “aye” were John Fagot, Cetak, Jason Fagot, McFarland, Smith. Motion carried.

**ROUNDTABLE:** Peplitsch noted a redevelopment proposal may be presented at the next meeting.

**ADJOURNMENT:** There being no further business to discuss, Chairman Smith declared the meeting adjourned at 6:15 p.m.

Respectfully submitted,  
Pamela Baruth  
CDA Secretary