

## COMMUNITY DEVELOPMENT AGENCY

The Community Development Agency of the City of Norfolk, Nebraska, met in the City Council Chambers, 309 N 5th Street, Norfolk, Nebraska, on Monday, August 7, 2017, beginning at 5:15 p.m.

Chair Josh Moenning called the meeting to order.

Roll call found the following Agency members present: Shane Clausen, Dave Fauss, Corey Granquist, Gary L. Jackson, Jim Lange, Rob Merrill, Josh Moenning, Thad Murren and Dick Pfeil. Absent: None.

City staff members present were City Administrator Andy Colvin, City Attorney Clint Schukei, City Clerk Beth Deck, Police Chief Bill Mizner and Finance Officer Randy Gates.

Notice of the meeting was given in advance by publication in the Norfolk Daily News, and the notice of the meeting was given to the Chair and all members of the Agency prior to the meeting.

The Chair presided and the Secretary recorded the proceedings.

The Chair informed the public about the location of the current copy of the Open Meetings Act posted in the meeting room and accessible to members of the public.

### Agenda

Lange moved, seconded by Fauss to approve the agenda as printed. Roll call: Ayes: Clausen, Fauss, Granquist, Jackson, Lange, Merrill, Moenning, Murren and Pfeil. Nays: None. Absent: None. Motion carried.

### Minutes

(July 17, 2017)

Lange moved, seconded by Granquist to approve the minutes of the July 17, 2017 Agency meeting as printed. Roll call: Ayes: Clausen, Fauss, Granquist, Jackson, Lange, Merrill, Moenning, Murren and Pfeil. Nays: None. Absent: None. Motion carried.

### Resolution No. 2017-10

(Medelman's Lake Redevelopment Plan)

Lange moved, seconded by Merrill to adopt Resolution No. 2017-10 approving Medelman's Lake Redevelopment Area Plan and forward to the City Council.

Tom Huston, 233 S 13th Street, Lincoln, Nebraska provided information to elected officials. The plan covers approximately 290 acres to be developed over seven (7) phases with 180 lots. Phase I is to develop 18 lots. The final step will be for elected officials to consider the redevelopment agreement which will be forthcoming.

Roll call: Ayes: Clausen, Fauss, Granquist, Jackson, Lange, Merrill, Moenning, Murren and Pfeil. Nays: None. Absent: None. Motion carried. Resolution No. 2017-10 was adopted.

Re-Ratify Assignment  
(McIntosh Family, L.L.C.)

Lange moved, seconded by Granquist to re-ratify approval of an Assignment from McIntosh Family L.L.C., a Nebraska limited liability company, to Whitecliff Development, Inc., a Nebraska corporation, of the Meadow Ridge Phase II Redevelopment Contract.

Gates explained that on June 22, 2017, the Community Development Agency approved the Assignment of the Meadow Ridge Phase II Redevelopment Contract to Whitecliff Development Inc. However, Exhibit "A" (the Redevelopment Contract for McIntosh Family, LLC, dated 3-16-2015) was not attached to the Assignment and was not included in the agenda packet. On July 17 the CDA ratified approval of the Assignment with the attached Redevelopment Contract; however, the Register of Deeds won't file this Assignment. She says the Assignment has conflicting legal descriptions. The Redevelopment Contract attached to the Assignment had a metes and bounds legal description of all of Meadow Ridge Phase IV, 2nd Addition; while the Assignment itself just refers to Out Lot A of Meadow Ridge Phase IV, 2nd Addition. The Register of Deeds wants the attachment removed and instead referenced in the Assignment with the book and page number where it is filed in the Register of Deeds Office.

Roll call: Ayes: Clausen, Fauss, Granquist, Jackson, Lange, Merrill, Moenning, Murren and Pfeil. Nays: None. Absent: None. Motion carried.

There being no further business, the Chair declared the meeting adjourned at 5:22 p.m.

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Josh Moenning, Chair

ATTEST:

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Elizabeth A. Deck, Secretary

( S E A L )