

## 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, December 18, 2017, beginning at 5:15 p.m.

Chair Josh Moenning called the meeting to order.

Roll call found the following Agency members present: Dave Fauss, Corey Granquist, Gary L. Jackson, Jim Lange, Rob Merrill, Thad Murren, Josh Moenning and Dick Pfeil. Absent: Shane Clausen.

City staff members present were City Administrator Andy Colvin, City Clerk Beth Deck, Finance Officer Randy Gates and City Engineer Steve Rames.

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

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

### Minutes

(November 20, 2017)

Lange moved, seconded by Granquist to approve the minutes of the November 20, 2017 Agency meeting as printed. Roll call: Ayes: Fauss, Granquist, Jackson, Lange, Merrill, Murren, Moenning and Pfeil. Nays: None. Absent: Clausen. Motion carried.

### Resolution No. 2017-14

(Legacy Bend Redevelopment Plan)

Merrill moved, seconded by Granquist to adopt Resolution 2017-14 approving the Legacy Bend Redevelopment Plan and forward to the City Council for consideration.

City Administrator Andy Colvin provided information to Agency members. This project is located immediately south of the Meadow Ridge housing development and will consist of low-to-medium priced housing units. This project consists of 8 phases to be developed over multiple years and is planned to consist of 124 single family homes on larger lots,

51 single family homes on urban lots, 51 townhomes, and 224 apartment units. The first phase is for 24 single family homes west of Victory Road in the south portion of the Redevelopment Area.

Roll call: Ayes: Fauss, Granquist, Jackson, Lange, Merrill, Murren, Moenning and Pfeil. Nays: None. Absent: Clausen. Motion carried. Resolution No. 2017-14 was adopted.

Resolution No. 2017-15  
(Ballantyne Redevelopment Agreement)

Merrill moved, seconded by Granquist to adopt Resolution 2017-15 approving the Ballantyne Redevelopment Agreement with CEB, LLC, a Nebraska limited liability company.

Finance Officer Randy Gates provided information to elected officials. The properties at 405 and 407 West Norfolk Avenue each contain three floors and the properties at 409 and 411 West Norfolk Avenue each contain two floors. The total square feet is 27,800 of which the ground floor is approximately 10,900 square feet. The first floor of each building will be converted to commercial office space with four commercial bays created for small business and/or retail. The second and third floors of 405 and 407 West Norfolk will be revamped for commercial space. The second floor of 409 and 411 West Norfolk Avenue will be converted into two residential apartments. Total cost of the improvements is estimated at \$1,181,915.00. Tax increment financing (TIF) in the amount of \$143,290 will be used for exterior improvements (façade, windows & doors).

Roll call: Ayes: Fauss, Granquist, Jackson, Lange, Merrill, Murren, Moenning and Pfeil. Nays: None. Absent: Clausen. Motion carried. Resolution No. 2017-15 was adopted.

There being no further business, the Chair declared the meeting adjourned at 5:18 p.m.

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Josh Moenning, Chair

ATTEST:

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Elizabeth A. Deck, Secretary

( S E A L )