

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, February 21, 2017, beginning at 5:15 p.m.

Chair Josh Moenning called the meeting to order.

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

City staff members present were City Administrator Shane Weidner, City Attorney Clint Schukei, City Clerk Beth Deck and Public Works Director Dennis Smith.

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.

Clausen declared a conflict of interest and did not participate in discussion or voting on agenda items.

Agenda

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

Minutes

January 30, 2017

Merrill moved, seconded by Granquist to ratify approval of the minutes of the January 30, 2017 Agency meeting as printed. Roll call: Ayes: Fauss, Granquist, Lange, Merrill, Moenning, Murren, Jackson and Pfeil. Nays: None. Abstaining: Clausen. Absent: None. Motion carried.

Minutes

February 6, 2017

Granquist moved, seconded by Lange to approve of the minutes of the February 6, 2017 Agency meeting as printed. Roll call: Ayes: Fauss, Granquist, Lange, Merrill, Moenning, Murren, Jackson and Pfeil. Nays: None. Abstaining: Clausen. Absent: None. Motion carried.

Delay Bank Building Redevelopment Plan

Granquist moved, seconded by Merrill to ratify approval of the Delay Bank Building Redevelopment Plan and forward to the Planning Commission for recommendation.

The redevelopers propose to rehabilitate the structure for mixed uses, including residential, retail and office. The Delay Bank building consists of two separate buildings under separate ownership and both buildings are vacant and in disrepair. Building revitalization will include exterior and interior of the structures, including life safety investments. An additional impact of the rehabilitation of the structures will be the elimination of a blighted and substandard building in the downtown area and prevention of further site deterioration. Estimates for full rehabilitation of both properties exceed \$2,100,000. The Community Development Agency is asked to accept the plan and forward to the Planning Commission for review and recommendation.

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

There being no further business, the Chair declared the meeting adjourned at 5:17 p.m.

Josh Moenning, Chair

ATTEST:

Elizabeth A. Deck, Secretary

(S E A L)