

## 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, July 17, 2017, beginning at 5:17 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, Josh Moenning and Dick Pfeil. Absent: Shane Clausen and Thad Murren.

City staff members present were City Administrator Andy Colvin, City Attorney Clint Schukei, City Clerk Beth Deck, Public Works Director Dennis Smith, 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

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

### Minutes (July 3, 2017)

Granquist moved, seconded by Fauss to approve the minutes of the July 3, 2017 Agency meeting as printed. Roll call: Ayes: Fauss, Granquist, Jackson, Lange, Merrill, Moenning and Pfeil. Nays: None. Absent: Clausen and Murren. Motion carried.

### Resolution No. 2017-9 (McIntosh Family, L.L.C., Amendment No. 2)

Merrill moved, seconded by Granquist to adopt Resolution No. 2017-9 approving Amendment No. 2 to the McIntosh Family, L.L.C. Redevelopment Contract incorporating Phase I, Sub-Phase 2 to the project with an effective date of January 1, 2017 for the division of taxes on six lots included in this sub-phase.

Gates provided information to Agency members. The McIntosh Family, L.L.C. Redevelopment Contract provides for construction of 53 housing units in two phases with each phase including multiple sub-phases. Each sub-phase will have its own effective

date allowing for the division of taxes in accordance with Section 18-2147 of Statutes for up to 15 years. As of January 1, 2017 the assessor had improvement value on six additional houses in the Project. The Redeveloper, in accordance with Section 3.01 of the Redevelopment Contract, filed a Redevelopment Contract Amendment Notice on June 30, 2017 requesting taxes on these six lots be divided effective January 1, 2017. This allows incremental taxes on these six lots to go to the Agency to pay debt service on the tax increment bonds to be issued for certain Project Costs. Resolution No. 2017-9 also authorizes the Agency Treasurer to sign the Notice to Divide Tax (Exhibit A to the Amendment) and forward it to the Madison County Assessor on or before August 1, 2017.

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

Redevelopment Contract  
(McIntosh Family, L.L.C. Assignment)

Fauss moved, seconded by Granquist to 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. Also, at the time the Redevelopment Contract for McIntosh Family, LLC was filed and recorded, the Madison County Register of Deeds requested the minor, inconsequential changes to the legal description, e.g. "IV" changed to "4" and adding the wording An Addition to the City of Norfolk, Madison County, Nebraska. This is housekeeping issue.

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