

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, June 5, 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, Public Works Director Dennis Smith, City Attorney Clint Schukei, City Clerk Beth Deck, Finance Officer Randy Gates and Economic Development Director Andy Colvin.

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

Minutes

May 1, 2017

Lange moved, seconded by Fauss to approve the minutes of the May 1, 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. 2017-7

(SCM 10X Norfolk 1120, LLC Redevelopment Agreement)

Merrill moved, seconded by Granquist to adopt Resolution No. 2017-7 approving the Redevelopment Agreement with SCM 10X Norfolk 1120, LLC.

Andy Colvin provided information to Agency members. The project area is located at the northwest corner of 13th Street and West Omaha Avenue and consists of Lots 1 and 2, O.L. Scheer Second Addition to the City of Norfolk, Madison County, Nebraska. The project area is proposed to be redeveloped through the use of TIF and private funding and

will consist of two newly constructed buildings approximately 2,724 square feet and 10,050 square feet for commercial, office and retail space. The project area will also include extensive parking and landscaping surrounding the premises with appropriate exterior lighting and signage. The Redevelopment Agreement provides for using Tax Increment Financing (TIF) for building improvements to serve the redevelopment project area.

Roll call on Resolution No. 2017-7: Ayes: Clausen, Fauss, Granquist, Jackson, Lange, Merrill, Moenning, Murren, and Pfeil. Nays: None. Absent: None. Motion carried. Resolution No. 2017-7 was adopted.

Fountain Point
(Redevelopment Plan)

Granquist moved, seconded by Lange, to accept the Redevelopment Plan for Fountain Point Redevelopment Area of the City of Norfolk, Nebraska and forward to the Planning Commission for recommendation.

The proposed project is the redevelopment of the property located at the Southwest quadrant of West Norfolk Avenue and 37th Street and will provide for health care facilities and multi-family residential development.

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.

Josh Moenning, Chair

ATTEST:

Elizabeth A. Deck, Secretary

(S E A L)