

## **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, September 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 Attorney Clint Schukei, City Clerk Beth Deck 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, Murren, Moenning and Pfeil. Nays: None. Absent: Clausen. Motion carried.

### Minutes (September 5, 2017)

Fauss moved, seconded by Lange to approve the minutes of the September 5, 2017 Agency meeting as printed. Roll call: Ayes: Fauss, Granquist, Jackson, Lange, Merrill, Murren, Moenning and Pfeil. Nays: None. Absent: Clausen. Motion carried.

### Ballantyne Buildings Redevelopment Plan

Merrill moved, seconded by Granquist to approve the Ballantyne Buildings Redevelopment Plan and forward to the Planning Commission for recommendation.

Finance Officer Randy Gates explained the Redevelopment Plan is for the buildings at 405, 407, 409 and 411 West Norfolk Avenue. The Plan is to rehabilitate the structures for mixed uses, including commercial, residential, retail and office. Gates said 405 and

407 West Norfolk Avenue contains three floors and 409 and 411 West Norfolk Avenue contains two floors. The first floor of each building would be converted to commercial office space with four commercial bays created for small business and/or retail space. The second and third floors of 405 and 407 West Norfolk Avenue would be revamped for commercial space. The second floor of 409 and 411 West Norfolk Avenue would be converted to two residential apartments. The properties were declared blighted and substandard by the Norfolk City Council on October 4, 2010 and the developers plan to use \$143,290 of tax increment financing for the project.

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

There being no further business, the Chair declared the meeting adjourned at 5:19 p.m.

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Josh Moenning, Chair

ATTEST:

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Elizabeth A. Deck, Secretary

( S E A L )