

# **Agenda Packet**

## **COMMUNITY DEVELOPMENT AGENCY**

Monday, July 19, 2021  
5:15 p.m.

Created 7/15/2021 1:16 PM

Notice of Meeting  
Community Development Agency

The Community Development Agency will meet on Monday, July 19, 2021 at 5:15 p.m. at the City Council Chambers, 309 N. 5th St., Norfolk, Nebraska.

The Agency reserves the right to adjourn into closed session as per Section 84-1410 of the Nebraska Revised Statutes.

An agenda for such meeting, kept continuously current, is available at the office of the City Administrator, City of Norfolk, 309 N 5th St, Norfolk, Nebraska, during normal business hours.

Brianna Duerst  
Norfolk City Clerk &  
CDA Secretary

Publish (July 14, 2021)  
1 P.O.P.

## COMMUNITY DEVELOPMENT AGENCY

### AGENDA

July 19, 2021

#### Call to Order

1. Call meeting to order
2. Inform the public about the location of the Open Meeting Act posted in the City Council Chambers and accessible to members of the public.
3. Roll Call

#### Action Items/Discussion Items

- |  |                          |
|--|--------------------------|
| 4. Approve Agenda  | <b>Motion</b>            |
| 5. Approve the minutes of the July 6, 2021 Agency meeting.   | <b>Motion</b>            |
| 6. Consideration of Resolution No. 2021-4 approving Amendment No. 8 to the McIntosh Family, L.L.C. Redevelopment Contract incorporating Phase 2, Sub-Phase 3 to the project with an effective date of January 1, 2021 for the division of taxes on the eight lots included in this sub-phase.                        | <b>Resolution 2021-4</b> |
| 7. Consideration of Resolution No. 2021-5 providing for a January 1, 2021 effective date for the Medelmans Lake Redevelopment Project - Phase I, Sub-Phase 2 and authorizing the Agency Treasurer to sign the Notice to Divide Tax and forward it to the Madison County Assessor on or before August 1, 2021.        | <b>Resolution 2021-5</b> |
| 8. Consideration of Resolution 2021-6 approving the Second Amendment to the Nor-Park Development, L.L.C. Redevelopment Agreement incorporating Phase 2 to the project with an effective date of January 1, 2021 for the division of taxes on the 15 lots included in this phase.                                     | <b>Resolution 2021-6</b> |
| 9. Consideration of approval of Resolution No. 2021-7 providing for a January 1, 2021 effective date for the Skyline Apartments Redevelopment Plan and authorizing the Agency Treasurer to forward the attached Notice to Divide Tax to the Madison County Assessor on or before August 1, 2021.                     | <b>Resolution 2021-7</b> |
| 10. Consideration of approval of Resolution No. 2021-8 providing for a January 1, 2021 effective date for the Legacy Bend Redevelopment Project - Phase I, Sub-Phase 2 and authorizing the Agency Treasurer to forward the attached Notice to Divide Tax to the Madison County Assessor on or before August 1, 2021. | <b>Resolution 2021-8</b> |
| 11. Consideration of Resolution No. 2021-9 approving Amendment to the Granville Custom Homes, Inc. Redevelopment Contract incorporating the first phase of the Arbor View Redevelopment Project with an effective date of January 1, 2021 for the division of taxes for the three lots included in this phase.       | <b>Resolution 2021-9</b> |

STAFF MEMORANDUM  
COMMUNITY DEVELOPMENT AGENCY  
July 19, 2021

Call to Order

1. Call meeting to order
2. Inform the public about the location of the Open Meeting Act posted in the City Council Chambers and accessible to members of the public.
3. Roll Call

Action Items/Discussion Items

- |  |               |
|--|---------------|
| 4. Approve Agenda  | <b>Motion</b> |
| 5. Approve the minutes of the July 6, 2021 Agency meeting. | <b>Motion</b> |

See Enclosure 5.

- |   |                          |
|---|--------------------------|
| 6. Consideration of Resolution No. 2021-4 approving Amendment No. 8 to the McIntosh Family, L.L.C. Redevelopment Contract incorporating Phase 2, Sub-Phase 3 to the project with an effective date of January 1, 2021 for the division of taxes on the eight lots included in this sub-phase. | <b>Resolution 2021-4</b> |
|---|--------------------------|

The Redeveloper, in accordance with Section 3.01 of the Redevelopment Contract, filed a Redevelopment Contract Amendment Notice requesting taxes on eight lots be divided effective January 1, 2021. Resolution No. 2021-4 approves the requested amendment and 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, 2021.

See Enclosure 6.

- |   |                          |
|---|--------------------------|
| 7. Consideration of Resolution No. 2021-5 providing for a January 1, 2021 effective date for the Medelmans Lake Redevelopment Project - Phase I, Sub-Phase 2 and authorizing the Agency Treasurer to sign the Notice to Divide Tax and forward it to the Madison County Assessor on or before August 1, 2021. | <b>Resolution 2021-5</b> |
|---|--------------------------|

The Redevelopment Contract entered into by the Agency and Medelmans Lake Development, Inc. (Redeveloper) on September 5, 2017, provides for the Redeveloper to notify the Agency in writing by July 1 of the lots to be included in the Notice to Divide Taxes for that year. Included in the agenda packet is a June 30, 2021 letter from the Redeveloper requesting the Notice to Divide Tax be filed with the Madison County Assessor for three of the lots in the Phase I project. Resolution 2021-5 authorizes the Agency Treasurer to sign the

attached Notice to Divide Tax for these three lots providing for a 2021 effective date, and forward it to the Madison County Assessor on or before August 1, 2021.

See Enclosure 7.

8. Consideration of Resolution 2021-6 approving the Second Amendment to the Nor-Park Development, L.L.C. Redevelopment Agreement incorporating Phase 2 to the project with an effective date of January 1, 2021 for the division of taxes on the 15 lots included in this phase. **Resolution 2021-6**

The Redeveloper, in accordance with Section 2 of the Redevelopment Agreement, filed a Redevelopment Agreement Amendment Notice requesting taxes on 15 lots be divided effective January 1, 2021. Resolution No. 2021-6 approves the requested amendment and authorizes the Agency Treasurer to forward the Notice to Divide Tax (Exhibit 1 to the Amendment) to the Madison County Assessor on or before August 1, 2021.

See Enclosure 8.

9. Consideration of approval of Resolution No. 2021-7 providing for a January 1, 2021 effective date for the Skyline Apartments Redevelopment Plan and authorizing the Agency Treasurer to forward the attached Notice to Divide Tax to the Madison County Assessor on or before August 1, 2021. **Resolution 2021-7**

The Redevelopment Agreement for the Skyline Apartments provides that upon request of the Redeveloper, the Agency shall give notice of division of taxes to the County Assessor. The Redeveloper has requested the Agency give Notice to Divide Taxes to the County Assessor with a January 1, 2021 effective date. Resolution 2021-7 authorizes the Agency Treasurer to forward the attached Notice to Divide Tax for the Redevelopment Project with a 2021 effective date to the Madison County Assessor on or before August 1, 2021.

See Enclosure 9.

10. Consideration of approval of Resolution No. 2021-8 providing for a January 1, 2021 effective date for the Legacy Bend Redevelopment Project - Phase I, Sub-Phase 2 and authorizing the Agency Treasurer to forward the attached Notice to Divide Tax to the Madison County Assessor on or before August 1, 2021. **Resolution 2021-8**

The Redevelopment Contract for Legacy Bend - Phase I provides that upon request of the Redeveloper, the Agency shall give notice of division of taxes to the County Assessor for lots to be included in that year's sub-phase. The Redeveloper has requested the Agency give Notice to Divide Taxes to the County Assessor for seven lots in Phase I with a January 1, 2021 effective date.

Resolution 2021-8 authorizes the Agency Treasurer to forward the attached Notice to Divide Tax for Sub-Phase 2 of the Redevelopment Project with a 2021 effective date to the Madison County Assessor on or before August 1, 2021.

See Enclosure 10.

11. Consideration of Resolution No. 2021-9 approving Amendment to the Granville Custom Homes, Inc. Redevelopment Contract incorporating the first phase of the Arbor View Redevelopment Project with an effective date of January 1, 2021 for the division of taxes for the three lots included in this phase.

**Resolution 2021-9**

The Redeveloper, in accordance with Section 2 of the Redevelopment Contract, filed a Redevelopment Contract Amendment requesting taxes on three lots be divided effective January 1, 2021. Resolution No. 2021-9 approves the requested amendment and authorizes the Agency Treasurer to sign the Notice to Divide Tax (Exhibit 1 to the Amendment) and forward it to the Madison County Assessor on or before August 1, 2021.

See Enclosure 11.

## COMMUNITY DEVELOPMENT AGENCY

The Community Development Agency of the City of Norfolk, Nebraska, met in the Council Chambers Conference Room, 309 N 5th Street, Norfolk, Nebraska, on Monday, July 6, 2021, year beginning at 5:15 p.m.

Vice-Chairman Merrill called the meeting to order.

Roll call found the following Agency members present: Shane Clausen, Corey Granquist, Gary L. Jackson, Frank Arens, Rob Merrill, Thad Murren and Fred Wiebelhaus. Absent: Josh Moenning and Kory Hildebrand.

City staff members present were City Administrator Andy Colvin, City Clerk Brianna Duerst, Finance Officer Randy Gates, Public Works Director Steve Rames and Economic Developer Candice Alder.

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 Chairman and all members of the Agency prior to the meeting.

The Vice-Chairman presided and the Secretary recorded the proceedings.

The Vice-Chairman 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

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

### Minutes

(June 7, 2021)

Murren moved, seconded by Granquist to approve the minutes of the June 7, 2021, Agency meeting as printed. Roll call: Ayes: Arens, Clausen, Granquist, Jackson, Merrill, Murren, Wiebelhaus. Nays: None. Absent: Hildebrand and Moenning. Motion carried.

### Resolution 2021-3

(Legacy Bend Phase III)

Granquist moved, seconded by Murren, to approve Resolution No. 2021-3 recommending approval of the Amendment to the Redevelopment Plan for the Legacy Bend Redevelopment Area (Phase III of Legacy Bend Redevelopment Project) and authorization to forward to the City Council.

Finance Officer Randy Gates provided information to elected officials. Phase III will consist of approximately 64 multifamily dwelling and townhome units. Total cost of developing Phase III is almost \$7.6 million. The project is expected to generate over \$2.2 million of tax increment

supporting \$1,736,058 of tax increment financing.

Roll call: Ayes: Arens, Clausen, Granquist, Jackson, Merrill, Murren, Wiebelhaus. Nays: None.  
Absent: Hildebrand and Moenning. Motion carried. Resolution No. 2021-3 was adopted.

There being no further business the Vice-Chairman adjourned the meeting at 5:20 p.m.

ATTEST:

\_\_\_\_\_  
Josh Moenning, Chairman

\_\_\_\_\_  
Brianna Duerst, Secretary

( S E A L )



RESOLUTION NO. 2021-4

**WHEREAS**, Members of the Community Development Agency of the City of Norfolk (the Agency) have previously entered into a Redevelopment Contract (the Contract) with McIntosh Family, L.L.C. (the Redeveloper) on March 16, 2015; and

**WHEREAS**, the Agency approved assignment of Phase 2 of the Redevelopment Contract to Whitecliff Development, Inc. on June 22, 2017, and

**WHEREAS**, the Section 3.01 of the Contract provides the Redeveloper may deliver to the Agency a Redevelopment Contract Amendment Notice (Notice) by July 1 of the calendar year of the effective date of such Notice along with a Redevelopment Contract Amendment (Amendment) providing for a Sub-Phase of the Project and specifying the specific lots to be included in the Sub-Phase and the effective date for the division of ad valorem taxes for that Sub-Phase; and

**WHEREAS**, the Redeveloper provided the attached Notice to the Agency along with the required Amendment and with the Notice to Divide Tax for the Redevelopment Project attached to the Amendment as Exhibit A.

**NOW, THEREFORE, BE IT RESOLVED** by the Members of the Community Development Agency of the City of Norfolk, Nebraska,

Section 1. The Amendment is hereby approved and the Chairperson and Secretary are hereby authorized to execute such Amendment.

Section 2. The Agency Treasurer is hereby authorized to sign the Notice to Divide Tax (Exhibit A to the Amendment) providing for property taxes for Phase 2, Sub-Phase 3 of the McIntosh Family, L.L.C. Redevelopment Project Area be divided as provided in Section 18-2147 R.R.S. Neb. 2012 from and after January 1, 2021 for a period not to exceed 15 years and forward the Notice to Divide Tax to the Madison County Assessor on or before August 1, 2021.

PASSED AND APPROVED this 19th day of July, 2021.

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Chairperson (Mayor)

ATTEST:

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Secretary (City Clerk)

( S E A L )

Approved as to form: \_\_\_\_\_  
Danielle Myers-Noelle, City Attorney

## REDEVELOPMENT CONTRACT AMENDMENT NOTICE

Notice is hereby given by Whitecliff Development, Inc., a Nebraska corporation ("Redeveloper") to the Community Development Agency of the City of Norfolk, Nebraska ("Agency"), pursuant to Section 3.01 of that certain Redevelopment Contract between Redeveloper and Agency dated March 16, 2015, as follows:

Amendment: Redeveloper hereby presents to Agency a proposed amendment to the Redevelopment Contract ("Redevelopment Contract Amendment") which is attached hereto and incorporated herein by this reference.

Notice: As required in the Redevelopment Contract, Redeveloper hereby gives notice to Agency of the following information related to such Redevelopment Contract Amendment (capitalized terms used here in and not defined have the same meaning as set forth in the Redevelopment Contract):

(a) The Redevelopment Contract Amendment incorporates a new Sub-Phase to Phase 2 (Sub-Phase 3) of the Project which shall include the following Lots in the Project area:

- 1) Lot 6A, Block 2, Meadow Ridge Phase IV, 3rd Addition to the City of Norfolk, Madison County, Nebraska;
- 2) Lot 6B, Block 2, Meadow Ridge Phase IV, 3rd Addition to the City of Norfolk, Madison County, Nebraska;
- 3) Lot 6A, Block 3, Meadow Ridge Phase IV, 3rd Addition to the City of Norfolk, Madison County, Nebraska;
- 4) Lot 6B, Block 3, Meadow Ridge Phase IV, 3rd Addition to the City of Norfolk, Madison County, Nebraska;
- 5) Lot 7A, Block 3, Meadow Ridge Phase IV, 3rd Addition to the City of Norfolk, Madison County, Nebraska;
- 6) Lot 7B, Block 3, Meadow Ridge Phase IV, 3rd Addition to the City of Norfolk, Madison County, Nebraska;
- 7) Lot 8A, Block 3, Meadow Ridge Phase IV, 3rd Addition to the City of Norfolk, Madison County, Nebraska;
- 8) Lot 8B, Block 3, Meadow Ridge Phase IV, 3rd Addition to the City of Norfolk, Madison County, Nebraska.

(b) The effective date of the Redevelopment Contract Amendment shall be January 1, 2021.

(c) The division date for the applicable Sub-Phase shall be January 1, 2021; and a proposed form of Notice of Division is attached hereto and incorporated herein by this reference.

(d) The base year valuation for such Sub-Phase shall be the year 2020.

AMENDMENT TO REDEVELOPMENT CONTRACT  
Amendment No. 8

This Amendment to Redevelopment Contract (this "Amendment") is made and entered into as of the 19th day of July, 2021, by and between the Community Development Agency of the City of Norfolk, Nebraska ("Agency"), and Whitecliff Development, Inc., a Nebraska corporation ("Redeveloper").

RECITALS

WHEREAS, Agency and Redeveloper entered into a Redevelopment Contract, dated as of March 16, 2015 (the "Contract");

WHEREAS, the Contract intended to implement the redevelopment plan entitled "Whitecliff Development, Inc. Redevelopment Plan Norfolk, Nebraska", provides for the redevelopment of lots and lands located in a blighted and substandard area of the City of Norfolk, Nebraska;

WHEREAS, in order to account for various Sub-Phases within the Project, the Contract provides for periodic amendments thereto; and

WHEREAS, pursuant to Section 3.01 of the Contract the parties desire to amend the Contract on the terms set forth herein and this Amendment shall constitute a "Redevelopment Contract Amendment" as defined in the Contract.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein set forth, Agency and Redeveloper do hereby agree to amend the Contract as follows:

1. Definitions. All capitalized terms used in this Amendment and not otherwise defined herein shall have the meanings ascribed to such terms in the Contract.

2. Amendment – New Phase. This Amendment incorporates a new Phase to the Project entitled Phase 2, Sub-Phase 3.

(a) Lots. This new Phase shall include the following Lot(s) to the Redevelopment Project Area:

- 1) Lot 6A, Block 2, Meadow Ridge Phase IV, 3rd Addition to the City of Norfolk, Madison County, Nebraska;
- 2) Lot 6B, Block 2, Meadow Ridge Phase IV, 3rd Addition to the City of Norfolk, Madison County, Nebraska;
- 3) Lot 6A, Block 3, Meadow Ridge Phase IV, 3rd Addition to the City of Norfolk, Madison County, Nebraska;
- 4) Lot 6B, Block 3, Meadow Ridge Phase IV, 3rd Addition to the City of Norfolk, Madison County, Nebraska;
- 5) Lot 7A, Block 3, Meadow Ridge Phase IV, 3rd Addition to the City of Norfolk, Madison County, Nebraska;
- 6) Lot 7B, Block 3, Meadow Ridge Phase IV, 3rd Addition to the City of Norfolk, Madison County, Nebraska;
- 7) Lot 8A, Block 3, Meadow Ridge Phase IV, 3rd Addition to the City of Norfolk, Madison County, Nebraska;
- 8) Lot 8B, Block 3, Meadow Ridge Phase IV, 3rd Addition to the City of Norfolk, Madison County, Nebraska.

(b) Effective Date. The effective date of the Amendment shall be January 1, 2021.

(c) Division Date. The division date for the applicable Phase shall be January 1, 2021; and a proposed form of the "Notice to Divide Tax for Community Redevelopment Project" applicable to such Phase is attached hereto as Exhibit A and incorporated herein by this reference.

(d) Base Year Valuation. The base year valuation for such Phase shall be 2020.

(e) Minimum Assessed Valuation. Upon completion of the improvements, the minimum assessed valuation for such Phase shall be \$1,260,000, (\$135,000.00 for each attached single family lot and \$180,000.00 for each detached single family lot).

3. Miscellaneous Provisions.

(a) Effectiveness. This Amendment shall become effective when and only when counterparts of this Amendment have been duly executed by both Agency and Redeveloper.

(b) Ratification of Contract. Except as amended by this Amendment, and the Addendum on June 22, 2017, the Contract shall remain in full force and effect and is hereby ratified and confirmed in all respects. Each party acknowledges and agrees to all terms of the Contract, as amended, and makes and restates each representation and warranty set forth therein as if made on the date of this Agreement

Enclosure 6  
Page 14 of 43

File With  
the County  
Assessor on or  
Before August 1

# Notice to Divide Tax for Community Redevelopment Project Tax Increment Financing (TIF) Project

This section must be completed by the City or Community Redevelopment Authority (CRA).

County Name

Madison

City Where TIF Project is Located

Norfolk

Number of Years for Project

15

Name of TIF Project

McIntosh Family, L.L.C. Redevelopment Plan Phase 2, Sub-Phase 3

Redevelopment Plan Type



Standard



Expedited



Extremely Blighted

Provide a brief description of the TIF project and what the funds will be used for.

The project encompasses: 1) constructing access to Benjamin Avenue; 2) constructing adequate water and sewer systems to service the Redevelopment Project Area and to merge into the infrastructure already in place in the surrounding area; 3) site preparation to include filling and grading the site; 4) construction of public streets to access the lots in the project; and 5) electrical infrastructure construction costs and fees. The project is expected to provide approximately 53 single family attached and detached housing units.

Calendar year in which the division of real property tax becomes effective.

2021

Base Value Year (Year prior to the calendar year in which the division of real property becomes effective).

2020

Specify the real property parcels, as defined in [Neb. Rev. Stat. § 77-132](#), and as contained in the files of the county assessor, included in the TIF project. Please provide legal descriptions, parcel ID numbers, or street addresses. Additionally, describe the location and boundaries of all parcels included in the redevelopment plan. Attach a map, if one is available.

Lot 6A, Block 2, Meadow Ridge Phase IV, 3rd Addition to the City of Norfolk, Madison County, Nebraska;  
Lot 6B, Block 2, Meadow Ridge Phase IV, 3rd Addition to the City of Norfolk, Madison County, Nebraska;  
Lot 6A, Block 3, Meadow Ridge Phase IV, 3rd Addition to the City of Norfolk, Madison County, Nebraska;  
Lot 6B, Block 3, Meadow Ridge Phase IV, 3rd Addition to the City of Norfolk, Madison County, Nebraska;  
Lot 7A, Block 3, Meadow Ridge Phase IV, 3rd Addition to the City of Norfolk, Madison County, Nebraska;  
Lot 7B, Block 3, Meadow Ridge Phase IV, 3rd Addition to the City of Norfolk, Madison County, Nebraska;  
Lot 8A, Block 3, Meadow Ridge Phase IV, 3rd Addition to the City of Norfolk, Madison County, Nebraska;  
Lot 8B, Block 3, Meadow Ridge Phase IV, 3rd Addition to the City of Norfolk, Madison County, Nebraska.

City/CRA Official Name (print)

Randy Gates

Phone Number

402-844-2011

Email Address

rgates@norfolkne.gov

Under penalties of law, I declare that I am the authorized representative of the city or CRA, and that I have provided all required information to the county assessor on or before August 1 of the calendar year that the division of real property tax becomes effective.

sign  
here

  
Authorized Signature

Treasurer

Title

07/19/2021

Date

This Section Must Be Completed by the County Assessor

Amount of Real Property Base Value Determined for the TIF Project specified on this Notice: \$ \_\_\_\_\_

Parcel ID Numbers (if not stated above):

TIF Excess Authority/Fund Code: \_\_\_\_\_

TIF Base Tax District Code: \_\_\_\_\_

CTL Report TIF Sequence Number: \_\_\_\_\_

School District Code: \_\_\_\_\_

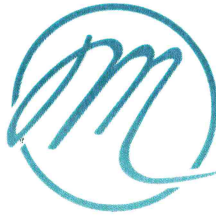


County Assessor's Signature

Date

Upon completion of the Notice to Divide Tax for TIF, the county assessor must retain the original and provide copies to the City/CRA, county treasurer, and Nebraska Department of Revenue, Property Assessment Division.





MEDELMANS LAKE DEVELOPMENT., INC

PO BOX 168, NORFOLK, NE 68702-0168 | (402)-371-7710 | WWW.MEDELMANSLAKE.COM

6-30-21

Randy Gates  
City of Norfolk Finance Officer  
309 N. 5<sup>th</sup> St.  
Norfolk, Ne. 68701

Dear Randy,

Medelmans Lake Development, Inc. requests that the redevelopment group for the City of Norfolk divide the taxes for the year of 2021 on the following properties ( lots ) of Medelmans Lake Subdivision:

2019

- Medelmans Lake Subdivision Lot 5 ( PID 590026646)
- Medelmans Lake Subdivision Lot 6 ( PID 590026654)
- Medelmans Lake Subdivision Lot 7 ( PID 590026662)
- Medelmans Lake Subdivision Lot 11 ( PID 590026694)
- Medelmans Lake Subdivision Lot 12 ( PID 590026702)
- Medelmans Lake Subdivision Lot 13 ( PID 590026710)
- Medelmans Lake Subdivision Lot 14 ( PID 590026718)

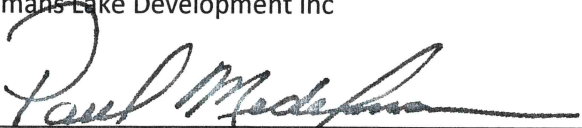
2020

- No Lots Added

2021

- Medelmans Lake Subdivision Lot 8 ( PID 590026670 )
- Medelmans Lake Subdivision Townhouse Lot 200 (PID 590259201)
- Medelmans Lake Subdivision Townhouse Lot 200 (PID 590259203)

Sincerely,  
Medelmans Lake Development Inc

  
Paul Medelman - President



RESOLUTION NO. 2021-5

**WHEREAS**, the Redevelopment Contract entered into by the Community Development Agency of the City of Norfolk (Agency) and Medelmans Lake Development, Inc. (Redeveloper) on September 5, 2017 provides for the Redeveloper to notify the Agency in writing by July 1 of the lots to be including in the Notice to Divide Taxes for that year; and

**WHEREAS**, the Redeveloper provided written notice to the Agency on June 30, 2021 requesting the Notice to Divide Tax be filed with the Madison County Assessor before August 1, 2021 for the following lots (Phase I, Sub-Phase 2) establishing an effective date of January 1, 2021:

- 1) Lot 8 in Medelmans Lake Subdivision in the City of Norfolk, as surveyed, platted and recorded in Madison County, Nebraska (PID 590026670)
- 2) Lot 1A in R & L Properties Medelmans Lake Subdivision a replat of Lot 200 Medelmans Lake Subdivision (PID 590259201)
- 3) Lot 1B in R & L Properties Medelmans Lake Subdivision a replat of Lot 200 Medelmans Lake Subdivision (PID 590259203)

**NOW, THEREFORE, BE IT RESOLVED** by the Members of the Community Development Agency of the City of Norfolk, Nebraska,

Property taxes for the three lots identified above are to be divided as provided in Section 18-2147 R.R.S. Neb. 2012 from and after January 1, 2021 for a period not to exceed 15 years and the Agency Treasurer is authorized to sign the attached Notice to Divide Tax for the Community Redevelopment Project and forward it to the Madison County Assessor on or before August 1, 2021.

PASSED AND APPROVED this 19th day of July, 2021.

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Chairperson (Mayor)

ATTEST:

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Secretary (City Clerk)

( S E A L )

Approved as to form: \_\_\_\_\_  
Danielle Myers-Noelle, City Attorney

# Notice to Divide Tax for Community Redevelopment Project Tax Increment Financing (TIF) Project

This section must be completed by the City or Community Redevelopment Authority (CRA).

County Name

Madison

City Where TIF Project is Located

Norfolk

Number of Years for Project

15

Name of TIF Project

Medelmans Lake Redevelopment Project – Phase I, Sub-Phase 2

Redevelopment Plan Type



Standard



Expedited



Extremely Blighted

Provide a brief description of the TIF project and what the funds will be used for.

The project encompasses: 1) constructing access to Benjamin Avenue; 2) constructing adequate water and sewer systems to service the Redevelopment Project Area and to merge into the infrastructure already in place in the surrounding area; 3) site preparation to include filling and grading the site; 4) construction of public streets to access the lots in the project; and 5) electrical infrastructure construction costs and fees. The project is expected to provide approximately 53 single family attached and detached housing units.

Calendar year in which the division of real property tax becomes effective.

2021

Base Value Year (Year prior to the calendar year in which the division of real property becomes effective).

2020

Specify the real property parcels, as defined in [Neb. Rev. Stat. § 77-132](#), and as contained in the files of the county assessor, included in the TIF project. Please provide legal descriptions, parcel ID numbers, or street addresses. Additionally, describe the location and boundaries of all parcels included in the redevelopment plan. Attach a map, if one is available.

1) Lot 8 in Medelmans Lake Subdivision in the City of Norfolk, as surveyed, platted and recorded in Madison County, Nebraska (PID 590026670)

2) Lot 1A in R & L Properties Medelmans Lake Subdivision a replat of Lot 200 Medelmans Lake Subdivision, as surveyed, platted and recorded in Madison County, Nebraska (PID 590259201)

3) Lot 1B in R & L Properties Medelmans Lake Subdivision a replat of Lot 200 Medelmans Lake Subdivision, as surveyed, platted and recorded in Madison County, Nebraska (PID 590259203)

City/CRA Official Name (print)

Randy Gates

Phone Number

402-844-2011

Email Address

rgates@norfolkne.gov

Under penalties of law, I declare that I am the authorized representative of the city or CRA, and that I have provided all required information to the county assessor on or before August 1 of the calendar year that the division of real property tax becomes effective.

sign  
here

  
Authorized Signature

Treasurer

Title

07/19/2021

Date

This Section Must Be Completed by the County Assessor

Amount of Real Property Base Value Determined for the TIF Project specified on this Notice: \$ \_\_\_\_\_

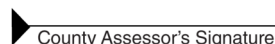
Parcel ID Numbers (if not stated above):

TIF Excess Authority/Fund Code: \_\_\_\_\_

TIF Base Tax District Code: \_\_\_\_\_

CTL Report TIF Sequence Number: \_\_\_\_\_

School District Code: \_\_\_\_\_

  
County Assessor's Signature

Date

Upon completion of the Notice to Divide Tax for TIF, the county assessor must retain the original and provide copies to the City/CRA, county treasurer, and Nebraska Department of Revenue, Property Assessment Division.

RESOLUTION NO. 2021-6

**WHEREAS**, Members of the Community Development Agency of the City of Norfolk (the Agency) have previously entered into a Redevelopment Agreement (the Contract) with Nor-Park Development, LLC (the Redeveloper) on April 1, 2019; and

**WHEREAS**, the Section 2 of the Contract provides the Redeveloper may deliver to the Agency a Redevelopment Contract Amendment Notice (Notice) along with a Redevelopment Contract Amendment (Amendment) providing for a Phase of the Project and specifying the specific lots to be included in the Phase and the effective date for the division of ad valorem taxes for that Phase; and

**WHEREAS**, the Redeveloper provided the attached Notice to the Agency along with the required Amendment and with the Notice to Divide Tax for the Redevelopment Project attached to the Amendment as Exhibit 1.

**NOW, THEREFORE, BE IT RESOLVED** by the Members of the Community Development Agency of the City of Norfolk, Nebraska,

Section 1. The Amendment is hereby approved and the Chairperson and Secretary are hereby authorized to execute such Amendment.

Section 2. The Agency Treasurer is hereby authorized to forward the Notice to Divide Tax (Exhibit 1 to the Amendment) to the Madison County Assessor on or before August 1, 2021 providing for property taxes for Phase 2 of the Nor-Park Development, L.L.C. Housing Development be divided as provided in Section 18-2147 R.R.S. Neb. 2012 from and after January 1, 2021 for a period not to exceed 15 years.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Chairperson (Mayor)

ATTEST:

\_\_\_\_\_  
Secretary (City Clerk)

( S E A L )

Approved as to form: \_\_\_\_\_  
Danielle Myers-Noelle, City Attorney

## Redevelopment Agreement Amendment Notice

Notice is hereby given by NOR-PARK DEVELOPMENT, LLC, a Nebraska limited liability company ("Redeveloper"), to the Community Development Agency of the City of Norfolk, Nebraska ("Agency"), pursuant to Section 2 of that certain Redevelopment Agreement between Redeveloper and Agency dated April 1, 2019 ("Redevelopment Agreement") as follows:

Amendment: Redeveloper hereby presents to Agency a proposed amendment to the Redevelopment Agreement ("Redevelopment Agreement Amendment"), which is attached hereto and incorporated herein by this reference.

Notice: As required in the Redevelopment Agreement, Redeveloper hereby gives notice to Agency of the following information related to such Redevelopment Agreement Amendment (capitalized terms used herein and not defined have the same meaning as set forth in the Redevelopment Agreement):

(a) The Redevelopment Agreement Amendment incorporates a new Annual Phase of the Redevelopment Project which shall include the following lot(s) in the Redevelopment Project Area:

Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Nineteen (19) and Twenty (20) and Lots Thirty-Five A (35A), Thirty-Five B (35B), Thirty-Six A (36A) and Thirty-Six B (36B), all in Block Two of Nor-Park Subdivision to the City of Norfolk, Madison County, Nebraska.

(b) The effective date of the Redevelopment Agreement Amendment shall be July 19, 2021;

(c) The effective date for the applicable Annual Phase shall be January 1, 2021; and a proposed Notice to Divide Taxes is attached hereto and incorporated herein by this reference.

(d) The base year valuation for such Annual Phase shall be the year 2020.

NOR-PARK DEVELOPMENT, LLC, a Nebraska  
limited liability company

By: Roger D. Nadrichal

Name: ROGER D. NADRICHAL

Title: Member

**SECOND AMENDMENT TO REDEVELOPMENT AGREEMENT  
FOR THE  
CITY OF NORFOLK  
REDEVELOPMENT PLAN FOR THE  
NOR-PARK DEVELOPMENT, LLC HOUSING DEVELOPMENT**

THIS SECOND AMENDMENT TO REDEVELOPMENT AGREEMENT FOR THE CITY OF NORFOLK REDEVELOPMENT PLAN FOR THE NOR-PARK DEVELOPMENT, LLC HOUSING DEVELOPMENT (this "**Amendment**") is made and entered by and between NOR-PARK DEVELOPMENT, LLC, a Nebraska limited liability company ("**Redeveloper**"), and the COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF NORFOLK, NEBRASKA (the "**Agency**"), and is effective as of the 19<sup>th</sup> day of July, 2021 (the "**Effective Date**").

**RECITALS**

WHEREAS, Redeveloper and the Agency entered into that certain "Redevelopment Agreement for the City of Norfolk Redevelopment Plan for the Nor-Park Development, LLC Housing Development" between Redeveloper and Agency dated April 1, 2019, as amended by that certain first amendment thereto dated July 20, 2020 (collectively, the "**Redevelopment Agreement**"); and

WHEREAS, pursuant to Section 2 of the Redevelopment Agreement, Redeveloper and the Agency wish to further amend the Redevelopment Agreement in accordance with the terms of this Amendment.

**AGREEMENT**

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Redeveloper and the Agency agree as follows:

1. **Amendment**: The Parties hereby amend and supplement the Redevelopment Agreement in accordance with the following terms:

- (a) This Amendment incorporates a new Annual Phase of the Redevelopment Project ("**Phase 2**") which shall include the following lot(s) in the Redevelopment Project Area:

Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Nineteen (19) and Twenty (20) and Lots Thirty-Five A (35A), Thirty-Five B (35B), Thirty-Six A (36A) and Thirty-Six B (36B), all in Block Two of Nor-Park Subdivision to the City of Norfolk, Madison County, Nebraska.

- (b) The effective date for Phase 2 shall be January 1, 2021.
- (c) The base year valuation for Phase 2 shall be the year 2020.

- (d) The Agency hereby approves the “**Notice to Divide Tax**” for the portion of the Redevelopment Project Area for Phase 2 described above, attached hereto and incorporated herein as **Exhibit 1**, and shall file such Notice to Divide Tax with the Madison County Assessor prior to August 1, 2021.
- (e) The Agency shall collect TIF revenues on that portion of the Redevelopment Project Area detailed above for payment on the Bond in accordance with Section 2 of the Redevelopment Agreement and the Resolution.

2. **Miscellaneous.** This Amendment shall be binding upon and inure to the benefit of the Parties and their respective successors and assigns. The Parties shall execute and deliver any further and additional instruments, agreements, and other documents as may be necessary to evidence or carry out the provisions of this Amendment. This Amendment shall modify only those terms of the Redevelopment Agreement expressly set forth and modified in this Amendment. No implied or other modification of the Redevelopment Agreement is intended or effective. Except as specifically modified by this Amendment, the Redevelopment Agreement shall remain in full force and effect. In the event of a conflict between the terms of this Amendment and the Redevelopment Agreement, the terms of this Amendment shall control. Capitalized words contained herein shall be defined as set forth in the Redevelopment Agreement unless otherwise defined herein. This Amendment may be executed in two or more counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument. Signatures to this Amendment transmitted by facsimile, sent by email (including “.pdf”), or delivered by other electronic means shall be valid and effective to bind the Party so signing.

(Signatures on following pages)



IN WITNESS WHEREOF, the Agency and Redeveloper have caused this Amendment to be executed by their duly authorized representatives.

COMMUNITY DEVELOPMENT AGENCY OF  
THE CITY OF NORFOLK, NEBRASKA

By: \_\_\_\_\_  
Chairperson (Mayor)

ATTEST:

\_\_\_\_\_  
Secretary (City Clerk)

STATE OF NEBRASKA     )  
                                      ) ss.  
COUNTY OF MADISON    )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2021, by \_\_\_\_\_, Chairperson (Mayor), and \_\_\_\_\_, Secretary (City Clerk), of the Community Development Agency of the City of Norfolk, Nebraska, on behalf of such agency.

(S E A L)

\_\_\_\_\_  
Notary Public

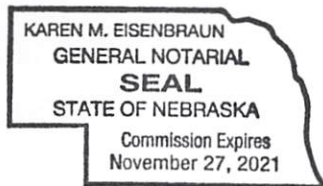
NOR-PARK DEVELOPMENT, LLC,  
a Nebraska limited liability company

By: Roger D. Nadrichal  
Name: ROGER D. NADRCHAL  
Title: Member

STATE OF Nebraska  
) ss.  
COUNTY OF Madison

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of July, 2021, by Roger D. Nadrichal, the Member of Nor-Park Development, LLC, a Nebraska limited liability company, on behalf of the company.

(S E A L)



Karen M. Eisenbraun  
Notary Public

**Exhibit 1**

**Notice to Divide Tax**

(See attached)

DOCS/2663681.1

# Notice to Divide Tax for Community Redevelopment Project Tax Increment Financing (TIF) Project

This section must be completed by the City or Community Redevelopment Authority (CRA).

County Name

Madison

City Where TIF Project is Located

Norfolk

Number of Years for Project

15

Name of TIF Project

Nor-Park Development, LLC Housing Development

Redevelopment Plan Type



Standard



Expedited



Extremely Blighted

Provide a brief description of the TIF project and what the funds will be used for.

The project is a new subdivision that will include 56 apartments, 37 townhomes and 28 single family homes.

The funds will be used for site acquisition, site preparation, site utility, city legal expense and TIF bond interest.

Calendar year in which the division of real property tax becomes effective.

2021

Base Value Year (Year prior to the calendar year in which the division of real property becomes effective).

2020

Specify the real property parcels, as defined in [Neb. Rev. Stat. § 77-132](#), and as contained in the files of the county assessor, included in the TIF project. Please provide legal descriptions, parcel ID numbers, or street addresses. Additionally, describe the location and boundaries of all parcels included in the redevelopment plan. Attach a map, if one is available.

Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Nineteen (19) and Twenty (20) and Lots Thirty-Five A (35A), Thirty-Five B (35B), Thirty-Six A (36A) and Thirty-Six B (36B), all in Block 2 of Nor-Park Subdivision to the City of Norfolk, Madison County, Nebraska

City/CRA Official Name (print)

Randy Gates

Phone Number

402-844-2011

Email Address

rgates@norfolkne.gov

Under penalties of law, I declare that I am the authorized representative of the city or CRA, and that I have provided all required information to the county assessor on or before August 1 of the calendar year that the division of real property tax becomes effective.

sign  
here



Authorized Signature

Treasurer

Title

07/19/2021

Date

This Section Must Be Completed by the County Assessor

Amount of Real Property Base Value Determined for the TIF Project specified on this Notice: \$ \_\_\_\_\_

Parcel ID Numbers (if not stated above):

TIF Excess Authority/Fund Code: \_\_\_\_\_

TIF Base Tax District Code: \_\_\_\_\_

CTL Report TIF Sequence Number: \_\_\_\_\_

School District Code: \_\_\_\_\_



County Assessor's Signature

Date

Upon completion of the Notice to Divide Tax for TIF, the county assessor must retain the original and provide copies to the City/CRA, county treasurer, and Nebraska Department of Revenue, Property Assessment Division.

## Request to Initiate TIF and Divide Taxes

### Odd Fellow Housing Associates LP

Effective Date: January 1, 2021

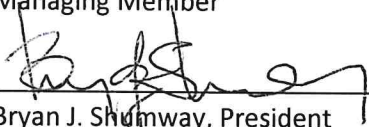
Tarpon Realty LLC, a Nebraska limited liability company, in its capacity as the general partner of Odd Fellow Housing Associates LP, a Nebraska limited partnership ("Odd Fellow Housing"), the Redeveloper of Skyline Apartments, in accordance with the Redevelopment Plan dated January 3, 2017, hereby requests that taxes on Skyline Apartments be divided effective January 1, 2021, and that the Agency so notify the County Assessor on or before August 1, 2021.

IN WITNESS WHEREOF, I have hereto subscribed my name effective this 14th day of July, 2021:

ODD FELLOW HOUSING ASSOCIATES LP  
a Nebraska limited partnership

By: Tarpon Realty, LLC  
Its: General Partner

By: Wishrock Investment Group II LLC  
Its: Managing Member

By:   
Bryan J. Shumway, President

RESOLUTION NO. 2021-7

**WHEREAS**, the Norfolk City Council previously approved the Skyline Apartments Redevelopment Plan (the Plan) by Resolution No. 2017-3 on January 17, 2017; and.

**WHEREAS**, the Plan provides for payment of property tax for a period not to exceed 15 years from and after the effective date of such provision in accordance with the terms of Section 18-2147 R.R.S. Neb. 2012, which provides that prior to August 1 of the of year of the effective date of dividing the tax, notice must be provided to the County Assessor on the forms prescribed by the Property Tax Administrator; and

**WHEREAS**, the Redevelopment Agreement entered into by the Agency and Odd Fellow Housing Associates LP (the Redeveloper) provides that upon request of the Redeveloper, the Agency shall give notice of division of taxes to the County Assessor; and

**WHEREAS**, the Redeveloper has requested the Agency give Notice to Divide Taxes to the County Assessor with a January 1, 2021 effective date.

**NOW, THEREFORE, BE IT RESOLVED** by the Members of the Community Development Agency of the City of Norfolk, Nebraska,

Property taxes for the City of Norfolk Redevelopment Plan for the Skyline Apartments are to be divided as provided in Section 18-2147 R.R.S. Neb. 2012 from and after January 1, 2021 for a period not to exceed 15 years and the Agency Treasurer is authorized to forward the attached Notice to Divide Tax to the Madison County Assessor on or before August 1, 2021.

PASSED AND APPROVED this 19<sup>th</sup> day of July, 2021.

---

Chairperson (Mayor)

ATTEST:

---

Secretary (City Clerk)

( S E A L )

Approved as to form: \_\_\_\_\_  
Danielle Myers-Noelle, City Attorney

# Notice to Divide Tax for Community Redevelopment Project Tax Increment Financing (TIF) Project

This section must be completed by the City or Community Redevelopment Authority (CRA).

County Name

Madison County, Nebraska

City Where TIF Project is Located

Norfolk, Nebraska

Number of Years for Project

15

Name of TIF Project

Skyline Apartments Redevelopment Plan

Redevelopment Plan Type



Standard



Expedited



Extremely Blighted

Provide a brief description of the TIF project and what the funds will be used for.

Rehabilitation of a 92-unit apartment building serving low income special needs and elderly tenants including, but not limited to: asbestos removal, fire sprinkler system, fire alarm system, relocation of main electrical panel, hardwired smoke detectors, emergency lighting, elevator rehabilitation, window replacement, and rehabilitation of all stair railings.

Calendar year in which the division of real property tax becomes effective.

2021

Base Value Year (Year prior to the calendar year in which the division of real property becomes effective).

2020

Specify the real property parcels, as defined in [Neb. Rev. Stat. § 77-132](#), and as contained in the files of the county assessor, included in the TIF project. Please provide legal descriptions, parcel ID numbers, or street addresses. Additionally, describe the location and boundaries of all parcels included in the redevelopment plan. Attach a map, if one is available.

The West 59.05 feet of the South 248 feet of Lot 2; the South 248 feet of Lot 3, and the East 46.2 feet of the South 184 feet of Lot 4, all in Block 6 of Haase's Suburban Lots to Norfolk, Madison County, Nebraska. Lots 4, 5, 6 and 7 of Davenport's Subdivision of Lots 1 and part of Lot 2 in Block 6 of Haase's Suburban Lots to Norfolk, Madison County, Nebraska, less a tract of the Southeast corner thereof 165 feet East and West and 184 feet North and South. (PID 590073583)

City/CRA Official Name (print)

Randy Gates

Phone Number

402-844-2011

Email Address

rgates@norfolkne.gov

Under penalties of law, I declare that I am the authorized representative of the city or CRA, and that I have provided all required information to the county assessor on or before August 1 of the calendar year that the division of real property tax becomes effective.

sign  
here

  
Authorized Signature

Treasurer

Title

07/19/2021

Date

This Section Must Be Completed by the County Assessor

Amount of Real Property Base Value Determined for the TIF Project specified on this Notice: \$ \_\_\_\_\_


Parcel ID Numbers (if not stated above):

TIF Excess Authority/Fund Code: \_\_\_\_\_

TIF Base Tax District Code: \_\_\_\_\_

CTL Report TIF Sequence Number: \_\_\_\_\_

School District Code: \_\_\_\_\_

 County Assessor's Signature

Date

Upon completion of the Notice to Divide Tax for TIF, the county assessor must retain the original and provide copies to the City/CRA, county treasurer, and Nebraska Department of Revenue, Property Assessment Division.



RESOLUTION NO. 2021-8

**WHEREAS**, Members of the Community Development Agency of the City of Norfolk (the Agency) have previously entered into a Redevelopment Contract for the Legacy Bend Redevelopment Project – Phase I (the Contract) with Innate Development, L.L.C. (the Redeveloper) on February 5, 2018; and

**WHEREAS**, the Section 3.01 of the Contract provides the Redeveloper may deliver to the Agency a request to divide taxes for the year providing for a Sub-Phase of the Project and specifying the specific lots to be included in the Sub-Phase; and

**WHEREAS**, the Redeveloper provided the attached request to divide taxes to the Agency on July 14, 2021.

**NOW, THEREFORE, BE IT RESOLVED** by the Members of the Community Development Agency of the City of Norfolk, Nebraska,

The Agency Treasurer is hereby authorized to deliver the attached Notice to Divide Tax to the Madison County Assessor on or before August 1, 2021 providing for property taxes for Phase I, Sub-Phase 2 of the Legacy Bend Redevelopment Area be divided as provided in Section 18-2147 R.R.S. Neb. 2012 from and after January 1, 2021 for a period not to exceed 15 years.

PASSED AND APPROVED this 19th day of July, 2021.

\_\_\_\_\_  
Chairperson (Mayor)

ATTEST:

\_\_\_\_\_  
Secretary (City Clerk)

( S E A L )

Approved as to form: \_\_\_\_\_  
Danielle Myers-Noelle, City Attorney

Innate Development LLC  
1201 Allen Drive #240  
Grand Island, NE 68803  
308.258.5151

Tuesday, July 14, 2021

Randy Gates  
City of Norfolk Community Development Agency  
309 N 5<sup>th</sup> Street  
Norfolk, NE 68701

**Regarding: Notices to Divide**

Randy,

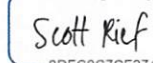
As required by our redevelopment contracts we have with the City of Norfolk Community Development Agency, we are notifying you of the parcels we would like to divide in 2021 with a base year of 2020. They are listed below.

Phase	Parcel	Legal	Address
Phase 1   Subphase2	590255750	Lot 5 Block 1 of Legacy Bend 1 <sup>st</sup> Addition	505 David Cir
Phase 1   Subphase2	590255822	Lot 14 Block 1 of Legacy Bend 1 <sup>st</sup> Addition	1202 Sunrise Dr
Phase 1   Subphase2	590255830	Lot 15 Block 1 of Legacy Bend 1 <sup>st</sup> Addition	1204 Sunrise Dr
Phase 1   Subphase2	590255766	Lot 7 Block 1 of Legacy Bend 1 <sup>st</sup> Addition	501 David Cir
Phase 1   Subphase2	590255758	Lot 6 Block 1 of Legacy Bend 1 <sup>st</sup> Addition	503 David Cir
Phase 1   Subphase2	590255742	Lot 4 Block 1 of Legacy Bend 1 <sup>st</sup> Addition	507 David Cir
Phase 1   Subphase2	590255790	Lot 10 Block 1 of Legacy Bend 1 <sup>st</sup> Addition	504 David Cir

If we need to provide any additional information, please contact Heath Reinders at the number above or via email at [heath@fulloservices.com](mailto:heath@fulloservices.com)

Best Regards,

INNATE DEVELOPMENT LLC



9DFC9C7CF27441B...

Scott Rief  
Member

# Notice to Divide Tax for Community Redevelopment Project Tax Increment Financing (TIF) Project

This section must be completed by the City or Community Redevelopment Authority (CRA).

County Name

Madison

City Where TIF Project is Located

Norfolk

Number of Years for Project

15

Name of TIF Project

Legacy Bend Redevelopment Plan Phase I, Sub-Phase 2

Redevelopment Plan Type



Standard



Expedited



Extremely Blighted

Provide a brief description of the TIF project and what the funds will be used for.

TIF funds will be utilized for site acquisition and preparation; public infrastructure including installation of streets, sidewalks, and utilities; and related professional fees and permits. The project is expected to provide 27 single family homes.

Calendar year in which the division of real property tax becomes effective.

2021

Base Value Year (Year prior to the calendar year in which the division of real property becomes effective).

2020

Specify the real property parcels, as defined in [Neb. Rev. Stat. § 77-132](#), and as contained in the files of the county assessor, included in the TIF project. Please provide legal descriptions, parcel ID numbers, or street addresses. Additionally, describe the location and boundaries of all parcels included in the redevelopment plan. Attach a map, if one is available.

The following parcels all in the City of Norfolk, Madison County, Nebraska:

	PID	Legal description	Address
Phase 1	Subphase2 590255750	Lot 5, Block 1 of Legacy Bend 1st Addition	505 David Cir
Phase 1	Subphase2 590255822	Lot 14, Block 1 of Legacy Bend 1st Addition	1202 Sunrise Dr
Phase 1	Subphase2 590255830	Lot 15, Block 1 of Legacy Bend 1st Addition	1204 Sunrise Dr
Phase 1	Subphase2 590255766	Lot 7, Block 1 of Legacy Bend 1st Addition	501 David Cir
Phase 1	Subphase2 590255758	Lot 6, Block 1 of Legacy Bend 1st Addition	503 David Cir
Phase 1	Subphase2 590255742	Lot 4, Block 1 of Legacy Bend 1st Addition	507 David Cir
Phase 1	Subphase2 590255790	Lot 10, Block 1 of Legacy Bend 1st Addition	504 David Cir

City/CRA Official Name (print)

Randy Gates

Phone Number

402-844-2011

Email Address

rgates@norfolkne.gov

Under penalties of law, I declare that I am the authorized representative of the city or CRA, and that I have provided all required information to the county assessor on or before August 1 of the calendar year that the division of real property tax becomes effective.

sign  
here

  
Authorized Signature

Treasurer

Title

07/19/2021

Date

This Section Must Be Completed by the County Assessor

Amount of Real Property Base Value Determined for the TIF Project specified on this Notice: \$ \_\_\_\_\_

Parcel ID Numbers (if not stated above):

TIF Excess Authority/Fund Code: \_\_\_\_\_

TIF Base Tax District Code: \_\_\_\_\_

CTL Report TIF Sequence Number: \_\_\_\_\_

School District Code: \_\_\_\_\_



County Assessor's Signature

Date

Upon completion of the Notice to Divide Tax for TIF, the county assessor must retain the original and provide copies to the City/CRA, county treasurer, and Nebraska Department of Revenue, Property Assessment Division.

RESOLUTION NO. 2021-9

**WHEREAS**, Members of the Community Development Agency of the City of Norfolk (the Agency) have previously entered into a Redevelopment Agreement (the Contract) with Granville Custom Homes, Inc. (the Redeveloper) on January 21, 2020; and

**WHEREAS**, the Section 2 of the Contract provides the Redeveloper may deliver to the Agency a Redevelopment Contract Amendment (Amendment) providing for a Phase of the Project and specifying the specific lots to be included in the Phase and the effective date for the division of ad valorem taxes for that Phase; and

**WHEREAS**, the Redeveloper provided the attached Amendment to the Agency along with the required Notice to Divide Tax for the Redevelopment Project attached to the Amendment as Exhibit 1.

**NOW, THEREFORE, BE IT RESOLVED** by the Members of the Community Development Agency of the City of Norfolk, Nebraska,

Section 1. The Amendment is hereby approved and the Chairperson and Secretary are hereby authorized to execute such Amendment.

Section 2. The Agency Treasurer is hereby authorized to forward the Notice to Divide Tax (Exhibit 1 to the Amendment) to the Madison County Assessor on or before August 1, 2021 providing for property taxes for Phase 1 of the Arbor View Redevelopment Project be divided as provided in Section 18-2147 R.R.S. Neb. 2012 from and after January 1, 2021 for a period not to exceed 15 years.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Chairperson (Mayor)

ATTEST:

\_\_\_\_\_  
Secretary (City Clerk)

( S E A L )

Approved as to form: \_\_\_\_\_  
Danielle Myers-Noelle, City Attorney

**AMENDMENT TO REDEVELOPMENT CONTRACT**  
**(THE ARBOR VIEW REDEVELOPMENT PROJECT)**

This Redevelopment Contract Amendment (“**Amendment**”) is made and entered into as of the 19th day of July, 2021, by and between the Community Development Agency of the City of Norfolk, Nebraska (the “**Agency**”), and Granville Custom Homes, Inc., a Nebraska corporation (“**Redeveloper**”). The Agency and Redeveloper may be referred to hereinafter as the “**Party**” or collectively as the “**Parties**”.

**RECITALS**

WHEREAS, Redeveloper and the Agency entered into that certain Redevelopment Contract dated January 21, 2020, as approved by the Agency via Resolution No. 2020-2 (the “**Redevelopment Contract**”); and

WHEREAS, pursuant to Section 2 of the Redevelopment Contract, the Parties wish to set forth an additional Phase via this Amendment.

NOW, THEREFORE, for and in consideration of the premises and the mutual covenants herein contained, the Parties do hereby agree, covenant and warrant as follows:

1. **Recitals; Definitions.** The Parties hereby agree that the Recitals set forth above are true and correct and are incorporated herein by this reference. Capitalized terms not otherwise defined in this Amendment shall have the meanings assigned to them in the Redevelopment Contract.

2. **Amendment.** Pursuant to Section 2 of the Redevelopment Contract, the Redevelopment Contract shall be and hereby is amended and supplemented as follows:

(a) This Amendment incorporates a new Phase of the Redevelopment Project which shall include the following lot(s) in the Redevelopment Project Area:

Lot 1, Block 1, Arbor View Subdivision in the City of Norfolk, Madison County, Nebraska.

Lot 3, Block 2, Arbor View Subdivision in the City of Norfolk, Madison County, Nebraska.

Lot 4, Block 2, Arbor View Subdivision in the City of Norfolk, Madison County, Nebraska.

(collectively, the “**Lots**”)

(b) The “effective date” (as defined in the Act and the Redevelopment Contract) for the Lots shall be January 1, 2021;

(c) The base year valuation for the Lots shall be the year 2020.

(d) The Agency shall file a Notice to Divide on and upon the Lots, in conformance with the dates provided herein, in the form attached hereto and incorporated herein as Exhibit 1.

3. **Miscellaneous**. Except as specifically set forth in this Amendment, all terms and conditions in the Redevelopment Contract shall remain in full force and effect and the Redevelopment Contract is hereby ratified by the Parties. This Amendment shall inure to the benefit of and be binding upon the parties to the Redevelopment Contract and their respective successors and assigns. The rights granted hereunder shall run with the land and burden the Phase One Area. This Amendment shall be construed under and in accordance with the laws of the State of Nebraska without regard to principles of conflicts of law. The Agency acknowledges that there has been no Event of Default under the Redevelopment Contract by Redeveloper. This Amendment may be executed in any number of counterparts, all of which taken together shall constitute one and the same instrument, and any of the Parties hereto may execute this Amendment by signing any such counterpart.

(Signatures on following pages)

IN WITNESS WHEREOF, the Parties have caused this Amendment to be executed by their duly authorized representatives as of the date set forth above.

COMMUNITY DEVELOPMENT AGENCY OF  
THE CITY OF NORFOLK NEBRASKA

By: \_\_\_\_\_  
Chairperson (Mayor)

ATTEST:

\_\_\_\_\_  
Secretary (City Clerk)

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF MADISON    )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2021, by \_\_\_\_\_, Chairperson, and \_\_\_\_\_, Secretary, of the Community Development Agency of the City of Norfolk Nebraska on behalf of such agency.

\_\_\_\_\_  
Notary Public



GRANVILLE CUSTOM HOMES, INC.,  
a Nebraska corporation

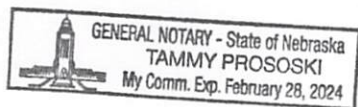
By: Steven Ramackers

Name: Steven Ramackers

Title: President

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF Platte     )

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of July, 2021, by  
Steven Ramackers of Granville Custom Homes, Inc., a  
Nebraska corporation, on behalf of the corporation.



Tammy Prososki  
Notary Public

**EXHIBIT 1**

Notice to Divide

(See Attached)

DOCS/2663700.1

# Notice to Divide Tax for Community Redevelopment Project Tax Increment Financing (TIF) Project

This section must be completed by the City or Community Redevelopment Authority (CRA).

County Name

Madison

City Where TIF Project is Located

Norfolk, NE

Number of Years for Project

15

Name of TIF Project

The Arbor View Redevelopment Project, Phase 1

Redevelopment Plan Type



Standard



Expedited



Extremely Blighted

Provide a brief description of the TIF project and what the funds will be used for.

The project involves the phased construction of approximately 13 single-family homes, together with the construction of related public improvements. TIF revenues will be used for reimbursement of eligible costs under the Community Development Law, including but not limited to, land acquisition, site preparation, utilities, paving, architecture and engineering, and legal costs. This notice to divide is for the first phase of the project, consisting of 3 lots.

Calendar year in which the division of real property tax becomes effective.

2021

Base Value Year (Year prior to the calendar year in which the division of real property becomes effective).

2020

Specify the real property parcels, as defined in [Neb. Rev. Stat. § 77-132](#), and as contained in the files of the county assessor, included in the TIF project. Please provide legal descriptions, parcel ID numbers, or street addresses. Additionally, describe the location and boundaries of all parcels included in the redevelopment plan. Attach a map, if one is available.

The following lots in the City of Norfolk, Nebraska:

Lot 1, Block 1, Arbor View, Madison County, Nebraska.

Lot 3, Block 2, Arbor View, Madison County, Nebraska.

Lot 4, Block 2, Arbor View, Madison County, Nebraska.

City/CRA Official Name (print)

Randy Gates

Phone Number

402-844-2011

Email Address

rgates@norfolkne.gov

Under penalties of law, I declare that I am the authorized representative of the city or CRA, and that I have provided all required information to the county assessor on or before August 1 of the calendar year that the division of real property tax becomes effective.

sign  
here

Authorized Signature

Treasurer

Title

07/19/2021

Date

This Section Must Be Completed by the County Assessor

Amount of Real Property Base Value Determined for the TIF Project specified on this Notice: \$ \_\_\_\_\_

Parcel ID Numbers (if not stated above):

TIF Excess Authority/Fund Code: \_\_\_\_\_

TIF Base Tax District Code: \_\_\_\_\_

CTL Report TIF Sequence Number: \_\_\_\_\_

School District Code: \_\_\_\_\_



County Assessor's Signature

Date

Upon completion of the Notice to Divide Tax for TIF, the county assessor must retain the original and provide copies to the City/CRA, county treasurer, and Nebraska Department of Revenue, Property Assessment Division.