

COMMUNITY DEVELOPMENT AGENCY

The Community Development Agency of the City of Norfolk, Nebraska, met in the Council Chambers Conference Room, 309 North 5th Street, Norfolk, Nebraska, on Monday, August 2, 2021 beginning at 5:15 p.m.

Chairman Moenning 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, Kory Hildebrand, Fred Wiebelhaus and Josh Moenning. Absent: None.

City staff members present were City Administrator Andy Colvin, City Clerk Brianna Duerst, Finance Officer Randy Gates, Public Works Director Steve Rames, City Planner Val Grimes, Operations Manager Lyle Lutt, Administrative Assistant Deb Johnson and Economic Developer Candace 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 Chairman presided and the Secretary recorded the proceedings.

The 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

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

Minutes

(July 19, 2021)

Granquist moved, seconded by Wiebelhaus to approve the minutes of the July 19, 2021 Agency meeting as printed. Roll call: Ayes: Clausen, Granquist, Jackson, Arens, Merrill, Murren, Hildebrand, Wiebelhaus and Moenning. Nays: None. Absent: None. Motion carried.

Resolution No. 2021-10

(Legacy Bend Phase III Redevelopment Project)

Wiebelhaus moved, seconded by Granquist, to adopt Resolution No. 2021-10 approving the Redevelopment Contract with Innate Development, LLC for Phase III of the Legacy Bend Redevelopment Project.

Finance Officer Randy Gates provided information to agency members. Phase III will consist of approximately 64 multifamily dwelling and townhome units. Total cost of developing Phase III is almost \$7.6 million. The contract provides for up to \$1,736,058 of tax increment financing

Roll call: Ayes: Clausen, Granquist, Jackson, Arens, Merrill, Murren, Hildebrand, Wiebelhaus and Moenning. Nays: None. Absent: None. Motion carried. Resolution 2021-10 was adopted.

Resolution No. 2021-11
(Ballantyne Buildings revenue bond)

Granquist moved, seconded by Merrill, to adopt Resolution No.2010-11 authorizing issuance of a tax increment revenue bond of up to \$143,290 for the Ballantyne Buildings Redevelopment Project.

Finance Officer Randy Gates provided information to agency members. Gates noted the resolution on the agenda needs to be amended from 2010-10 to 2021-11. On December 18, 2017 the Agency entered into a Redevelopment Agreement providing for issuance of up to \$143,290 of tax increment financing (TIF) for the Ballantyne Buildings Redevelopment Project. The resolution authorizes the issuance of this TIF bond.

Merrill moved, seconded by Granquist to amend the resolution to 2021-11. Roll call: Ayes: Clausen, Granquist, Jackson, Arens, Merrill, Murren, Hildebrand, Wiebelhaus and Moenning. Nays: None. Absent: None. Motion carried.

Roll call to adopt Resolution 2021-11: Ayes: Clausen, Granquist, Jackson, Arens, Merrill, Murren, Hildebrand, Wiebelhaus and Moenning. Nays: None. Absent: None. Motion carried. Resolution 2021-11 was adopted.

Resolution No. 2021-12
(Nor-Park Development, LLC, revise Notice to Divide)

Granquist moved, seconded by Arens, to adopt Resolution No. 2021-11, to revise the Notice to Divide Tax approved by Resolution No. 2021-6 to clarify that it is for Phase 2 of the Nor-Park Development, LLC Housing Development.

Finance Officer Randy Gates provided information to agency members. The Notice to Divide Tax approved by Resolution No. 2021-6 at the July 19, 2021 Agency meeting did not specify that it was for Phase 2 of the Nor-Park Development, LLC Housing Development. The Agency Treasurer filed a revised Notice to Divide Tax with the Madison County Assessor on July 26, 2021 specifying Phase 2. Resolution No. 2021-12 ratifies filing of the revised Notice to Divide Tax. Resolution No. 2021-6 also approved the Second Amendment to the Redevelopment Agreement with Nor-Park Development, LLC incorporating Phase 2 into the project. Exhibit 1 to the Second Amendment was the Notice to Divide Tax. Resolution No. 2021-12 replaces this Exhibit 1 with the revised Notice to Divide Tax.

Roll call: Ayes: Clausen, Granquist, Jackson, Arens, Merrill, Murren, Hildebrand, Wiebelhaus and Moenning. Nays: None. Absent: None. Motion carried. Resolution 2021-12 was adopted.

There being no further business the Mayor adjourned the meeting at 5:21 p.m.

ATTEST:

Josh Moenning, Chairman

Brianna Duerst, Secretary

(S E A L)