

## 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, February 1, 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, Kory Hildebrand, Fred Wiebelhaus and Josh Moenning. Absent: Thad Murren.

City staff members present were City Administrator Andy Colvin, City Clerk Brianna Duerst, City Attorney Danielle Myers-Noelle, Public Works Director Steve Rames and Public Safety Director Shane Weidner.

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

### Minutes

(December 21, 2020)

Granquist moved, seconded by Arens to approve the minutes of the December 21, 2020, Agency meeting as printed. Roll call: Ayes: Clausen, Granquist, Jackson, Arens, Merrill, Hildebrand, Wiebelhaus and Moenning. Nays: None. Absent: Murren. Motion carried.

### Resolution No. 2021-1

(Fountain Point Redevelopment Contract Second Amendment)

Wiebelhaus moved, seconded by Granquist, to adopt Resolution No. 2021-1 approving the Second Amendment to the Redevelopment Contract with Fountain Point Development, LLC for the Fountain Point North Redevelopment Project - Phase One.

City Administrator Andy Colvin provided information to agency members. The Plan Amendment reflects an approximately 8428 square foot addition to the medical facility on the North Project Site. This addition is expected to increase assessed valuation by almost \$2.7 million supporting additional tax increment financing of \$479,000 to reimburse redevelopment costs incurred by the Redeveloper.

Roll call: Ayes: Clausen, Granquist, Jackson, Arens, Merrill, Hildebrand, Wiebelhaus and Moenning. Nays: None. Absent: Murren. Motion carried. Resolution 2021-1 was adopted.

Resolution No. 2021-2  
(Fountain Point North Redevelopment Project – Phase 1B)

Granquist moved, seconded by Clausen, to adopt Resolution No. 2021-2 approving to authorize issuance of a tax increment revenue bond of up to \$479,000 for the Fountain Point North Redevelopment Project - Phase 1B.

City Administrator Andy Colvin provided information to elected officials. The Second Amendment to the Redevelopment Contract to be authorized by the preceding agenda item provides for issuance of additional tax increment financing up to \$479,000 for the Fountain Point North Redevelopment Project - Phase One. This resolution authorizes issuance of this additional TIF bond. This bond is payable only from incremental taxes on the Project and is not a general obligation of the Agency or the City.

Roll call: Ayes: Clausen, Granquist, Jackson, Arens, Merrill, Hildebrand, Wiebelhaus and Moenning. Nays: None. Absent: Murren. Motion carried. Resolution 2021-2 was adopted.

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

ATTEST:

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Josh Moenning, Chairman

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Brianna Duerst, Secretary

( S E A L )