

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, July 19, 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 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 Granquist, 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 6, 2021)

Wiebelhaus moved, seconded by Murren to approve the minutes of the July 6, 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. 2021-4

(McIntosh Family, LLC Redevelopment Contract Amendment No. 8)

Merrill moved, seconded by Granquist, to adopt 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.

Roll call: Ayes: Clausen, Granquist, Jackson, Arens, Merrill, Murren, Hildebrand, Wiebelhaus and Moenning. Nays: None. Absent: None. Motion carried. Resolution 2021-4 was adopted.

Resolution No. 2021-5

(Medelmans Lake Redevelopment Project – Phase I, Sub-Phase 2 Notice to Divide Tax)

Granquist moved, seconded by Murren, to adopt 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.

Roll call: Ayes: Clausen, Granquist, Jackson, Arens, Merrill, Murren, Hildebrand, Wiebelhaus and Moenning. Nays: None. Absent: None. Motion carried. Resolution 2021-5 was adopted.

Resolution No. 2021-6

(Nor-Park Development, LLC, Redevelopment Agreement Second Amendment)

Wiebelhaus moved, seconded by Jackson, to adopt Resolution No. 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.

Roll call: Ayes: Clausen, Granquist, Jackson, Arens, Merrill, Murren, Hildebrand, Wiebelhaus and Moenning. Nays: None. Absent: None. Motion carried. Resolution 2021-6 was adopted.

Resolution No. 2021-7

(Skyline Apartment Redevelopment Plan, Notice to Divide Tax)

Granquist moved, seconded by Murren, to adopt 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.

Roll call: Ayes: Clausen, Granquist, Jackson, Arens, Merrill, Murren, Hildebrand, Wiebelhaus and Moenning. Nays: None. Absent: None. Motion carried. Resolution 2021-7 was adopted.

Resolution No. 2021-8

(Legacy Bend Redevelopment Project – Phase I, Sub-Phase 2 Notice to Divide Tax)

Granquist moved, seconded by Jackson, to adopt 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.

Roll call: Ayes: Clausen, Granquist, Jackson, Arens, Merrill, Murren, Hildebrand, Wiebelhaus and Moenning. Nays: None. Absent: None. Motion carried. Resolution 2021-8 was adopted.

Resolution No. 2021-9

(Granville Custom Homes, Inc. Redevelopment Contract amendment)

Merrill moved, seconded by Wiebelhaus, to adopt 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.

Roll call: Ayes: Clausen, Granquist, Jackson, Arens, Merrill, Murren, Hildebrand, Wiebelhaus and Moenning. Nays: None. Absent: None. Motion carried. Resolution 2021-9 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)