

## 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, Monday, September 20, 2021, beginning at 5:15 p.m.

Chairman Moenning called the meeting to order.

Roll call found the following Agency members present: Frank Arens, Shane Clausen, Corey Granquist, Kory Hildebrand, Gary L. Jackson, Andre McCarthy, Rob Merrill, Thad Murren and Josh Moenning. Absent: None.

City staff members present were City Administrator Andy Colvin, City Clerk Brianna Duerst, City Attorney Danielle Myers-Noelle, 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 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

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

### Minutes

(August 2, 2021)

Granquist moved, seconded by Arens to approve the minutes of the August 2, 2021, Agency meeting as printed. Roll call: Ayes: Arens, Clausen, Granquist, Hildebrand, McCarthy, Merrill, Murren and Moenning. Nays: None. Absent: None. Motion carried.

### Resolution No. 2021-13

(issue tif bond, Norfolk Extended Lodging)

Jackson moved, seconded by Murren, to adopt Resolution No. 2021-13 amending Resolution No. 2020-9 authorizing issuance of a tax increment revenue bond not to exceed \$794,400 for the Norfolk Extended Lodging Project.

Finance Officer Randy Gates provided information to agency members. Resolution No. 2020-9 approved at the June 15, 2020 Agency meeting authorized issuing a tax increment revenue bond of up to \$794,400 for the Norfolk Extended Lodging Project. Closing of this bond issue was planned for June 26, 2020, but postponed when the Redeveloper's primary lender temporarily stopped financing hotel loans due to COVID-19. The Project is now moving forward and we are ready to issue the TIF bond. Resolution 2020-13 moves applicable dates in the original bond resolution back a year because of the delay.

Roll call: Arens, Clausen, Granquist, Hildebrand, McCarthy, Merrill, Murren and Moenning.  
Nays: None. Absent: None. Motion carried. Resolution 2021-13 was adopted.

Resolution No. 2021-14  
(Medelmans Lake Redevelopment Project Phase I, Sub-phase 2)  
(revise Notice to Divide Tax)

Merrill moved, seconded by Granquist, to adopt Resolution No. 2021-14 to revise the Notice to Divide Tax approved by Resolution No. 2021-5 for the Medelmans Lake Redevelopment Project Phase I, Sub-Phase 2 to specify the correct project description.

Finance Officer Randy Gates provided information to agency members. The Notice to Divide Tax approved by Resolution No. 2021-5 at the July 19, 2021 Agency meeting contained an incorrect project description. Subsequent to filing of the incorrect Notice to Divide Tax that was attached to Resolution No. 2021-5, the Agency Treasurer filed the revised Notice to Divide Tax with the correct project description that is attached to this Resolution No. 2021-14

Roll call: Ayes: Arens, Clausen, Granquist, Hildebrand, McCarthy, Merrill, Murren and Moenning. Nays: None. Absent: None. Motion carried. Resolution 2021-14 was adopted.

There being no further business the Mayor adjourned the meeting at 5:19 p.m.

ATTEST:

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Josh Moenning, Chairman

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Brianna Duerst, Secretary

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