COMMUNITY DEVELOPMENT AGENCY

The Community Development Agency of the City of Norfolk, Nebraska, met in the City Council Chambers, 309 N 5th Street, Norfolk, Nebraska, on Monday, July 21, 2014 beginning at 5:15 p.m.

Chairman Sue Fuchtman called the meeting to order.

Roll call found the following Agency members present: Shane Clausen, Dave Fauss, Corey Granquist, Jim Lange, Rob Merrill, Josh Moenning, Thad Murren, Dick Pfeil and Chair Sue Fuchtman. Absent: None.

City staff members present were City Administrator Shane Weidner, Public Works Director Dennis Smith, Finance Officer Randy Gates, Attorney Clint Schukei, and City Clerk Beth Deck.

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 adopt the agenda as printed. Roll call: Ayes: Clausen, Fauss, Granquist, Lange, Merrill, Moenning, Murren, Pfeil and Mayor. Nays: None. Absent: None. Motion carried.

Minutes

Lange moved, seconded by Fauss to approve the minutes of the May 6, 2013 Agency meeting as printed. Roll call: Ayes: Clausen, Fauss, Granquist, Lange, Merrill, Moenning, Murren, Pfeil and Mayor. Nays: None. Absent: None. Motion carried.

Resolution No. 2014-1

Merrill moved, seconded by Murren to adopt Resolution No. 2014-1 approving Midwest Bank N.A. as depository bank for the Community Development Agency.

Randy Gates explained Midwest Bank will be the depository bank for the Community Development Agency (CDA) from June 1, 2013 to May 31, 2017 with the option of two additional one (1) year periods upon the same terms and conditions. On March 4, 2013, the Norfolk City Council approved sending out request for proposals (RFPs) for banking services for the next four years with two one-year renewal options. U.S. Bank previously provided depository banking services for the City of Norfolk and the CDA. On April 12, four local banks submitted proposals for depository banking services. Banks submitting proposals were Bank of the West, Midwest Bank, U.S. Bank, and Wells Fargo. The analysis indicated Midwest Bank provides the best overall proposal to the City of Norfolk and the CDA.

Roll call on Resolution No. 2014-1: Ayes: Clausen, Fauss, Granquist, Lange, Merrill, Moenning, Murren, Pfeil and Mayor. Nays: None. Absent: None. Motion carried.

Resolution No. 2014-2

Lange moved, seconded by Merrill to adopt Resolution No. 2014-2 notifying the Madison County Treasurer and Assessor that the incremental property tax receipts in the Dudley Laundry Company Project Area can now be paid to the respective public bodies levying tax in this area.

Gates explained the Agency fully satisfied this bond by making the final payment on June 17, 2014 and no longer needs incremental taxes in the Dudley Laundry Company Project Area. This resolution authorizes the Agency Treasurer to notify the County that these taxes are now available for payment to the respective public bodies levying taxes in Project Area.

Roll call on Resolution No. 2014-2: Ayes: Clausen, Fauss, Granquist, Lange, Merrill, Moenning, Murren, Pfeil and Mayor. Nays: None. Absent: None. Motion carried.

Resolution No. 2014-3

Merrill moved, seconded by Murren to adopt Resolution No. 2014-3 directing taxes in the Big Game, L.L.C. Redevelopment Project Area be divided as provided by Neb. Rev. Statutes Section 18-2147 from and after January 1, 2014 for a period not to exceed 15 years and authorizing the Agency Treasurer to sign the Notice to Divide Tax for the Community Redevelopment Project and forward it to the Madison County Assessor on or before August 1, 2014.

Gates explained the Big Game, L.L.C. Redevelopment Agreement, approved by the Agency on December 3, 2012, provides for a January 1, 2014 effective date after which property taxes will be divided for up to 15 years. Property taxes on the incremental valuation go to the Agency to pay debt service on up to $185,000 of tax increment bonds paying for paving, water and sewer for the site along with site preparation costs and bond issuance cost. This resolution authorizes the Agency Treasurer to sign the attached Notice to Divide Tax for the Community Redevelopment Project and forward it to the Madison County Assessor. Section 18-2147 requires this notice by August 1 of the year of the effective date.

Roll call on Resolution No. 2014-3: Ayes: Clausen, Fauss, Granquist, Lange, Merrill, Moenning, Murren, Pfeil and Mayor. Nays: None. Absent: None. Motion carried.

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

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Sue Fuchtman, Chairman

ATTEST:

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Elizabeth A. Deck, Secretary

(S E A L)