COMMUNITY DEVELOPMENT AGENCY

The Community Development Agency of the City of Norfolk, Nebraska, met in the Council Chambers, 309 N 5th Street, Norfolk, Nebraska, on Monday, November 21, 2022, beginning at 5:15 p.m.

Chairman Moenning called the meeting to order.

Roll call found the following Agency members present: Frank Arens, Corey Granquist, Kory Hildebrand, Gary L. Jackson, Andrew McCarthy, Rob Merrill, Thad Murren and Josh Moenning. Absent: Shane Clausen.

City staff members present were City Administrator Andy Colvin, Finance Officer Randy Gates, City Clerk Brianna Duerst, Public Works Director Steve Rames, Economic Developer Candice Alder, Communications Manager Nick Stevenson, City Attorney Danielle Myers-Noelle, Assistant City Administrator Scott Cordes, Director of Administrative Services Lyle Lutt, City Planner Val Grimes, Water and Sewer Director Chad Roberts, Wastewater Superintendent Rob Huntley, Parks and Recreation Director Nathan Powell, Assistant City Engineer Anna Allen, Street Superintendent Will Elwell and Police Chief Don Miller. .

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

Minutes
(October 17, 2022 CDA Minutes)

Jackson moved, seconded by McCarthy to approve the minutes of the October 17, 2022, Agency meeting as printed. Roll call: Ayes: Arens, Granquist, Hildebrand, Jackson, McCarthy, Merrill, Murren and Moenning. Nays: None. Absent: Clausen. Motion carried.

Resolution 2022-19
(Valley Drive Properties tax increment revenue bond)

Arens moved, seconded by Jackson to adopt Resolution No. 2022-19, authorizing issuance of a tax increment revenue bond of up to $1,220,476 for the Valley Drive Properties, LLC Redevelopment Project.

Agency Treasurer Randy Gates provided information to elected officials. The Valley Drive Properties Redevelopment Contract provides for issuance of tax increment financing up to $1,220,476. This bond is payable only from incremental taxes; or a payment in lieu of taxes, if lots are sold to a developer who intends to build low-income housing via utilization of low-income housing tax credits.

Roll call: Ayes: Arens, Granquist, Hildebrand, Jackson, McCarthy, Merrill, Murren and Moenning. Nays: None. Absent: Clausen. Motion carried. Resolution 2022-19 was adopted.

Foundry Apartments Redevelopment Project

Jackson moved, seconded by Murren to consider acceptance of the Redevelopment Plan for the Foundry Apartments Redevelopment Project and authorization to forward to the Planning Commission for recommendation.

Agency Treasurer Randy Gates provided information to elected officials. On October 24, 2022, the Economic Development Subcommittee reviewed the application submitted on September 23, 2022, and voted unanimously to move forward with acceptance with a Redevelopment Plan for this project. The Project Site is approximately 7 acres of undeveloped land. The Redevelopment Project will consist of the construction of approximately five 36-unit apartment buildings (180 units total), one clubhouse and pool area, and six 12-unit garage structures (72 stalls total). The redeveloper will construct access to the property, extend water and sewer and fill and grade the site to properly drain water runoff. The cost of these public improvements, site acquisition, and other TIF-eligible costs are expected to be almost $4.4 million plus the cost for the Parker Circle improvements. Total project costs, including private improvements, is expected to be over $26 million.

Arens asked if a stop light would be needed at Pasewalk and, if one was needed, who would pick up the cost.

Gates said there have not been discussions on adding a stop light. If one were needed, it would not likely be a developer cost.

Public Works Director Steven Rames said a modified traffic study could be done for the area but noted the development will have three separate entrances/exits.

Roll call: Ayes: Arens, Granquist, Hildebrand, Jackson, McCarthy, Merrill, Murren and Moenning. Nays: None. Absent: Clausen. Motion carried.

Resolution 2022-20

Hildebrand moved, seconded by Merrill to adopt Resolution No. 2022-20 recommending approval of the Redevelopment Plan for the Wisner West, Inc. Redevelopment Project and authorization to forward to City Council.

Agency Treasurer Randy Gates provided information to elected officials. On October 17, 2022, the Agency accepted the Redevelopment Plan for this project and forwarded to the Planning Commission for review and recommendation. The Planning Commission held a hearing on this Plan on November 8, 2022, and recommended approval of the Plan on a 6-0 vote. This parcel is about 34.21 acres and zoned C-3. The Redeveloper intends to plat this into eight commercial lots totaling about 27.79 acres. The first phase will consist of construction of a Prime Stop convenience store and truck stop on Lot 1. Development of the other seven lots will occur in subsequent phases.

Roll call: Ayes: Arens, Granquist, Hildebrand, Jackson, McCarthy, Merrill, Murren and Moenning. Nays: None. Absent: Clausen. Motion carried. Resolution 2022-20 was adopted.

There being no further business the Mayor adjourned the meeting at 5:27 p.m.

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ATTEST: Josh Moenning, Chairman

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Brianna Duerst, Secretary

(S E A L)