

## 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, April 3, 2023, 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, Andrew McCarthy, Thad Murren, Justin Snorton, Justin Webb, and Josh Moenning. Absent: None.

City staff members present were City Administrator Andy Colvin, City Attorney Danielle Myers-Noelle, 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, Director of Administrative Services Lyle Lutt and City Planner Val Grimes.

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

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

### Minutes

(March 6, 2023 CDA Minutes)

Granquist moved, seconded by Arens to approve the minutes of the March 6, 2023, Agency meeting as printed. Roll call: Ayes: Arens, Clausen, Granquist, Hildebrand, McCarthy, Murren, Snorton, Webb and Moenning. Nays: None. Absent: None. Motion carried.

### Resolution No. 2023-6

(Kensington Building Redevelopment Plan authorize to forward to Council)

Granquist moved, seconded by Hildebrand to approve the Redevelopment Plan for the Kensington Building Redevelopment Project and authorization to forward to the City Council.

Agency Treasurer Randy Gates provided information to agency members. The Project Site is approximately 1 acre located at the NW corner of Norfolk Avenue and 4th Street in Downtown Norfolk. The Redevelopment Project will consist of the restoration and redevelopment of the Kensington into a boutique hotel with approximately 62 rooms, a restaurant, meeting space, a fitness room, and a business center.

The redeveloper intends to purchase the property from the Norfolk Housing Agency and renovate for use as a hotel with work done to preserve the historic façade. North 4th Street, in front of the building, will be reconfigured to include a drop-off lane. Additionally, there will be changes to traffic controls, landscaping and streetscape improvements, improvements to sidewalks, curb and gutter. Total TIF-eligible costs are expected to be over \$2.6 million with total project costs is expected to be over \$14 million.

The Redeveloper is requesting TIF of \$1,950,000. The Project is not economically feasible without TIF. Without TIF, projected return on the project ranges from -.7% to 6.4%, over the first five years. With TIF, the projected return on the project ranges from -1.2% to 10.3%, over the first five years.

Roll call: Ayes: Arens, Clausen, Granquist, Hildebrand, McCarthy, Murren, Snorton, Webb and Moenning. Nays: None. Absent: None. Resolution 2023-6 was adopted.

Phillip Avenue Apartments Redevelopment Project  
(Kensington Building Redevelopment Plan authorize to forward to Council)

Granquist moved, seconded by Murren to accept the Redevelopment Plan for the Phillip Avenue Apartments Redevelopment Project and authorization to forward to the Planning Commission for Recommendation.

Agency Treasurer Randy Gates provided information to agency members. On January 17, Phillip Avenue Apartments, LLC submitted a TIF application for property located at the NE corner of Phillip Avenue and 5th Street. On February 21, the Economic Development Subcommittee reviewed the application and voted unanimously to move forward with acceptance of a Redevelopment Plan for this project.

The Project Site is approximately .8 of an acre of land with paved and non-paved surfaces and a vacant building. The Redevelopment Project will consist of demolishing the building and removal of the surfaces to build a 30-unit apartment complex on the property including green space. It is anticipated that this project will provide housing for Wayne State students participating in the Growing Together Initiative.

The redeveloper has purchased property and will incur additional TIF eligible costs such as, site preparation in removing concrete, removing of building and dirt work, extension of water, sewer, electrical services, and engineering and legal fees. The total cost of these public improvements, site acquisition, and other TIF-eligible costs are expected to be \$501,000. Total project costs, including private improvements, is expected to be \$5,032,000.

The Redeveloper is requesting TIF of \$445,000. The Project is not economically feasible without TIF. Without TIF, the average return on investment over the first ten years is 0.55%. Such a return is inadequate with respect to prudent investment and/or financing. With TIF, the average return on investment over the first ten years is 5.86%.

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

There being no further business the Mayor 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 )