

## 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, July 17, 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 (5:16 p.m.), Thad Murren, Justin Webb, and Josh Moenning. Absent: Justin Snorton.

City staff members present were City Administrator Andy Colvin, City Finance Officer Randy Gates, City Clerk Brianna Duerst, Public Works Director Steve Rames, Director of Administrative Services Lyle Lutt, Water and Sewer Director Chad Roberts, Assistant City Engineer Anna Allen, Communications Manager Nick Stevenson, 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

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

### Minutes

(July 3, 2023 CDA Minutes)

Granquist moved, seconded by Murren to approve the minutes of the June 5, 2023, Agency meeting as printed. Roll call: Ayes: Arens, Clausen, Granquist, Hildebrand, Murren, Webb and Moenning. Nays: None. Absent: McCarthy and Snorton. Motion carried.

### Resolution No. 2023-12

(Bradford Business Park Redevelopment Contract Second Amendment)

Granquist moved, seconded by Murren, to approve Resolution No. 2023-12 approving the Second Amendment to the Bradford Business Park Project Phase One Redevelopment Contract incorporating Sub-Phase 2 to the project with an effective date of January 1, 2023 for the division of taxes for the one lot included in this phase.

Agency Treasurer Randy Gates provided information to agency members. Resolution No. 2023-12 approves the requested amendment and authorizes the Agency Treasurer to sign the Notice to Divide Tax and forward it to the Madison County Assessor on or before August 1, 2023.

Roll call: Ayes: Arens, Clausen, Granquist, Hildebrand, McCarthy, Murren, Webb and Moenning. Nays: None. Absent: Snorton. Motion carried. Resolution 2023-12 was adopted.

Resolution No. 2023-13

(Granville Custom Homes, Inc. Redevelopment Contract Third Amendment)

Arens moved, seconded by McCarthy, to approve Resolution No. 2023-13 approving Third Amendment to the Granville Custom Homes, Inc. Redevelopment Contract incorporating Phase 3 of the Arbor View Redevelopment Project with an effective date of January 1, 2023 for the division of taxes for the one lot included in this phase.

Agency Treasurer Randy Gates provided information to agency members. Resolution No. 2023-13 approves the requested amendment and authorizes the Agency Treasurer to sign the Notice to Divide Tax and forward it to the Madison County Assessor on or before August 1, 2023.

Roll call: Ayes: Arens, Clausen, Granquist, Hildebrand, McCarthy, Murren, Webb and Moenning. Nays: None. Absent: Snorton. Motion carried. Resolution 2023-13 was adopted.

Resolution No. 2023-14

(Medelmans Lake Redevelopment phase I, Sub-Phase 4, Notice to Divide Tax)

Granquist moved, seconded by Hildebrand, to approve Resolution No. 2023-14 approving to provide for a January 1, 2023 effective date for the Medelmans Lake Redevelopment Project - Phase I, Sub-Phase 4 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, 2023.

Agency Treasurer Randy Gates provided information to agency members. Resolution 2023-14 authorizes the Agency Treasurer to sign the Notice to Divide Tax providing for a January 1, 2023 effective date, and to forward it to the Madison County Assessor on or before August 1, 2023.

Roll call: Ayes: Arens, Clausen, Granquist, Hildebrand, McCarthy, Murren, Webb and Moenning. Nays: None. Absent: Snorton. Motion carried. Resolution 2023-14 was adopted.

Resolution No. 2023-15

(Nor-Park Development Redevelopment Agreement Fourth Amendment)

Hildebrand moved, seconded by Granquist, to approve Resolution No. 2023-15 approving the Fourth Amendment to the Nor-Park Development, L.L.C. Redevelopment Agreement incorporating Phase 4 of the project with an effective date of January 1, 2023 for the division of taxes on the four lots included in this phase.

Agency Treasurer Randy Gates provided information to agency members. Resolution No. 2023- 15 approves the requested amendment and authorizes the Agency Treasurer to forward the Notice to Divide Tax (Exhibit 1 to the Amendment) to the Madison County Assessor on or before August 1, 2023.

Roll call: Ayes: Arens, Clausen, Granquist, Hildebrand, McCarthy, Murren, Webb and Moenning. Nays: None. Absent: Snorton. Motion carried. Resolution 2023-15 was adopted.

Resolution No. 2023-16

(Legacy Bend Redevelopment Phase III, Notice to Divide Tax)

Arens moved, seconded by Murren, to approve Resolution No. 2023-16 approving to provide for a January 1, 2023 effective date for the Legacy Bend Redevelopment Project, Phase III, and authorizing the Agency Treasurer to forward the attached Notice to Divide Tax to the Madison County Assessor on or before August 1, 2023.

Agency Treasurer Randy Gates provided information to agency members. Resolution 2023-16 authorizes the Agency Treasurer to forward the attached Notice to Divide Tax for Phase III of the Redevelopment Project with a January 1, 2023 effective date to the Madison County Assessor on or before August 1, 2023.

Roll call: Ayes: Arens, Clausen, Granquist, Hildebrand, McCarthy, Murren, Webb and Moenning. Nays: None. Absent: Snorton. Motion carried. Resolution 2023-16 was adopted.

Resolution No. 2023-17

(Grand Theater Redevelopment Phase 2, Notice to Divide Tax)

Granquist moved, seconded by Arens, to approve Resolution No. 2023-17 approving to provide for a January 1, 2023 effective date for the Grand Theater Redevelopment Project - 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, 2023.

Agency Treasurer Randy Gates provided information to agency members. Resolution 2023-17 authorizes the Agency Treasurer to sign the attached Notice to Divide Tax for this lot providing for a January 1, 2023 effective date, and to forward it to the Madison County Assessor on or before August 1, 2023.

Roll call: Ayes: Arens, Clausen, Granquist, Hildebrand, McCarthy, Murren, Webb and Moenning. Nays: None. Absent: Snorton. Motion carried. Resolution 2023-17 was adopted.

Resolution No. 2023-18

(Medelmans Lake Redevelopment Phase II; Sub-Phase 1, Notice to Divide Tax)

Hildebrand moved, seconded by Granquist, to approve Resolution No. 2023-18 approving to provide for a January 1, 2023 effective date for the Medelmans Lake Redevelopment Project - Phase II, Sub-Phase 1 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, 2023.

Agency Treasurer Randy Gates provided information to agency members. Resolution 2023-18 authorizes the Agency Treasurer to sign the attached Notice to Divide Tax for these sixteen lots providing for a January 1, 2023 effective date, and to forward it to the Madison County Assessor on or before August 1, 2023.

Roll call: Ayes: Arens, Clausen, Granquist, Hildebrand, McCarthy, Murren, Webb and Moenning. Nays: None. Absent: Snorton. Motion carried. Resolution 2023-18 was adopted.

There being no further business the Mayor adjourned the meeting at 5:23 p.m.

ATTEST:

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Josh Moenning, Chairman

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Brianna Duerst, Secretary

( S E A L )