

## 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, January 2, 2024, 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, Andrew McCarthy, Thad Murren, Justin Snorton, Justin Webb, and Josh Moenning. Absent: Shane Clausen.

City staff members present were City Administrator Andy Colvin, City Attorney Danielle Myers-Noell, Finance Officer Randy Gates, City Clerk Brianna Duerst, Public Works Director Steve Rames, Operations Manager Lyle Lutt, Assistant City Engineer Anna Allen, Communications Manager Nick Stevenson, Economic Development Director Candice Alder 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

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

### Minutes

(December 4, 2023, CDA Minutes)

Granquist moved, seconded by Snorton to approve the minutes of the December 4, 2023, Agency meeting as printed. Roll call: Ayes: Arens, Granquist, Hildebrand, McCarthy, Murren, Snorton, Webb and Moenning. Nays: None. Absent: Clausen. Motion carried.

### Medelmans Lake Redevelopment Project – Phase II

(Resolution 2024-1)

Hildebrand moved, seconded by Snorton to approve Resolution No. 2024-1 authorizing issuance of a tax increment revenue bond not to exceed \$1,808,132 for Medelmans Lake Redevelopment Project - Phase II.

Agency Treasurer Randy Gates provided information to agency members. The Agency entered into a Redevelopment Contract dated June 6, 2022 authorizing issuance of a tax increment revenue bond not to exceed \$1,808,132 for the Medelmans Lake Redevelopment Project - Phase II. The Redeveloper provided documentation of more than \$1,808,132 of TIF-eligible expenditures for Phase II and requested issuance of the TIF bond. The bond is payable only from incremental taxes on the project and is not a general obligation of the Agency or the City.

Roll call: Ayes: Arens, Granquist, Hildebrand, McCarthy, Murren, Snorton, and Moenning. Nays: Webb. Absent: Clausen. Resolution 2024-1 was adopted.

Sunset Plaza Redevelopment Project  
(Resolution 2024-2)

Arens moved, seconded by McCarthy to approve Resolution No. 2024-2 approving the Redevelopment Contract with North Kings Highway, LLC, for the Sunset Plaza Redevelopment Project.

Agency Treasurer Randy Gates provided information to agency members. On December 18, 2023 the City Council approved the Redevelopment Plan for the Sunset Plaza Redevelopment Project. Resolution No. 2024-2 approves the Redevelopment Contract with North Kings Highway, LLC, to implement this project. The Redevelopment Project will consist of the renovation and rehabilitation of the existing Sunset Plaza Mall. Total project costs, including private improvements, are expected to be more than \$22,500,000. The eligible Phase Two improvement costs are expected to be almost \$4 million. The Redeveloper is requesting TIF in the amount of \$3,500,000 for eligible Phase Two improvements. The Phase Two renovations will include, without limitation, replacement and/or repair of the associated sidewalks and parking lots, landscaping, exterior façade enhancements, renovation of hallways and food court, and interior tenant improvements for the remainder of the mall.

Jim McKenzie, 1412 Longhorn Drive, discussed concerns with the amount of taxes given to the developer and lost tax revenue for the city.

Andrew Willis, 233 S 13th Street, Lincoln, representing the redeveloper, was available for questions of agency members.

Roll call: Ayes: Arens, Granquist, Hildebrand, McCarthy, Murren, Snorton, Webb, and Moenning. Nays: None. Absent: Clausen. Resolution 2024-2 was adopted.

There being no further business the Chairman adjourned the meeting at 5:22 p.m.

ATTEST:

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Josh Moenning, Chairman

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Brianna Duerst, Secretary

( S E A L )