

City of Blair Community Development Meeting
May 9, 2023

The Community Development Agency members of Blair, Nebraska, met in regular session in the City Council Chambers on May 9, 2023, at 6:30 PM. The following were present: Chairman Melinda Rump; Agency members Katelyn Ferrari, Holly Hafer, Kirk Highfill, Rick Paulsen, Jim Sandvold, Andrew Schank, Kevin Willis, Frank Wolff. Also present were City Administrator Green, Assistant City Administrator Barrow, Chief Lager and City Attorney Solomon.

The Chairman publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act was available for review and indicated the location of such copy posted in the room where the meeting was being held. Notice of the meeting was given in advance thereof by publication in the Enterprise or the Pilot -Tribune as shown by the affidavit of publication filed in the City Clerk' s office. Notice of the meeting was simultaneously given to all members of the Community Development Agency, and a copy of their acknowledgement of receipt of notice and the agenda is filed in the City Clerk' s office. Availability of the agenda was communicated in the advance notice and in the notice to the Community Development Agency meeting. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

Agenda #1 – Chairman Rump called the meeting to order at 6:30 p.m.

Agenda Item #2 – Motion by Kevin Willis, second by Frank Wolff to approve the minutes from the June 14, 2022, meeting. Agency members voted as follows: Katelyn Ferrari: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, Rick Paulsen: Yea, Jim Sandvold: Yea, Andrew Schank: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Agency members voted: Yea: 8, Nay: 0. Chairman Rump declared the motion carried.

Agenda Item #3 – Michael Sands, Baird Holm, Special TIF Attorney for the City of Blair, gave a brief overview of the purpose and process of TIF. He stressed this is an economic incentive that allows the cities to control where development is deemed needed to occur. Per state statute, the City Council also acts at the Community Development Agency. The function of the CDA is to receive a TIF application along with a redevelopment plan that authorized the project and the site for the use of TIF. A redevelopment contract implements what is in the plan and makes it legally binding. One of the keys for TIF is to consider the but for analysis that states if this incentive is not offered, then this project could not be built. Sands stated the city has designed this area as an area they want developed and the area has been designated blighted and substandard. The Redevelopment Plan follows the city's comprehensive plan. The Planning Commission approved the project. Dan Anderson, 1390 Grant St., questioned how TIF was funded and if the taxpayers of Blair are paying for it. Michael Sands stated the city is the borrower issuing a promissory note which is a promise to pay those increased tax revenues on this lot. The city is not putting up the full faith and credit of this project. The developer is paying their own property taxes and receiving a portion of the increase. The developer is taking on the financial risk and the city has no financial risk. Dave Drew, Attorney for Jennings Properties LLC stated they help the Cargill campus and want their business to grow and help the community grow where the comp plan wants the city to grow. Council member Wolff introduced Resolution No. 2023-1 approving the Redevelopment Plan for the Jennings Properties Redevelopment Project on Lot 3, South 10th

Street Addition, City of Blair, Washington County, Nebraska. Motion by Frank Wolff, second by Andrew Schank to adopt Resolution No. 2023-1 as presented. Agency members voted as follows: Katelyn Ferrari: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, Rick Paulsen: Yea, Jim Sandvold: Yea, Andrew Schank: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Agency members voted: Yea: 8, Nay: 0. Chairman Rump declared the motion carried.

Agenda Item #4 – City Administrator Green stated the contract is required to make the Redevelopment Plan legally binding. Council member Wolff introduced Resolution No. 2023-2 approving the Redevelopment Contract for the Jennings Properties Redevelopment on Lot 3, South 10th Street Addition, City of Blair, Washington County, Nebraska, execution of the redevelopment contract being contingent upon subsequent final approval of said redevelopment plan by the City Council of the City of Blair, Nebraska. Motion by Frank Wolff, second by Andrew Schank to adopt Resolution No. 2023-3 as presented. Agency members voted as follows: Katelyn Ferrari: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, Rick Paulsen: Yea, Jim Sandvold: Yea, Andrew Schank: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Agency members voted: Yea: 8, Nay: 0. Chairman Rump declared the motion carried.

Agenda Item #5 – Motion by Jim Sandvold, second by Rick Paulsen to adjourn the meeting 7:04 p.m. Agency members voted as follows; Katelyn Ferrari: Yea, Holly Hafer: Yea, Kirk Highfill: Yea, Rick Paulsen: Yea, Jim Sandvold: Yea, Andrew Schank: Yea, Kevin Willis: Yea, Frank Wolff: Yea. All Agency members voted: Yea: 8, Nay: 0. Chairman Rump declared the motion carried.

Melinda K. Rump, Chairman

ATTEST:

Brenda Wheeler, Secretary