

COMMUNITY DEVELOPMENT AGENCY  
April 7, 2025

A meeting of the mayor and city council, as the Community Development Agency, of the City of Columbus, Nebraska, was convened in open and public session on April 7, 2025, at 6:35 p.m. in the Columbus Community Building, Community Room, 2500 14 Street, Columbus, Nebraska. Notice of this meeting was given in advance thereof by publication in the Columbus Telegram on March 26, 2025, with a copy of the proof of publication being on file in the office of the city clerk. Notice of this meeting was given simultaneously to the mayor and members of the city council, with a copy of the acknowledgment of receipt of notice being on file in the office of the city clerk. Availability of the agenda was communicated in the advance notice and in the notice to the mayor and city council of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the public.

1. **STATEMENT OF COMPLIANCE WITH OPEN MEETINGS ACT AND ROLL CALL:** Mayor Bulkley announced that a copy of the Open Meetings Act is posted in the meeting room. Present were Mayor James Bulkley and Council Members Charlie Bahr, Troy Hiemer, Rich Jablonski, Kat Lopez, AJ Palensky, Prent Roth, and Ron Schilling. Council Member Cynthia Alarcón was absent and excused. City staff members included City Administrator Tara Vasicek, City Attorney Neal Valorz, City Clerk Shuraya Choat, City Engineer Rick Bogus, Interim Police Chief Bret Strecker, Public Works Director Chuck Sliva, Finance Director Heather Lindsley, Planning and Economic Development Coordinator Jean Van Iperen, Project Manager Braden Labenz, and Engineering Administrative Specialist Renee Whiting.
2. **Resolution No. R25-57 approving contract with Cottonwood Heights LLC for Cottonwood Heights Redevelopment Project.** Tom Jackson, on behalf of the Cottonwood Heights redevelopment project, noted the intent to break ground by July or August and clarified that this project will include townhomes and/or affordable housing options that could accommodate seniors. Resolution No. R25-57 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, AS THE GOVERNING BODY OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING A REDEVELOPMENT CONTRACT FOR A REDEVELOPMENT PROJECT UNDERTAKEN BY COTTONWOOD HEIGHTS, LLC, AS SET FORTH IN THE "REDEVELOPMENT PLAN FOR THE COTTONWOOD HEIGHTS REDEVELOPMENT PROJECT" was adopted with a motion by Roth and a second by Lopez. Bahr, Hiemer, Jablonski, Palensky, Lopez, Roth, and Schilling voted "Aye" and none voted "Nay". Alarcón was absent.
3. **Resolution No. R25-58 authorizing issuance of Tax Increment Revenue Bond in the amount of \$14,462,400 for Cottonwood Heights Redevelopment Project.** Vasicek emphasized there is no financial obligation for the city or taxpayers as the redeveloper will be responsible for repaying the tax increment revenue bond. Resolution No. R25-58 entitled: A RESOLUTION OF THE

COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF COLUMBUS, NEBRASKA, ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF COLUMBUS, ACTING AS THE GOVERNING BODY OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF COLUMBUS, NEBRASKA; AUTHORIZING THE ISSUANCE OF A TAX INCREMENT REVENUE BOND FOR THE COTTONWOOD HEIGHTS REDEVELOPMENT PROJECT; PROVIDING FOR THE TERMS AND PROVISIONS OF SAID BOND; AND PLEDGING REVENUES OF THE AGENCY PURSUANT TO THE COMMUNITY DEVELOPMENT LAW was adopted with a motion by Lopez and a second by Schilling. Bahr, Hiemer, Jablonski, Palensky, Lopez, Roth, and Schilling voted "Aye" and none voted "Nay". Alarcón was absent.

4. **Resolution No. R25-59 authorizing issuance of Tax Increment Revenue Bond in the amount of \$3,350,000 for Vitality Apartments (part of the 8th Street Residential Subdivision Redevelopment Project.)** Resolution No. R25-59 entitled: A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF COLUMBUS, NEBRASKA, ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF COLUMBUS, ACTING AS THE GOVERNING BODY OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF COLUMBUS, NEBRASKA; AUTHORIZING THE ISSUANCE OF A TAX INCREMENT REVENUE BOND FOR THE 8TH STREET RESIDENTIAL SUBDIVISION REDEVELOPMENT PROJECT; PROVIDING FOR THE TERMS AND PROVISIONS OF SAID BOND; AND PLEDGING REVENUES OF THE AGENCY PURSUANT TO THE COMMUNITY DEVELOPMENT LAW was adopted with a motion by Palensky and a second by Bahr. Bahr, Hiemer, Jablonski, Palensky, Lopez, Roth, and Schilling voted "Aye" and none voted "Nay". Alarcón was absent.
5. **Resolution No. R25-60 approving lot purchase agreement with K. Herman Development LLC.** Vasicek noted that this is the last multifamily lot in Vitality Village to be sold; however, nine single family units are still available for purchase. She also clarified that the proceeds from these lot sales have been applied toward repaying the city's \$1 million sales tax investment, which funded the purchase of the 25 acres. She added that this investment is close to being repaid. Resolution No. R25-60 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, AS THE GOVERNING BODY OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING A LOT PURCHASE AGREEMENT WITH K HERMAN DEVELOPMENT, LLC., IN ACCORDANCE WITH THE "REDEVELOPMENT PLAN FOR THE 8TH STREET RESIDENTIAL SUBDIVISION REDEVELOPMENT PROJECT" was adopted with a motion by Bahr and a second by Lopez. Bahr, Hiemer, Jablonski, Palensky, Lopez, Roth, and Schilling voted "Aye" and none voted "Nay". Alarcón was absent.

**6. Adjournment:** The meeting adjourned at 6:44 p.m.

Presented and approved this 21st day of April 2025.

OFFICE OF THE CITY CLERK  
: Shuraya Choat