A meeting of the City Council, as the Community Development Agency, of the City of Columbus, Nebraska, was convened on June 1, 2020, at 7:38 p.m., following the 7 p.m. City Council meeting.

Format of this meeting was by teleconference in open and public session in order to comply with social distancing guidelines due to the COVID-19 outbreak and was intended to follow the authorization of Executive Order No. 20-24, an extension of Executive Order No. 20-03, issued by Governor Ricketts on May 19, 2020.

Notice of this meeting was given in advance thereof by publication in the Columbus Telegram, 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, designated as the chief executive officer of the agency, and members of the city council, as the Community Development Agency, with a copy of the acknowledgement 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:** Council President Bahr announced that a copy of the Open Meetings Act was attached to the agenda packet and was accessible on the city's website. Participating in the teleconference meeting were Council Members Beth Augustine-Schulte, Charlie Bahr, Troy Hiemer, Rich Jablonski, Dennis Kresha, John Lohr, Prent Roth, and Ron Schilling. Also participating was Mayor James Bulkley. City staff members included City Attorney Neal Valorz, City Administrator Tara Vasicek, City Clerk Janelle Kline, City Engineer Rick Bogus, Fire Chief Dan Miller, Public Property Director Doug Moore, Finance Director Heather Lindsley, and Human Resource Director Tammy Orender.

2. **Resolution No. R20-56 approving a redevelopment agreement for redevelopment project undertaken by EKEA, LLC as set forth in the Redevelopment Plan for the West Railroad Neighborhood Redevelopment Area (The EKEA, LLC Redevelopment Project).** Resolution No. R20-56 entitled: A RESOLUTION OF THE 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 AGREEMENT FOR A REDEVELOPMENT PROJECT UNDERTAKEN BY EKEA, LLC, AS SET FORTH IN THE "REDEVELOPMENT PLAN FOR THE WEST RAILROAD NEIGHBORHOOD REDEVELOPMENT AREA (THE EKEA, LLC, REDEVELOPMENT PROJECT)" was adopted with a motion by Jablonski and a second by Lohr. Augustine-Schulte, Bahr, Hiemer, Jablonski, Kresha, Lohr, Roth, and Schilling voted "Aye" and none voted "Nay".

3. **Resolution No. R20-57 approving a redevelopment agreement for redevelopment project undertaken by Granville Custom Homes, Inc. as set forth in the Amendment to the Redevelopment Plan for the Armory Neighborhood Redevelopment Area (The Frontier Park Development Project).** Resolution No. R20-57 entitled: A RESOLUTION OF THE 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 AGREEMENT FOR A REDEVELOPMENT PROJECT UNDERTAKEN BY GRANVILLE CUSTOM HOMES, INC., AS SET FORTH IN THE "AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE ARMORY NEIGHBORHOOD REDEVELOPMENT AREA (THE FRONTIER PARK REDEVELOPMENT PROJECT)" was adopted with a motion by Jablonski and a second by Schilling. Augustine-Schulte, Bahr, Hiemer, Jablonski, Kresha, Lohr, Roth, and Schilling voted “Aye” and none voted “Nay”.

4. **Resolution No. R20-58 approving a redevelopment agreement for redevelopment project undertaken by WHO Development, LLC as set forth in the Third Supplement to the Amendment to the 33rd Avenue and U.S. Highway 30 Redevelopment Plan (Phase III of the WHO Development Redevelopment Project - Starbucks).** Resolution No. R20-58 entitled: A RESOLUTION OF THE 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 AGREEMENT FOR A REDEVELOPMENT PROJECT UNDERTAKEN BY WHO DEVELOPMENT, LLC, AS SET FORTH IN THE "THIRD SUPPLEMENT TO THE REDEVELOPMENT PLAN ENTITLED: AMENDMENT TO THE 33RD AVENUE AND U.S. HIGHWAY 30 REDEVELOPMENT PLAN OF THE CITY OF COLUMBUS, NEBRASKA (PHASE III OF THE WHO DEVELOPMENT REDEVELOPMENT PROJECT)" was adopted with a motion by Jablonski and a second by Schilling. Augustine-Schulte, Bahr, Hiemer, Kresha, Lohr, Roth, and Schilling voted “Aye” and Jablonski voted “Nay”.

5. **Resolution No. R20-59 approving a redevelopment agreement for redevelopment project undertaken by Columbus Retail, LLC as set forth in the Third Supplement to the Amendment to the 33rd Avenue and U.S. Highway 30 Redevelopment Plan (Phase III of the WHO Development Redevelopment Project - Retail).** Resolution No. R20-59 entitled: A RESOLUTION OF THE 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 AGREEMENT FOR A REDEVELOPMENT PROJECT UNDERTAKEN BY COLUMBUS RETAIL, LLC, AS SET FORTH IN THE "THIRD SUPPLEMENT TO THE

REDEVELOPMENT PLAN ENTITLED: AMENDMENT TO THE 33RD AVENUE AND U.S. HIGHWAY 30 REDEVELOPMENT PLAN OF THE CITY OF COLUMBUS, NEBRASKA (PHASE III OF THE WHO DEVELOPMENT REDEVELOPMENT PROJECT)" was adopted with a motion by Jablonski and a second by Kresha. Augustine-Schulte, Bahr, Hiemer, Jablonski, Kresha, Lohr, Roth, and Schilling voted “Aye” and none voted “Nay”.

6. **Resolution No. R20-60 authorizing the issuance of Tax Increment Revenue Bonds for WHO Development - Phase II Freddy's Project.** Resolution No. R20-60 entitled: A RESOLUTION OF THE 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 TAX INCREMENT REVENUE BOND; 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 Jablonski and a second by Lohr. Augustine-Schulte, Bahr, Hiemer, Jablonski, Kresha, Lohr, Roth, and Schilling voted “Aye” and none voted “Nay”.

7. **Resolution No. R20-61 authorizing issuance of Tax Increment Revenue Bonds for WHO Development - Phase III Starbucks Project.** Resolution No. R20-61 entitled: A RESOLUTION OF THE 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 TAX INCREMENT REVENUE BOND; 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 Jablonski and a second by Lohr. Augustine-Schulte, Bahr, Hiemer, Kresha, Lohr, Roth, and Schilling voted “Aye” and Jablonski voted “Nay”.

8. **Resolution No. R20-62 authorizing the issuance of Tax Increment Revenue Bonds for WHO Development - Phase III Retail Project.** Resolution No. R20-62 entitled: A RESOLUTION OF THE 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 TAX INCREMENT REVENUE BOND; 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 Jablonski and a second by Schilling. Augustine-Schulte, Bahr, Hiemer, Jablonski, Kresha, Lohr, Roth, and Schilling voted “Aye” and none voted “Nay”.

9. **Adjournment**: The meeting adjourned at 7:46 p.m.

Presented and approved this 15 day of June, 2020.

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MAYOR

ATTEST:

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CITY CLERK