A meeting of the City Council, as the Community Development Agency, of the City of Columbus, Nebraska, was convened on July 5, 2022, at 8:10 p.m., following the 7 p.m. City Council meeting.

Notice of this meeting was given in advance thereof by posting at Columbus City Hall, Columbus Public Library, and Platte County Courthouse on June 30, 2022, with an affidavit of posting 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 Augustine-Schulte announced that a copy of the Open Meetings Act is posted in the meeting room. Present were Council Members Beth Augustine-Schulte, Charlie Bahr, Troy Hiemer, Rich Jablonski, Dennis Kresha, John Lohr, Prent Roth, and Ron Schilling. Also present was Mayor James Bulkley. City staff members included City Administrator Tara Vasicek, City Clerk Janelle Kline, and Police Chief Chuck Sherer.

2. **Resolution No. R22-83 approving amendment to redevelopment agreement with SERC, LLC in conjunction with City of Columbus Redevelopment Plan for the Southeast Redevelopment Area.** Vasicek explained that the amendment extends the timeline to develop townhomes due to delay issues in the current market. Resolution No. R22-83 entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, AS THE GOVERNING BODY OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING AN AMENDMENT TO A REDEVELOPMENT CONTRACT FOR A REDEVELOPMENT PROJECT UNDERTAKEN BY SERC, LLC, AS SET FORTH IN THE "CITY OF COLUMBUS REDEVELOPMENT PLAN FOR THE SOUTHEAST REDEVELOPMENT AREA (SERC, LLC, REDEVELOPMENT PROJECT)" was adopted with a motion by Kresha and a second by Schilling. Augustine-Schulte, Bahr, Hiemer, Jablonski, Kresha, Lohr, Roth, and Schilling voted “Aye” and none voted “Nay”.

3. **Resolution No. R22-84 authorizing issuance of Tax Increment Revenue Bond in an amount not to exceed $1,006,636 for SERC, LLC.** Resolution No. R22-84 entitled: A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF COLUMBUS, NEBRASKA, ADOPTED BY 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 A TAX INCREMENT REVENUE BOND FOR THE SERC, LLC, REDEVELOPMENT PROJECT IN THE SOUTHEAST REDEVELOPMENT AREA; 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 Lohr and a second by Kresha. Augustine-Schulte, Bahr, Hiemer, Jablonski, Kresha, Lohr, Roth, and Schilling voted “Aye” and none voted “Nay”.

4. **Resolution No. R22-85 authorizing issuance of Tax Increment Revenue Bond in an amount not to exceed $13,250,000 for Convergence, LLC.** Resolution No. R22-85 entitled: A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF COLUMBUS, NEBRASKA, ADOPTED BY 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 A TAX INCREMENT REVENUE BOND FOR THE

"REDEVELOPMENT PLAN FOR CONVERGENCE, L.L.C., 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 Bahr and a second by Lohr. Augustine-Schulte, Bahr, Hiemer, Kresha, Lohr, Roth, and Schilling voted “Aye” and Jablonski voted “Nay”.

5. **Resolution No. R22-86 approving 23 Street Corridor Redevelopment Area 6 Neighborhood Beautification Program Tax Increment Financing Policies and Guidelines and authorizing issuance of revocable grants in amount up to 50 percent of TIF eligible cost of project, or up to $15,000 per project, whichever is less.** Vasicek explained that this resolution adopts guidelines for grant applications in conjunction with the 23rd Street reconstruction project. Resolution No. R22-86 entitled: A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF COLUMBUS, NEBRASKA, ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBUS, ACTING AS THE GOVERNING BODY OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF COLUMBUS, NEBRASKA, ADOPTING POLICIES AND GUIDELINES FOR CERTAIN TAX-INCREMENT FINANCING PROJECTS WITHIN THE BLIGHTED AND SUBSTANDARD 23RD STREET CORRIDOR REDEVELOPMENT AREA; AUTHORIZING THE ISSUANCE OF REVOCABLE GRANTS IN THE BLIGHTED AND SUBSTANDARD 23RD STREET CORRIDOR REDEVELOPMENT AREA; PROVIDING FOR THE TERMS AND PROVISIONS OF SAID REVOCABLE GRANTS; AND PLEDGING REVENUES OF THE AUTHORITY 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”.

5. **Adjournment**: The meeting adjourned at 8:18 p.m.

Presented and approved this 18 day of July, 2022.

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MAYOR

ATTEST:

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CITY CLERK