

**CITY OF YUTAN
COMMUNITY REDEVELOPMENT AUTHORITY
P.O. BOX 215 - 112 VINE
YUTAN, NE 68073
(402)625-2112**

EXTRACT FROM MINUTES OF A REGULAR MEETING OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF YUTAN, IN THE COUNTY OF SAUNDERS, STATE OF NEBRASKA HELD AT THE CITY OFFICE IN SAID CITY ON THE 19TH DAY OF NOVEMBER, 2013, AT 5:30 p.m.

Notice of the meeting was given in advance thereof by posting notice, a designated Method for giving notice, as shown by the (Affidavit of Publication) (Certificate of Posting Notice) attached to these minutes. Notice of this meeting was given to all members of the Community Redevelopment Authority and a copy of their acknowledgment of receipt of notice and the agenda is attached to these minutes. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

Meeting was called to order at 5:30 p.m. by Tom Huston acting as Chair until election of officers. Board Members: Long, Mattheis, McLaughlin, and Rowell were present. Board member Egr arrived at 5:36. Mr. Huston then informed all of the individuals present of the location of the poster regarding the Open Meetings Act.

- 1) Election of Officers: Board member Long made a motion to elect Board member Rowell as Board Chairman, Board member McLaughlin seconded the motion. Upon roll call vote was as follows: YEA: Long, Mattheis, McLaughlin and Rowell. NO: None. Motion carried. Board member Mattheis made a motion to elect Board member Long Secretary, board member McLaughlin seconded the motion. Upon roll call vote was as follows: YEA: Long, Mattheis, McLaughlin and Rowell. NO: None. Motion carried.

Tom Huston opened Public Hearing regarding amendment to the Redevelopment Plan, the Cost- Benefit Analysis, and the Redevelopment Agreements for Itan Parkview First Phase Project and the Melvin Sudbeck Homes Project at 5:34pm. Mr. Huston gave a brief explanation of all documents to be discussed and an overview of maps of the area then asked for any public questions or comments. A general discussion was held regarding financial details of both projects. The Board asked that language be changed in Amendment to the Redevelopment Plan for the Itan Parkview First Phase project on page 2 second paragraph changing the sentence from: The CRA public improvements shall include, but are not limited to, surfacing of County Road 5 and County Road N, both bordering the Site, improvements to Itan Park and Timber Crest Park, and other improvements deemed feasible and necessary in support of the public health, safety, and welfare which qualify as eligible expenditures for public improvements under the Act.

To Read as follows :

The CRA public improvements **may** include, but are not limited to, surfacing of County Road 5 and County Road N, both bordering the Site, improvements to Itan Park and Timber Crest Park, and other improvements deemed feasible and necessary in support of the public health, safety, and welfare which qualify as eligible expenditures for public improvements under the Act.

Public Hearing was closed at 6:32pm.

2) Itan Parkview First Phase Project: The following Items were discussed regarding this project. After review a motion was made by Mattheis and seconded by Long to pass Resolution #2013-1C. Upon roll call vote was as follows: YEA: Egr, Long, Mattheis, McLaughlin and Rowell. NO: None. Motion carried.

- a) Amendment to the Redevelopment Plan of the City of Yutan, Nebraska regarding Itan Parkview First Phase Project.
- b) Cost Benefit Analysis regarding the Itan Parkview First Phase Project.
- c) Redevelopment Agreement regarding Itan Parkview First Phase Project.
- d) Resolution #2013-1C - A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF YUTAN, NEBRASKA, APPROVING AN AMENDMENT TO THE REDEVELOPMENT PLAN OF THE CITY OF YUTAN, A COST-BENEFIT ANALYSIS FOR THE ITAN PARKVIEW PROJECT, AND A REDEVELOPMENT AGREEMENT.

3) Melvin Sudbeck Homes Project: The following Items were discussed regarding this project. After review a motion was made by Egr and seconded by Mattheis to pass Resolution #2013-2C. Upon roll call vote was as follows: YEA: Egr, Long, Mattheis, McLaughlin and Rowell. NO: None. Motion carried.

- a) Amendment to the Redevelopment Plan of the City of Yutan, Nebraska regarding the Melvin Sudbeck Homes Project.
- b) Cost Benefit Analysis regarding the Melvin Sudbeck Homes Project.

c) Redevelopment Agreement regarding the Melvin Sudbeck Homes Project.

d) Resolution #2013-2C- A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF YUTAN, NEBRASKA, APPROVING AN AMENDMENT TO THE REDEVELOPMENT PLAN OF THE CITY OF YUTAN, A COST-BENEFIT ANALYSIS FOR THE MELVIN SUDBECK HOMES PROJECT, AND A REDEVELOPMENT AGREEMENT.

4) General Discussion – CRA will issue notes for Tax Increment Finance at a later date.

A **motion** was made by Long and seconded by Mattheis to adjourn meeting at 6:40 p.m. Upon roll call vote was as follows: YEA: Egr, Long, Mattheis, McLaughlin and Rowell. NO: None. Motion carried.

Allen Rowell, Chairman

Justin (J.C.) Long, Secretary