

**CITY OF YUTAN
COMMUNITY REDEVELOPMENT AUTHORITY
P.O. BOX 215 - 112 VINE
YUTAN, NE 68073
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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 20th DAY OF AUGUST 2019, 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 5:32 p.m. Board Members McLaughlin, Johnson, Egr and Long were present. Board Member Woster was absent. Chairman Long informed all of the individuals present of the location of the poster regarding the Open Meetings Act and opened the meeting with the Pledge of Allegiance.

- 1) A motion was made by McLaughlin and seconded by Johnson to approve the following claim: #1069: Cline Williams et. al-825.00. Upon roll call vote was as follows: YEA: Johnson, Egr, McLaughlin and Long. NO: None. Motion carried.

- 2) Discussion over Empire Fence and Netting's bid was held. It was explained that this bid was higher than expected, because it includes a more expensive type of pole for the backstop; however, it was noted that engineers may determine that a smaller, less expensive pole is acceptable, lowering the overall cost of the bid. It was also noted that an additional \$2,500 would be needed if it is determined that a restraint collar is necessary. The TIF Administrator stated that the maximum overall cost should not exceed \$47,000, and Board Member Egr reiterated this, stating that he wouldn't be surprised if the actual cost ends up lower than \$40,000. Board Member Johnson reminded the other CRA members that they had initially estimated the project would cost around \$50,000, so this bid is within that figure. The CRA members debated whether they needed to receive multiple bids for this project, due to the higher dollar amount, and the TIF Administrator told them that it is a gray area in the law whether the CRA is acting in a municipal function for this project and would therefore be bound by the same financing laws as a city government. A motion was made by Johnson and

seconded by Egr to approve the bid from Empire Fence and Netting for \$44,500 pending attorney confirmation on the legality of accepting one bid without receiving others. Upon roll call vote was as follows: YEA: Johnson, Egr, McLaughlin, and Long. NO: None. Motion carried. They further discussed the bidding process and timeline should the CRA attorney deem it necessary.

- 3) TIF Administrator Bockelmann explained how he and Chairman Long have been working with the CRA attorney to determine each fund's balance and respective financial obligations per the Series A and B notes set forth in the redevelopment agreement. Their goal in doing so was to determine when the paving of County Roads N and 5 could feasibly be completed. The TIF Administrator shared amortization schedules and explained that the timing of Sudbeck's third phase will significantly impact the timing of these projects. Chairman Long explained that the third phase has not been established as a TIF project yet, as the notice to divide has not been filed and a date for doing so has not been determined. Preliminary engineering was been completed for sections of these street paving projects. JEO Consulting Group has estimated that the cost for both projects would exceed \$600,000. Board Member Johnson expressed his concern that costs would continue to increase as time goes on. He then posited that the CRA could make payments on a loan for the street paving projects based on the revenue for the first and second phase for several years before the third phase's revenue would be needed. Board Member Johnson and Chairman Long agreed that they would be comfortable moving forward on paving both streets once Sudbeck submits the paperwork for tax increment financing on the third phase.
- 4) Chairman Long began the discussion by describing a recent interaction he had with two young mothers who were sitting under an awning at the splash pad watching their children play at Timbercrest Park, because there are no shaded sitting areas at the park. He stated that he would like to create a shaded area at Timbercrest Park and that he would assist the City's maintenance employees to put up an awning at no cost, if the CRA is willing to pay for an awning and poles. A motion to authorize Chairman Long to spend up to \$500.00 on the needed materials was made by Johnson and seconded by Egr. Upon roll call vote was as follows: YEA: Johnson, Egr, McLaughlin, and Long. NO: None. Motion carried. Chairman Long informed the CRA that he would ideally like to have this completed in a week or so but noted the upcoming vacation of a maintenance employee.
- 5) No general discussion was held.

Meeting was adjourned at 6:05 p.m.

JC Long, Chairman

Kevin Johnson, Secretary/Treasurer