

**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 19th DAY OF FEBRUARY 2020, AT 6:00 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 6:02 p.m. Board Members McLaughlin, Johnson, Egr, Woster, and Long were present. No members were absent. Chairman Long informed all of the individuals present of the location of the poster regarding the Open Meetings Act.

- 1) A motion to reappoint JC Long as CRA Chairman and Kevin Johnson as Secretary was made by McLaughlin and seconded by Egr. Upon roll call, vote was as follows: YEA: Johnson, Egr, Long, McLaughlin, and Woster. NO: None. Motion carried.
  
- 2) TIF Administrator Bockelmann gave an overview of the finances of the CRA account and informed the CRA of the ongoing negotiations with Melvin Sudbeck to determine the payments to him for the Sudbeck Homes redevelopment project. Johnson asked why the interest payments on the project an issue are now and why this issue was not brought to the CRA's attention by the TIF attorney. Long explained that per the redevelopment agreement, Sudbeck Homes was to provide cost certifications for each phase once the improvements were completed. TIF Administrator Bockelmann stated that the only significant payment that has been made was in October 2018. Bockelmann then explained that he is working with the TIF attorney and Melvin Sudbeck to determine a payment schedule for the remainder of the project. Chairman Long outlined the CRA's timeline for approval of Phase III. Woster asked why the CRA had not made a recent payment to reduce interest and Bockelmann stated that payments have not been made because sufficient revenue was only generated in 2019, thus starting his work on determining a payment schedule. McLaughlin asked why interest started

accruing on Phase I and II early on and Bockelmann stated that is how the redevelopment agreement and TIF Notes were written. Bockelmann also explained that the TIF notes for Phase III would be written differently. Egr asked what Melvin Sudbeck thought of the anticipated 2021 file date of the notice to divide for Phase III. Bockelmann stated that Sudbeck has no issue with that timeframe. A motion to approve all claims was made by McLaughlin and seconded by Johnson. Upon roll call, vote was as follows: YEA: Johnson, Egr, Long, McLaughlin, and Woster. NO: None. Motion carried.

- 3) Project Engineer Jon Mooberry with JEO Consulting gave an overview of the project and explained the changes from the plan-in-hand meeting. McLaughlin asked why the design for this project was not done in conjunction with the County Road 5 water main extension to avoid tearing out a portion of E Poplar St. Mooberry stated that is because the completion of the water main extension was time-sensitive and the CRA wanted to wait on the road project. McLaughlin asked if the removal of the stop sign would be dictated by the final plans or if the City could make that determination later. Mooberry stated that the decision on the stop sign could be made later but that the traffic study recommended removing the stop sign. Mooberry also broke down the final cost estimate, explained the contingencies and construction services estimates, and outlined the timeline for completion. McLaughlin asked about liquidated damages and Mooberry gave several options depending on the scenario. McLaughlin asked if there was enough right-of-way to create a temporary access road near the project site. Mooberry stated that it was the bidder's responsibility to provide access and that he did not want to restrict possibilities in the bid. TIF Administrator Bockelmann noted that he had offered the project to Sudbeck Homes in exchange for the Series B notes, eliminating the need to negotiate interest payments for the Sudbeck Homes redevelopment project. He stated that his recommendation was based on advice from the TIF attorney and he gave an overview of the logistics and timeframe of transferring the Notes to Sudbeck Homes. Long and Johnson expressed that they would prefer to bid the project. Bockelmann explained that the Series B notes are projected to provide sufficient funding for the paving project. The CRA agreed to approve the bids and to continue to work with Melvin Sudbeck on potentially taking the paving project. A motion to approve the final plans and bidding for the County Road 5 and N Paving Project was made by Johnson and seconded by Woster. Upon roll call, vote was as follows: YEA: Johnson, Egr, Long, McLaughlin, and Woster NO: None. Motion carried.
- 4) TIF Administrator Bockelmann asked the CRA if they would want to see any new residential redevelopment projects. Johnson encouraged the

CRA and City to examine all proposals for redevelopment projects as he believes the CRA and City should be pro-growth. Johnson further stated that he would like the City, CRA, school board, and other stakeholders meet to discuss the potential benefits and drawbacks to the project. Woster asked what the next step in evaluating a proposed project is, and Long, Egr, and McLaughlin said that the City is evaluating options for infrastructure improvements.

5) No general discussion was held.

Meeting was adjourned at 7:06 p.m.

JC Long, Chairman

Kevin Johnson, Secretary/Treasurer