

**COMMUNITY REDEVELOPMENT AUTHORITY  
YUTAN, NEBRASKA  
November 2, 2022, 5:30 p.m.**

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 2<sup>nd</sup> DAY OF NOVEMBER 2022, 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 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 pm by Chairman Long, Board Members Long, Gay, and Duffy were present, Egr was absent. Chairman Long informed all individuals present of the location of the poster regarding the Open Meetings Act.

- 1) **A motion to approve minutes from July 19, 2022**, meeting was made by Long and seconded by Duffy to approve the minutes from the July 19 2022 meeting. YEA: Long, Gay, Duffy No – None, Motion carried
- 2) **TIF Administrator Heaton introduced new member, Carrie Duffy**. A brief discussion of what the CRA does and the ongoing issues the board has been dealing with to bring Carrie Duffy up to speed. Also included a discussion of the CRA finances, Duffy inquired about the CRA account gaining interest, Long said he would check with the bank.
- 3) **Approval of Claims** – The following claims were approved: Valley Corp – 192.00, Kline Williams – 75.00, 1050.00, 37.50. Motion by Long Second by Duffy, YEA Long, Duffy, Gay, No – None, Motion Carried
- 4) **McCuen Fence** – TIF Administrator Heaton informed all present that Tomi McCuen had reached out about getting some compensation for their fence that was silted in during construction of the 2<sup>nd</sup> and 3<sup>rd</sup> phases of the Itan development. Chairman Long stated that he had spoken to Tomi about the CRA possibly paying for the fence to be replaced. McCuen's had replaced the original chain link with updated vinyl fencing. Duffy suggested covering ½ the cost of the fence. Gay inquired about reaching out to Sudbeck to cover the costs. The group felt it was more cost effective to pay directly rather than work to recoup from Sudbeck. Motion by Duffy to pay ½ the fence cost (\$2560.76), seconded by Gay, YEA Long, Duffy, Gay, No – None, Motion Carried.
- 5) **Hillside and CR 5 Ditch Work** – TIF Administrator Heaton informed the group that the seeding and grading was redone at M.E. Collins expense as part of their warranty. Heaton felt that the work was done to satisfaction and that the homeowners could begin maintaining the ROW in spring 2023. The group agreed, Chairman Long suggested a letter to residents notifying them that the construction phase is over and they are now responsible for the maintenance going forward.

- 6) **Community Garden/Pickleball Courts** - TIF Administrator Heaton informed all present that city staff has received a request for a type of community garden. Currently, staff is looking at the best option for a location. Councilmember Kelly has been working on a plan to install a pickleball court in town. Heaton is inquiring if the CRA Board would approve using TIF funds for these projects. Chairman Long noted that the CRA may be interested in helping with funding or matching funds with a grant. Would like to wait until the council makes a decision on the pickleball courts.

7) **General Discussion** - None

A motion to adjourn the meeting was made by Gay and seconded by Long YEA: All. No: None.  
Meeting adjourned at 6:30 p.m.

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J.C. Long, Chairman

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Aaron Gay, Secretary/Treasurer