

## COMMUNITY REDEVELOPMENT AUTHORITY PROCEEDINGS

August 25, 2021

The Community Redevelopment Authority of the City of David City, Nebraska, met in open public session at 8:36 p.m. in the meeting room of the City Office located at 557 N. 4<sup>th</sup> Street, David City, Nebraska. The Public had been advised of the meeting by publication of notice in The Banner Press on August 19<sup>th</sup>, 2021 and an affidavit of the publisher is on file in the office of the CRA Secretary. The Community Redevelopment Authority members acknowledged advance notice of the meeting. The advance notice to the Public, and the Community Redevelopment Authority members conveyed the availability of the agenda, which was kept continuously current in the office of the Secretary and was available for public inspection on the City's website. No new items were added to the agenda during the twenty-four hours immediately prior to the opening of the meeting.

Present for the meeting were: Community Redevelopment Members– Tom Kobus, Bruce Meysenburg, Jessica Miller, John Vandenberg, and Kevin Woita. City Administrator Clayton Keller, City Attorney Joanna Uden, and Community Redevelopment Secretary Tami Comte were also present. Community Redevelopment Members Alan Zavodny and Pat Meysenburg were absent.

Chairman Jessica Miller informed the public of the "Open Meetings Act" posted on the east wall of the meeting room and asked those present to please silence their cell phones.

CRA member John Vandenberg made a motion to accept the minutes of the July 28, 2021 meeting of the Community Redevelopment Authority as presented. CRA Member Bruce Meysenburg seconded the motion. The motion carried.  
Tom Kobus: Yea, Bruce Meysenburg: Yea, Pat Meysenburg: Absent, Jessica Miller: Yea, John Vandenberg: Yea, Alan Zavodny: Absent, Kevin Woita: Yea  
Yea: 5, Nay: 0, Absent: 2

CRA member Kevin Woita made a motion to pass and adopt Resolution No. 3-2021 CRA allowing the Community Redevelopment Authority to borrow money from David City Utilities. CRA member Tom Kobus seconded the motion. Tom Kobus: Yea, Bruce Meysenburg: Yea, Pat Meysenburg: Absent, Jessica Miller: Yea, John Vandenberg: Yea, Alan Zavodny: Absent, Kevin Woita: Yea  
Yea: 5, Nay: 0, Absent: 2

The motion carried and Resolution No. 3-2021 CRA was passed and adopted as follows:

### **RESOLUTION NO. 3-2021CRA**

**RESOLUTIONS OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF DAVID CITY, NEBRASKA, FINDING THAT IT IS NECESSARY AND ESSENTIAL TO THE REDEVELOPMENT OF SUBSTANDARD AND BLIGHTED AREAS AND NECESSARY TO THE ELIMINATION AND PREVENTION OF BLIGHTED AND SUBSTANDARD CONDITIONS, AND CONSISTENT WITH THE MASTER PLAN OF THE CITY, TO BORROW FUNDS AND AUTHORIZING THE CITY ADMINISTRATOR TO TAKE ALL STEPS NECESSARY TO EFFECTUATE SUCH A TRANSACTION.**

WHEREAS, the City of David City, Nebraska, is a municipal corporation and city of the second class ("City"); and

WHEREAS, the City has duly formed and operated a Community Redevelopment Authority ("CRA") under the Nebraska Community Development Law, Nebraska Revised Statutes sections 18-2101, et seq. (the "CDL"); and

WHEREAS, the City and CRA have determined it desirable to undertake and carry out certain projects in or for the benefit of areas of the City, the City and the CRA have determined or may determine to be substandard and blighted and in need of redevelopment pursuant to the CDL; and

WHEREAS, the City previously adopted Resolution No. No. 7-2019, which determined that portions of the City are substandard and blighted as Nebraska Revised Statutes section 18-2103, subsections (10) and (11) define, in that such areas meet the criteria in subsection (10) and meet one or more of the factors in subsections (i) through (iv) of subsection (11)(b); and

WHEREAS, Nebraska Revised Statutes section 18-2107 authorizes the CRA to borrow money; and

WHEREAS, the CRA deems such borrowing as described herein necessary for the redevelopment of the City and essential to the prevention and elimination of blighted and substandard conditions in the City, consistent with the City's Master Plan ("Master Plan"); and

WHEREAS, the CRA sought terms for the transaction from multiple financial institutions; and

WHEREAS, the CRA determined the proposal from the City of David City Utilities Department ("Respondent") to best suit its needs and abilities; and

WHEREAS, the CRA desires to enter into a loan transaction with Respondent.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF DAVID CITY, NEBRASKA, AS FOLLOWS:

Section 1. The CRA now authorizes its Chairperson and the City Administrator, on the CRA's behalf, to negotiate and execute documents consistent with and necessary to effectuate the transaction, including, but not limited to, one or more promissory notes.

Section 2. That such borrowing is in furtherance of the elimination of substandard and blighted conditions in the City under the authority of the Community Development Law, is in the public purpose and public interest, and is consistent with the City's Master Plan.

Section 3. That all resolutions, orders and parts thereof in conflict herewith are hereby repealed to the extent of such conflict, these Resolutions shall take effect upon approval, and the provisions of these Resolutions are separable, and invalidity of any phrase, clause or part of these Resolutions, shall not affect the validity of effectiveness of the remainder of these Resolutions.

Section 4. That all actions taken prior to or concurrent with the adoption of these Resolutions are hereby ratified and in full force and effect.

PASSED AND APPROVED this 25<sup>th</sup> day of August, 2021.

THE COMMUNITY REDEVELOPMENT  
AUTHORITY OF THE CITY OF DAVID  
CITY, NEBRASKA

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Board President

ATTEST:

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Secretary

CRA member Bruce Meysenburg made a motion to adjourn. CRA member Tom Kobus seconded the motion. The motion carried.

Tom Kobus: Yea, Bruce Meysenburg: Yea, Pat Meysenburg: Absent, Jessica Miller: Yea, John Vandenberg: Yea, Alan Zavodny: Absent, Kevin Woita: Yea  
Yea: 5, Nay: 0, Absent: 2

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Tami Comte, CRA Secretary