

## COMMUNITY DEVELOPMENT AGENCY PROCEEDINGS

December 7, 2022

The Community Development Agency of the City of David City, Nebraska, convened in open public session at 7:19 p.m. in the meeting room of the City Office at 490 "E" Street, David City, Nebraska. The Public had been advised of the meeting by publication of notice in The Banner Press on December 1, 2022, and an affidavit of the publisher is on file in the office of the CDA Secretary. The Community Development Agency members acknowledged advance notice of the meeting. The advance notice to the Public, and Community Development Agency 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 Development Agency Members– Chairman Alan Zavodny, Tom Kobus, Bruce Meysenburg, Kevin Woita, Pat Meysenburg, Jessica Miller, Community Development Agency Secretary Tami Comte and City Attorney David Levy. Also present was Special Projects Coordinator Dana Trowbridge. CDA member John Vandenberg was absent.

Chairman Alan Zavodny informed the public of the "Open Meetings Act" posted on the west wall of the meeting room and asked those present to please silence their cell phones. He also asked that anyone addressing the Agency to introduce themselves.

CDA member Pat Meysenburg made a motion to approve the minutes of the November 9, 2022 meeting of the CDA. CDA Member Kevin Woita seconded the motion. The motion carried.

Tom Kobus: Yea, Bruce Meysenburg: Yea, Pat Meysenburg: Yea, Jessica Miller: Yea, John Vandenberg: Absent, Kevin Woita: Yea, Alan Zavodny (Chairman): Yea  
Yea: 6, Nay: 0, Absent: 1

Chairman Zavodny stated that the next item on the agenda was discussion/action concerning Northland Subdivision and a comparison between Olsson's estimate and M.E. Collins estimate.

Special Projects Coordinator Dana Trowbridge presented the following information to the Community Development Agency members.

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City of David City, Nebraska (the "CDA"), and submits the implementation of a redevelopment project in the blighted and substandard community redevelopment area, commonly referred to as "Area 5" (referred to herein as the "Redevelopment Area") to optimize the tax increment financing ("TIF") resources available for site acquisition, construction of eligible public improvements, and removal of existing and avoidance of future blighted and substandard conditions. This Redevelopment Plan contemplates the construction of infrastructure improvements to support the development of a residential subdivision within the Redevelopment Area, as further detailed herein (referred to herein as the "Redevelopment Project").

**B. Redevelopment Area; Project Site; Existing Conditions**

The boundaries and existing conditions of the Redevelopment Area are shown in Exhibit A-1, attached hereto and incorporated herein. The boundaries and existing conditions of the area to be developed as part of the Redevelopment Project (the "Project Site") are shown in Exhibit A-2, attached hereto and incorporated herein. The Project Site is located to the northeast of the intersection of O Street and North 5th Street in the City, and is completely engrossed within the Redevelopment Area and is in need of redevelopment. The Project Site currently consists of vacant agricultural land.

**C. Conformance with the Comprehensive Plan**

This Redevelopment Plan was developed on the basis of the goals, policies and actions adopted by the City for the community as a whole, for the Redevelopment Area and Project Site. In accordance with the Act, this Redevelopment Plan has been designed to conform to the City's adopted comprehensive plan for land use and development (the "Comprehensive Plan").

The Comprehensive Plan sets forth the following guidance and objectives with respect to the Project Site and City as a whole:

- The City will need to grow between 226 and 452 acres to accommodate 500 new residents by 2030.
- The City should implement policies and strategies to encourage and implement housing growth.
- The City should first evaluate vacant land for future land use growth.
- Development of new housing should be incentivized.
- The City should take proactive measures to encourage economic development.

In accordance with the foregoing, the Redevelopment Project and this Redevelopment Plan is feasible and in conformity with the Comprehensive Plan as a whole, and conforms to the legislative declarations and determinations set forth in the Act.

**D. Redevelopment Project Overview**

The Project Site is located on approximately 12.24 acres of undeveloped land located to the northeast of the intersection of O Street and North 5th Street in the City. The Redevelopment Project consists of the necessary site preparation and construction of infrastructure to support the private development of a residential subdivision. At completion of the Redevelopment Project, it is anticipated the Project Site will have the capability to support approximately thirty-six (36) buildable residential lots, which could consist of both single-family attached and detached dwellings. Additionally, it is anticipated that a strip of land in the center of the Project Site will be left vacant for use as a public space or for storm water management. Because the Project Site is currently vacant, no families or businesses will be displaced as a result of the Redevelopment Project. The Redevelopment Project does not require public acquisition other than the dedication of public rights-of-way and the public space/park detailed above.

of revenue as a result of the Redevelopment Project. Rather, the private developers and lot owners will capture such beneficial interests as part of the buildout of the private improvements.

In accordance with the above findings, the Redevelopment Project would not be economically feasible without the use of TIF, and the Redevelopment Project would not occur in the Redevelopment Area without the use of TIF.

## 2. Sources and Uses of Financing

Based upon the projections provided in Exhibit "D", this Redevelopment Plan contemplates the issuance of one or more TIF bonds or notes (the "TIF Indebtedness") in an aggregate principal amount not to exceed \$2,113,558, at an interest rate to be determined by the CDA. Notwithstanding the foregoing, if actual valuations exceed the initial estimated valuations of the private improvements built upon the completed lots provided herein, the City and CDA, in their discretion, may amend this Redevelopment Plan to increase the amount of TIF Indebtedness authorized hereunder and proceed to issue additional bonds/notes in accordance therewith.

The total estimated cost of the Redevelopment Project is \$3,034,504. Because the Redevelopment Project consists only of public improvements constructed for the sole benefit of the City's economic development and housing objectives, TIF will make up a significant portion of the financing for the Redevelopment Project. Redeveloper anticipates that the costs exceeding the TIF Revenues will be covered by the proceeds from the sales of the lots to developers/owners to construct the private improvements, at an average sale price of \$28,000 (\$1,008,000 total for all 36 lots). The City (on behalf of Redeveloper) intends to issue a bond anticipation note to cover the initial costs of construction during the construction period. It is the intent that such bond anticipation note will be replaced with permanent financing serviced by the TIF Revenues once the TIF Revenues can adequately service such debt. Based upon estimated TIF Revenues in the amount of \$2,113,558 and proceeds from the sale of the lots in the amount of \$1,008,000 (i.e., \$3,121,558 total), such sources are estimated to cover the total cost of the Redevelopment Project (i.e., \$3,034,504).

### J. Cost-Benefit Analysis

A cost-benefit analysis for the Redevelopment Project is attached as Exhibit "E" and incorporated herein.

#### Exhibits:

- Exhibit A-1: Redevelopment Area
- Exhibit A-2: Project Site and Existing Land Use
- Exhibit B: Site Plan and Future Land Use
- Exhibit C: Estimated Construction Cost of the Redevelopment Project
- Exhibit D: Sources and Uses of TIF
- Exhibit E: Cost-Benefit Analysis

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#### EXHIBIT "A-1"

**Redevelopment Area**  
Boundaries and Existing Conditions:

*One year ago estimate.*

December 28, 2021				
Northland Subdivision - David City, NE				
Preliminary Infrastructure Cost Opinion				
Item	Quantity	Units	Unit Cost	Total
1. 8" PVC Water Main	3,000	L.F.	\$45.00	\$135,000.00
2. Fire Hydrant Assembly	4	EA.	\$5,000.00	\$20,000.00
3. Connect to Existing Main	2	EA.	\$1,000.00	\$2,000.00
4. 8" R.S. Gate Valve	8	EA.	\$2,100.00	\$16,800.00
5. 1" Service Connection	42		\$650.00	\$27,300.00
6. 1" PE Water Service Tubing	1,050	L.F.	\$20.00	\$21,000.00
7. 1" Curb Stop w/Box	42	EA.	\$500.00	\$21,000.00
8. 8" PVC Sewer Main	2,400	L.F.	\$65.00	\$156,000.00
9. 48" Diam. Manhole	11	EA.	\$6,000.00	\$66,000.00
10. 8" x 6" Service Wye	42	EA.	\$850.00	\$35,700.00
11. 6" Sanitary Sewer Service (25' x 42')	1,050	L.F.	\$40.00	\$42,000.00
12. 4" P.C. Sidewalk (2000' x 4')	8,000	S.F.	\$7.00	\$56,000.00
13. 6" P.C. Concrete Pavement w/Integral Curb	8,500	S.Y.	\$70.00	\$595,000.00
14. Subgrade Preparation	8,500	S.Y.	\$3.00	\$25,500.00
15. Earthwork	25,000	C.Y.	\$8.00	\$200,000.00
Sub-Total				\$1,419,300.00
Contingencies (25%)				\$354,825.00
Engineering (15%)				\$212,895.00
<b>Total</b>				<b>\$1,987,020.00</b>
				<i>212,895.00</i>
				<i>1,774,125.00</i>

Note: Dewatering for utilities not included. If necessary, this can become a significant expense.  
 Street lighting is excluded.  
 Gas and Electrical utilities are excluded.



M. E. COLLINS CONTRACTING CO., INC.  
 Contract Estimate Spreadsheet

Project: Northland CRA Sub

File name:\xls\files\

Owner: David City  
 Working days:  
 Letting date: ?

Item No	Description of work	Units	Unit Type	Item Bid	Total
<b><u>SANITARY SEWER APPROXIMATE QUANTITIES</u></b>					
1	MOBILIZATION	1	LS	\$ 16,808.00	\$ 16,808.00
2	DEWATERING	2036	LF	\$ 53.00	\$ 107,908.00
3	8" PVC SANITARY SEWER MAIN	2036	LF	\$ 62.00	\$ 126,232.00
4	4" SANITARY SERVICE MAIN	1339	LF	\$ 42.00	\$ 56,238.00
5	BUILD 48" STANDARD MANHOLE	12	EA	\$ 6,947.00	\$ 83,364.00
6	8" x 4" SERVICE WYE	33	EA	\$ 489.00	\$ 16,137.00
7	4" CAP	33	EA	\$ 164.00	\$ 5,412.00
8	8" CAP	1	EA	\$ 249.00	\$ 249.00
<b>TOTAL SANITARY SEWER:</b>					<b>\$ 412,348.00</b>
<b><u>WATER SERVICE APPROXIMATE QUANTITIES</u></b>					
1	MOBILIZATION	1	LS	\$ 18,909.00	\$ 18,909.00
2	8" PVC WATER MAIN	2875	LF	\$ 73.00	\$ 209,875.00
3	6" WATER LINE	6	LF	\$ 52.00	\$ 312.00
4	6" MJ GATE VALVE w/ BOX	1	EA	\$ 2,423.00	\$ 2,423.00
5	8" RS GATE VALVE w/ BOX	13	EA	\$ 3,448.00	\$ 44,824.00
6	6" x 6" MJ TEE	1	EA	\$ 824.00	\$ 824.00
7	8" x 6" MJ TEE	7	EA	\$ 1,015.00	\$ 7,105.00
8	8" x 8" MJ TEE	3	EA	\$ 1,135.00	\$ 3,405.00
9	12" x 8" TAPPING TEE w/ TAPPING VALVE	1	EA	\$ 6,458.00	\$ 6,458.00
10	8" MJ 90° BEND	1	EA	\$ 787.00	\$ 787.00
11	8" MJ 45° BEND	4	EA	\$ 738.00	\$ 2,952.00
12	8" MJ 11.25° BEND	2	EA	\$ 712.00	\$ 1,424.00
13	8" MJ 22.5° BEND	11	EA	\$ 733.00	\$ 8,063.00
14	6" MJ LONG SLEEVE	1	EA	\$ 558.00	\$ 558.00
15	8" x 6" MJ REDUCER	1	EA	\$ 627.00	\$ 627.00
16	WET CUT-IN	1	EA	\$ 6,303.00	\$ 6,303.00
17	8" MJ PLUG	1	EA	\$ 271.00	\$ 271.00
18	6" FIRE HYDRANT ASSEMBLY	7	EA	\$ 8,528.00	\$ 59,696.00
19	REMOVE & REPLACE PAVEMENT	94	SY	\$ 88.00	\$ 8,272.00
20	1" SERVICE CONNECTION	33	EA	\$ 731.00	\$ 24,123.00
21	1" SERVICE TUBING	1230	LF	\$ 23.00	\$ 28,290.00
22	1" CURB STOP w/ BOX	33	EA	\$ 754.00	\$ 24,882.00
23	CONNECT TO EXISTING WATER MAIN	1	EA	\$ 2,279.00	\$ 2,279.00
<b>TOTAL WATER SERVICE:</b>					<b>\$ 462,662.00</b>
<b><u>PAVING APPROXIMATE QUANTITIES</u></b>					
1	MOBILIZATION	1	LS	\$ 31,515.00	\$ 31,515.00
2	BUILD 6" CONCRETE PAVEMENT w/ INTEGRAL CURB	8115	SY	\$ 70.00	\$ 568,050.00
3	SUBGRADE PREPARATION	8115	SY	\$ 3.00	\$ 24,345.00
4	BUILD 4" CONCRETE SIDEWALK	1696	SF	\$ 12.00	\$ 20,352.00
5	DETECTABLE WARNING PANELS	80	SF	\$ 67.00	\$ 5,360.00
6	BUILD TYPE D CURB INLET	4	EA	\$ 6,951.00	\$ 27,804.00
7	BUILD 18" RCP STORM PIPE	310	LF	\$ 69.00	\$ 21,390.00
8	42" RCP STORM PIPE	199	LF	\$ 213.00	\$ 42,387.00
9	BUILD 6' x 6' STORM SEWER JUNCTION BOX	2	EA	\$ 5,965.00	\$ 11,930.00
10	42" RCP FLARED END SECTION	1	EA	\$ 3,083.00	\$ 3,083.00
11	OVER EXCAVATION	5000	CY	\$ 15.00	\$ 75,000.00
<b>TOTAL PAVING:</b>					<b>\$ 831,216.00</b>
<b>TOTAL ALL:</b>					<b>\$ 1,706,226.00</b>

- 107,908.00 Dewatering

Compare to Olsson = \$1598,318

**Northlands Subdivision 2022**  
**Estimate of Financial Status**  
**12/07/2022**

**Costs:**

Property Acquisition	\$285,092.00
Olsson Engineering (Estimate)	212,000.00
ME Collins Construction	1,706,226.00
Legal	20,000.00
Gas, Electric (Estimate)	140,000.00
Financing (Estimate)	734,870.00
Lot Sales Commissions (5%)	50,920.00
Total	\$3,151,108.00

**Revenues:**

Lot Sales @ \$3.00/Square Foot	\$1,058,405.00
TIF Proceeds	2,113,558.00
Total	\$3,171,963.00

Revenues exceed costs by \$20,855

CDA member Tom Kobus made a motion to approve the estimate of M.E. Collins for the Northland Subdivision. CDA Member Pat Meysenburg seconded the motion. The motion carried.

Tom Kobus: Yea, Bruce Meysenburg: Yea, Pat Meysenburg: Yea, Jessica Miller: Yea, John Vandenberg: Absent, Kevin Woita: Yea, Alan Zavodny (Chairman): Yea  
Yea: 6, Nay: 0, Absent: 1

CDA member Bruce Meysenburg made a motion to Approve M.E. Collins contracting project commitments and authorized the Chairman, Vice-Chairman and One CDA member to sign. CDA Member Kevin Woita seconded the motion. The motion carried.

Tom Kobus: Yea, Bruce Meysenburg: Yea, Pat Meysenburg: Yea, Jessica Miller: Yea, John Vandenberg: Absent, Kevin Woita: Yea, Alan Zavodny (Chairman): Yea  
Yea: 6, Nay: 0, Absent: 1

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980 E. 25TH ST.  
P.O. BOX 83  
WAHOO, NE 68066  
(402) 443-3663  
FAX: (402) 443-5013

December 5, 2022


City of David City  
Attn: Dana "Skip" Trowbridge  
490 "E" Street, P.O. Box 191  
David City, NE 68632  
(402) 367-3135





Project: 1. David City Highway 15 Access Drive Paving  
2. David City Industrial Drive, AKRS Road  
3. David City Northland Subdivision


Dana,

M.E. Collins Contracting is requesting certified signatures that will ensure that the projects listed above will be negotiated and agreed upon in the near future once final plans and quantities are completed. The following Signatures will be required:

  
\_\_\_\_\_  
CHAIRMAN DATE: 12-7-2022

  
\_\_\_\_\_  
VICE-CHAIRMAN DATE: 12-7-2022

  
\_\_\_\_\_  
CDA MEMBER DATE: 12/7/22

  
\_\_\_\_\_  
NOTARY PUBLIC DATE: 12/7/2022



Feel free contact M.E.C.C. if you have any questions.

Respectfully,



Joel Schommer, Vice President  
M.E. Collins Contracting Co., INC

M.E. Collins Files: 222648  
222649



CDA member Pat Meysenburg made a motion to adjourn. CDA Member Tom Kobus seconded the motion. The motion carried.

Tom Kobus: Yea, Bruce Meysenburg: Yea, Pat Meysenburg: Yea, Jessica Miller: Yea, John Vandenberg: Absent, Kevin Woita: Yea, Alan Zavodny (Chairman): Yea

Yea: 6, Nay: 0, Absent: 1

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CDA Secretary Tami Comte