

PLANNING COMMISSION
December 10, 2022
8:00 AM

Chairman Jim Masek opened the meeting at 8:00 a.m. in the meeting room of the City Office Building, 490 E Street, David City, Nebraska, and notified the public of the "Open Meetings Act" posted on the west wall of the meeting room.

Chairman Jim Masek also notified the public that if you wish to speak to the Commission to please state your name and address for the record.

Present: Planning Commission members Keith Marvin, Jim Masek, Jim Vandenberg, Greg Aschoff and Pam Kabourek, City Clerk Tami Comte, and Deputy City Clerk Lori Matchett. Alternate Planning Commission member Brian Small was absent.

Also present were Building Inspector Gary Meister and City Council member Bruce Meysenburg.

Planning Commission Chairman Jim Masek made a motion to accept the minutes of the November 19, 2022, meeting as amended. Keith Marvin seconded the motion. The motion carried. Greg Aschoff: Yea, Pam Kabourek: Yea, Keith Marvin: Yea, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 5, Nay: 0.

Planning Commission member Keith Marvin made a motion to open the public hearing at 8:03 a.m. for the redevelopment plan entitled, "Redevelopment Plan for the Northwest Industrial Area," in accordance with section 18-2112 of the Nebraska Community Development Law. Jim Masek seconded the motion. The motion carried. Greg Aschoff: Yea, Pam Kabourek: Yea, Keith Marvin: Yea, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 5, Nay: 0.

Planning Commission member Keith Marvin made a motion to close the public hearing at 8:05 a.m. Jim Vandenberg seconded the motion. The motion carried. Greg Aschoff: Yea, Pam Kabourek: Yea, Keith Marvin: Yea, Jim Masek: Yea. Yea: 5, Nay: 0.

Planning Commission member Keith Mervin made a motion to pass Resolution 4-2022PC and recommend to the City Council the adoption of the Redevelopment Plan for the Northwest Industrial Area. Jim Vandenberg seconded the motion. The motion carried. Greg Aschoff: Yea, Pam Kabourek: Yea, Keith Marvin: Yea, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 5, Nay: 0.

RESOLUTION NO. 4-2022PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DAVID CITY, NEBRASKA, RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN ENTITLED, "REDEVELOPMENT PLAN FOR THE NORTHWEST INDUSTRIAL AREA," TO THE MAYOR AND CITY COUNCIL OF THE CITY OF DAVID CITY, NEBRASKA.

WHEREAS, pursuant to section 18-2112 of Chapter 18, Article 21, Nebraska Reissue Revised Statutes, as amended, known as the Community Development Law (the "Act"), a redevelopment plan entitled "Redevelopment Plan for the Northwest Industrial Area" (the "Plan"), attached hereto and incorporated herein as Exhibit 1, setting forth certain redevelopment activities in the City of David City, Nebraska (the "City"), was submitted to the Planning Commission of the City for its review and recommendation; and

WHEREAS, on December 10, 2022, the Planning Commission held a duly noticed public hearing on the Plan; and

WHEREAS, pursuant to the Act, the Planning Commission reviewed the Plan for its conformity to the City's comprehensive plan for land use and development (the "Comprehensive Plan"); and

WHEREAS, after reviewing the Plan and conducting a public hearing, the Planning Commission determined that the Plan is in conformance with the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF DAVID CITY, NEBRASKA:

Section 1. Based upon the foregoing and the substantial evidence presented to the Planning Commission at the public hearing, the Planning Commission determines that the Plan conforms to and meets the objectives of the Comprehensive Plan of the City.

Section 2. The Planning Commission recommends approval and adoption of the Plan to the Mayor and City Council of the City.

INTRODUCED BY Keith Marvin

PASSED AND ADOPTED THIS 10TH DAY OF DECEMBER, 2022.

CHAIRPERSON

ATTEST:

SECRETARY

EXHIBIT 1

Plan

(See attached)

**REDEVELOPMENT PLAN FOR
THE NORTHWEST INDUSTRIAL AREA**

PREPARED NOVEMBER, 2022

**BY THE COMMUNITY DEVELOPMENT AGENCY
OF THE CITY OF DAVID CITY, NEBRASKA**

A. Introduction

This Redevelopment Plan for the Northwest Industrial Area (this "Redevelopment Plan"), prepared by the Community Development Agency of the City of David City, Nebraska (the "Agency"), is a guide for redevelopment activities to remove or eliminate blight and substandard conditions within the City of David City, Nebraska ("City"). The Mayor and City Council of the City (the "Council"), recognizing that blighted and substandard conditions are a threat to the continued stability and vitality of the City, designated certain areas of the City to be blighted and substandard and in need of redevelopment pursuant to the requirements of the Nebraska Community Development Law, sections 18-2101 et. seq., as amended (the "Act").

Prior to the preparation of this Redevelopment Plan, and in compliance with the Act, the Mayor and Council designated portions of the City as a blighted and substandard community redevelopment area; two such areas being commonly referred to as the "Northwest Redevelopment Area" and the "Industrial Park Expansion 2020 Redevelopment Area". This Redevelopment Plan sets forth a proposed redevelopment project spanning both the Northwest Redevelopment Area and a portion of the Industrial Park Expansion 2020 Redevelopment Area to optimize the tax increment financing ("TIF") resources available to offset certain costs deemed eligible for reimbursement by TIF under the Act, and to remove existing and avoid future blighted and substandard conditions, all as further described herein. This Redevelopment Plan contemplates the construction of infrastructure improvements to support the future development of industrial and commercial space within the Northwest Redevelopment Area and Industrial Park Expansion 2020 Redevelopment Area (such infrastructure improvements being collectively referred to herein as the "Redevelopment Project").

B. Redevelopment Area; Existing Conditions; Conflict with Existing Plans

Exhibit "A", attached hereto and incorporated herein, sets forth the boundaries and existing conditions of the area to be developed as part of the Redevelopment Project (the "Redevelopment Area"). The Redevelopment Area encompasses the entirety of the Northwest Redevelopment Area and a portion of the Industrial Park Expansion 2020 Redevelopment Area. To the extent the terms of this Redevelopment Plan conflict with the terms of any other redevelopment plan previously adopted by the City with respect to any parcels included within the Redevelopment Area, this Redevelopment Plan shall act to amend such prior redevelopment plans with respect to such conflicting terms, and shall supersede and control.

C. Conformance with the Comprehensive Plan

It is essential to the City's comprehensive plan for development (the "Comprehensive Plan") that dilapidated, inadequate, or deteriorating portions of the City conform to the current and future needs of the City as it continues to grow and expand. The Comprehensive Plan further sets forth the following objectives:

- Facilitate the development of commercial and industrial space to the west of Hwy 15;
- Improve and extend the City's existing street grid system;
- Utilize economic development tools/initiatives to promote employment and/or industrial diversification in the City;
- Facilitate employment growth in industrial sectors;
- Develop an equitable strategy for the financing of future utility extensions; and
- Ensure the capacity of the utility and transportation systems can meet current and future demands of the City.

The Redevelopment Project will assist in carrying out the above objectives. Accordingly, the Redevelopment Project is in conformance with and furthers the objectives under the City's Comprehensive Plan.

D. Redevelopment Project Overview

The Redevelopment Area consists of approximately 472 acres of (mostly) undeveloped land approximately located to the west of Road M, between Road 37 on the north, and Road 36 on the south. The Redevelopment Project will result in the construction of necessary site preparation, infrastructure and transportation networks for commercial and industrial uses. Ag Processing Inc. ("AGP") and the City will each undertake a portion the public infrastructure improvements contemplated as part of the Redevelopment Project (in such capacities, collectively referred to herein as "Redeveloper"). The scope of the City's and AGP's respective obligations related to the construction of the Redevelopment Project shall be set forth in the "Redevelopment Contract(s)" (as defined in the Act) for the Redevelopment Project, entered into between such parties. Redeveloper will construct the Redevelopment Project over a period of years consisting of the following improvements, among others (the "Public Improvements"):

- Construction of 16" water main from the City's water tower to Redevelopment Area;
- Extension of trunk sewer to Redevelopment Area;
- Construction of street connecting to Road 37 and 4th Street;
- Construction of street improvements to Road 37; and
- Construction of vehicular bridge on Road 37 spanning BNSF railway.

The above list of Public Improvements is not exhaustive, and the Public Improvements shall include all items related to or ancillary thereto, together with such other items/costs which are eligible for reimbursement from TIF under the Act, and which are reasonably related to or benefit the Redevelopment Area as part of the Redevelopment Project.

Exhibit "B", attached hereto and incorporated herein, sets forth the proposed site plan for the Redevelopment Project. The site plan is preliminary in nature and subject to change.

At completion of the Redevelopment Project, Redeveloper anticipates that the infrastructure constructed as part of the Redevelopment Project will allow for the development of certain private improvements within the Redevelopment Area, as follows (referred to herein as the "Private Improvements"):

- Parcels 120033187 & 120033159 – Construction of AGP processing facilities;
- Parcel 120008565 – Timpfe facilities expansion;
- Parcel 120008567 – AKRS Equipment Solutions project; and
- Remaining parcels – commercial/industrial development TBD

The exact nature of the Private Improvements is speculative and subject to change without amendment of this Redevelopment Plan. Such Private Improvements are not a part of the Redevelopment Project undertaken by Redeveloper, but will affect the anticipated future valuation of the Redevelopment Area; with such increases in the incremental ad valorem property taxes ("TIF Revenues") within the Redevelopment Area ultimately funding the Redevelopment Project via TIF.

The division of TIF Revenues will occur in phases on a lot-by-lot basis over the course of multiple years. The phases will be based upon the rate of construction of the Private Improvements, such that the "Effective Date" (as provided under section 18-2147 of the Act) for purposes of TIF will be determined on a lot by lot basis in order to maximize the TIF Revenues available to help finance the Redevelopment Project. Economic conditions and market demands will determine the progression of construction and number of phases needed for the Private Improvements.

The majority of the Public Improvements are (or will be) located within public rights-of-way. The lots on which the Private Improvements are built are (or will be) privately owned by developers. No families or businesses will be displaced as a result of the Redevelopment Project. It is anticipated the Redevelopment Project will require some public acquisition of private land for the purpose of acquiring or expanding the public rights-of-way necessary to construct the Public Improvements. If necessary, this Redevelopment Plan explicitly contemplates and authorizes the use of eminent domain by the City and/or the Agency in relation to the foregoing.

E. Existing Conditions

1. Existing Land Use

The Redevelopment Area primarily consists of vacant agricultural land, with the exception of Parcel 120008572, which is the site of Aurora Co-Op Elevator Company.

2. Existing Zoning

The Redevelopment Area is currently zoned for transitional agricultural use.

3. Existing Public Improvements

Public access to the Redevelopment Area currently exists from Road "M" to the east, Road 36 to the south, and Road 37 to the north. The majority of the Redevelopment Area is without City water and sewer. Other than Parcel 120008572, the lots making up the Redevelopment Area are without internal paving, sewer, water, electrical service, and related infrastructure.

F. Proposed Redevelopment

1. Public Improvements

The Redevelopment Project will require significant infrastructure and other public improvements. These improvements will include, but are not limited to:

a. Public Access; Traffic Flow, Street Layouts and Street Grades

To provide the infrastructure necessary for the Private Improvements, the Redevelopment Project requires extensive street improvements, including the construction of street improvements to Road 37, an additional street connecting Road 37 and 4th Street, and the construction of vehicular bridge on Road 37 spanning the BNSF railway line. The Public Improvements f will address any traffic and street infrastructure concerns that would otherwise be created by the Redevelopment Project. All streets and other public infrastructure constructed by Redeveloper will be subject to review and approval by the City's engineer or other designee of the City and/or state.

b. Construction of Water and Sewer Improvements.

Redeveloper will construct or extend water and sewer systems to provide appropriate service to the Redevelopment Area.

c. Other incidental improvements

Redeveloper anticipates the construction of electric, gas and telecommunications utilities/facilities extending to the Private Improvements to be constructed within the Redevelopment Area. The anticipated Public Improvements (and related costs) for the Redevelopment Project are listed in Exhibit "D", attached hereto and incorporated herein.

d. Additional public facilities or utilities

Other than the construction or extension of the utilities and infrastructure detailed above, it is anticipated that the existing public facilities and utilities can adequately meet the demands of the Redevelopment Area.

e. Property Acquisition, Demolition and Disposal

No public acquisition of private property, demolition of existing improvements, or relocation of families or businesses is necessary to accomplish the Redevelopment Project.

f. Population Density

The Redevelopment Area primarily consists of vacant agricultural land. The anticipated Private Improvements stemming from the Redevelopment Project are commercial/industrial in nature and will not impact population density.

g. Land Coverage

Land coverage for the Redevelopment Area includes approximately 472 acres of land. The Redevelopment Project will not have an impact on land coverage or building densities. However, the Private Improvements stemming from the Redevelopment Project are anticipated to consist of the construction of large-scale commercial and industrial facilities. Any such Private Improvements will be subject to and must comply with all applicable land coverage ratios required by City code.

h. Parking

There are no parking requirements relevant to the Public Improvements constructed as part of the Redevelopment Project. However, the Private Improvements will be subject to and must comply with all applicable the City's zoning code and parking requirements.

i. Zoning, Building Code and Ordinance

The Public Improvements undertaken in conjunction with the Redevelopment Project will be constructed within public rights-of-way and will not require any changes to zoning. However, the developer's constructing the Private Improvements will be responsible for all necessary zoning, building code, or ordinance changes related thereto.

2. Private Improvements

As detailed above, the Private Improvements are not included within the scope of the work undertaken by Redeveloper under this Redevelopment Plan. Notwithstanding, it is anticipated that the Redevelopment Plan will facilitate the development of the Private Improvements detailed under Paragraph D, above.

G. Project Costs

The total estimated cost of the Redevelopment Project is \$30,946,910. A breakdown of the estimated costs of the Redevelopment Project are attached hereto and incorporated herein as Exhibit "C". Such figures are only estimates based upon 2022 pricing, and are subject to change without further amendment of this Redevelopment Plan.

H. Implementation

Redeveloper anticipates that construction of the Redevelopment Project will commence following approval of this Redevelopment Plan, and will be completed by the end of 2024, provided that extraneous factors may necessitate more or less time to complete the Redevelopment Project. The foregoing dates are preliminary and subject to change based upon market conditions, availability of materials, workforce availability and other extraneous factors. More or less time than the anticipated completion date listed above may be necessary as a result of such extraneous conditions or factors.

Development of the Private Improvements on the lots within the Redevelopment Area is anticipated to occur over the course of multiple years following the completion of the Redevelopment Project, and the construction of such Private Improvements will trigger the

Effective Date for each lot, on a lot-by-lot and year-by-year basis until the completion of construction of Private Improvements on each lot within the Redevelopment Area.

I. Financing

The City and the Agency contemplate the use of TIF for the Redevelopment Project. Section 18-2147 of the Act authorizes the use of TIF. It provides that any ad valorem tax levied upon real property, or any portion thereof, in a redevelopment project shall be divided, for a period not to exceed fifteen years after the Effective Date(s) as identified in the Redevelopment Contract for the Redevelopment Project, or amendment thereof, or in the resolution(s) of the authority authorizing the issuance of bonds pursuant to the Act, as follows:

- (a) That portion of the ad valorem tax the levy produces at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body (“Base Tax Amount”); and
- (b) That portion of the ad valorem tax on real property, as provided in the Redevelopment Contract(s) or bond/note resolution, in the redevelopment project in excess of the Base Tax Amount, if any, (referred to herein as “TIF Revenues”) shall be allocated to and, when collected, paid into a special fund of the authority to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such authority for financing or refinancing, in whole or in part, the redevelopment project.

With respect to the Redevelopment Project, the actual base tax year and Base Tax Amount will be established on a lot-by-lot basis, in accordance with the buildout of the Private Improvements, in the manner detailed in Paragraphs D and H, above, as shall be further detailed in the Redevelopment Contract(s) entered into with respect to the Redevelopment Project. The Agency and Redeveloper anticipate that the Effective Dates will be different for each lot within the Redevelopment Area, and therefore the increment period for the same will be different.

Notwithstanding any provision herein to the contrary, all tax revenues resulting from the Private Improvements constructed on each lot shall only be divided and allocated over the applicable 15-year increment period or payment of the TIF Indebtedness, whichever occurs first.

1. Necessity of TIF

The Redevelopment Project is not economically viable and would not occur without the assistance of TIF. The Public Improvements necessary to facilitate and support the buildout of the Private Improvements are estimated to exceed \$30,946,910. Accordingly, the Redevelopment Area's lack of infrastructure makes the area too costly to attract private development. Thus, Redeveloper is undertaking the Redevelopment Project with the assistance of TIF to offset such costs and make the Redevelopment Area a viable area for private development (specifically, the Private Improvements). In the absence of the Redevelopment Project, development of the Redevelopment Area by private developers is economically infeasible due to the substantial infrastructure costs addressed by the Redevelopment Project, and would not occur.

2. Sources and Uses of Financing

Based upon the projections provided in Exhibit "D", attached hereto and incorporated herein, it is anticipated that the Private Improvements will result in a future tax assessed valuation of at least \$97,000,000 for the Redevelopment Area. In accordance therewith, the Agency contemplates issuance of two or more TIF bond(s) or note(s) (the "TIF Indebtedness") in an aggregate principal amount not to exceed \$23,078,029. The TIF Indebtedness shall bear interest at a rate to be determined by the Agency. The final principal and interest amount comprising the TIF Indebtedness shall be determined by the Agency and set forth in the Redevelopment Contract(s) or resolution authorizing the issuance of the TIF Indebtedness.

The total estimated cost of the Redevelopment Project is \$30,946,910. Redeveloper anticipates that the balance of the public and private costs exceeding the TIF Indebtedness will be financed via bond issuance, with respect to the Public Improvements undertaken by the City, and by a mix of equity and traditional financing, with respect to the Public Improvements undertaken by AGP. The above figures are only projections and are subject to change as a result of market conditions and other extraneous factors.

J. Cost-Benefit Analysis

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

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Exhibits:

Exhibit A: Redevelopment Area and Existing Land Use

Exhibit B: Site Plan

Exhibit C: Estimated Construction Cost of the Redevelopment Project

Exhibit D: Sources and Uses of TIF

Exhibit E: Cost-Benefit Analysis

EXHIBIT "A"

Redevelopment Area and Existing Land Use

Parcel IDs:

120033159;

120033187;

120008572;

120008569;

120008565;

120008567;

120008563;

120008566; and

a portion of 120033145

* The above Parcel IDs are those in existence at the time of the drafting of this Redevelopment Plan, and may change over time. Additionally, in the event the Redevelopment Area is subdivided or replatted, the legal description(s) of such subdivided or replatted parcel(s) comprising the Redevelopment Area, upon final approval of the City with respect thereto, shall replace and supersede the above descriptions.

Depiction and Current Condition (outlined in red):

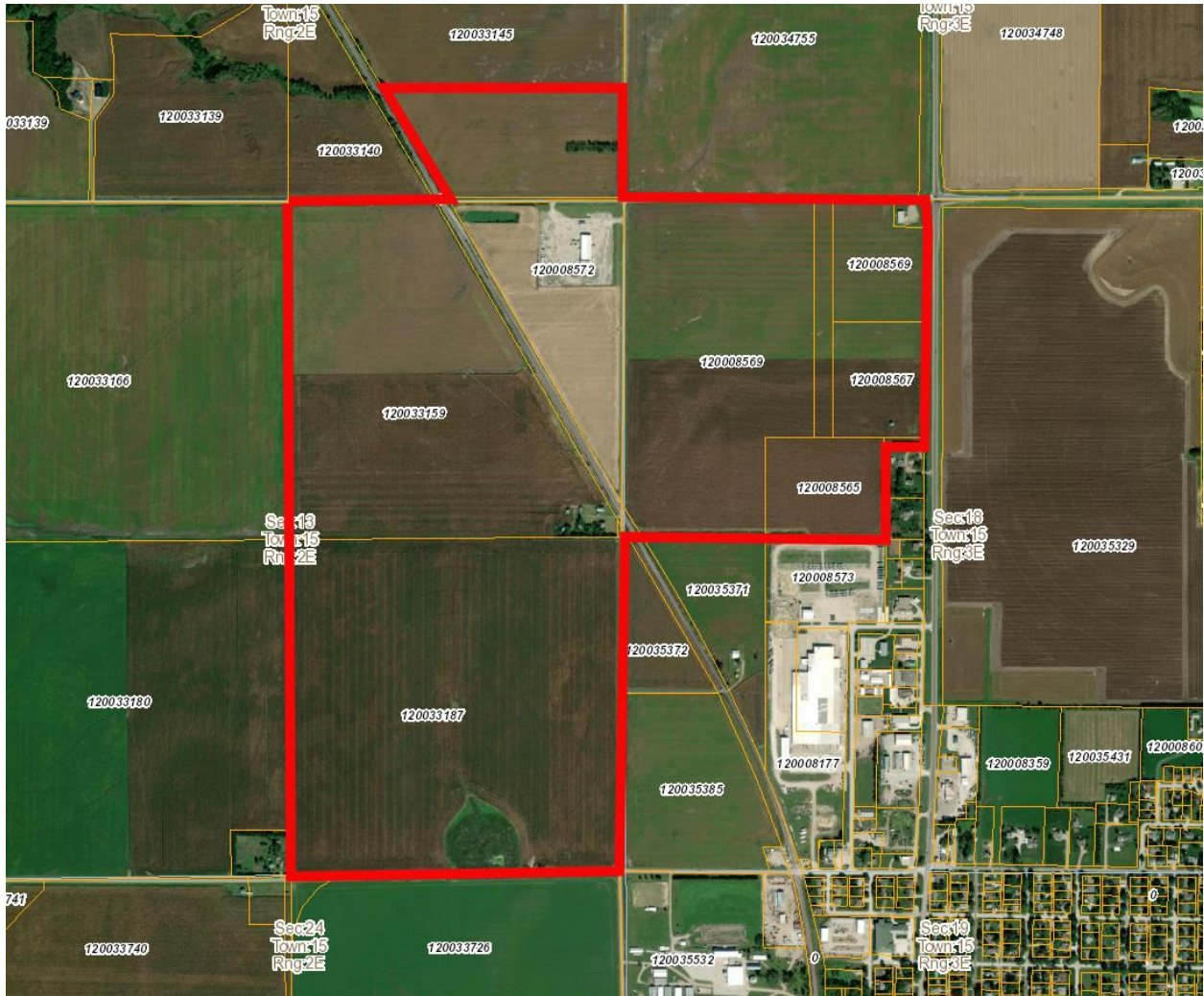


Exhibit "A"

EXHIBIT "B"

Site Plan and Future Land Use



* The attached is a preliminary site plan and is subject to change.

Road improvements represented by yellow lines

Water improvements represented by blue lines

Sewer improvements represented by purple lines

Bridge improvements represented by red lines

EXHIBIT "C"

Estimate of Construction Costs

Land Acquisition for Infrastructure	\$150,000
Water Extension	\$4,200,000
Sewer Extension	\$2,383,920
Timpte Road	\$1,800,000
Rd 37/4th St Connecting Road	\$18,845,000
Financing Costs	\$3,549,990
City Fees	\$18,000
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TOTAL	\$30,946,910

* The above figures are estimated values based on current pricing. These preliminary estimates are subject to change, as Redeveloper has no control over the change in cost of materials and services between the time of the approval of this Redevelopment Plan and commencement of construction.

EXHIBIT "D"

Sources and Uses of TIF

USES:

Land Acquisition for Infrastructure	\$150,000
Water Extension	\$4,200,000
Sewer Extension	\$2,383,920
Timpte Road	\$1,800,000
Rd 37/4th St Connecting Road	\$18,845,000
Financing Costs	\$3,549,990
City Fees	\$18,000
<hr/>	
TOTAL	\$30,946,910

* The above "Uses" are preliminary estimates based on current pricing and are subject to change.

SOURCES:

General Assumptions:

Base Value:	\$2,482,475
Final Value:	\$97,000,000**
Tax Levy (2021):	1.64422
TIF Indebtedness Principal:	NTE \$23,078,029
Interest Rate:	TBD

* The above figures are estimates based upon the assumptions in this Exhibit "D" and are subject to change.

** The above final value is based upon the following estimates related to the buildout of the Private Improvements:

- Parcels 120033187 & 120033159 (AGP processing facilities) - \$80,000,000
- Parcel 120008565 (Timpte facilities expansion) – \$2,000,000
- Parcel 120008567 (AKRS Equipment Solutions project) – \$5,000,000
- Remaining parcels (commercial/industrial development TBD) – \$10,000,000

EXHIBIT "E"

**Cost-Benefit Analysis
(Pursuant to Neb. Rev. Stat. § 18-2113)**

The cost-benefit analysis for the Redevelopment Project, as described in the attached Redevelopment Plan, which will utilize funds authorized by section 18-2147 of the Act, is provided below:

1. Tax shifts resulting from the approval of the use of funds pursuant to Section 18-2147:

The taxes generated by the base value of the Redevelopment Area will continue to be allocated between the relevant taxing jurisdictions pursuant to the Act. Only the incremental taxes created by the Private Improvements will be captured to pay for the Redevelopment Project's eligible public expenditures. Since the incremental taxes would not exist without the use of TIF to support the Redevelopment Project, the true tax shift of the Redevelopment Project is a positive shift in taxes after 15 years (per lot). However, for the purposes of illustrating the incremental taxes used for TIF, the estimated tax shift for the Redevelopment Project is set forth in Exhibit "D" of the Redevelopment Plan, and is adopted hereby.

Notes:

1. *The Projected Tax Increment is based on assumed values and levy rates; actual amounts and rates will vary from those assumptions, and it is understood that the actual tax shift may vary materially from the projected amount. The levy rate is assumed to be the 2021 levy rate. There has been no accounting for incremental growth over the 15 year TIF period.*

2. Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the Redevelopment Project:

a. Public infrastructure improvements and impacts:

The Redevelopment Project requires considerable public infrastructure installation. The Redevelopment Area will require the construction of street improvements to Road 37, the construction of vehicular bridge on Road 37 spanning the BNSF railway line, and a connection road between Road 37 and 4th Street. The Public Improvements for the Redevelopment Project will address any traffic and street infrastructure concerns that would otherwise be created by the Redevelopment Project. Extension of additional utilities/facilities to serve the

Redevelopment Area will also be necessary, including the extension of water and sewer facilities. The Agency and Redeveloper do not anticipate that the Redevelopment Project will have a negative impact on now-existing City infrastructure.

b. Local Tax impacts (in addition to impacts of Tax Shifts described above):

The Redevelopment Project should create material tax and other public revenue for the City and other local taxing jurisdictions. While the use of TIF will defer receipt of a majority of new ad valorem real property taxes generated by the Private Improvements, the Redevelopment Project should spur immediate tax growth for the City. The Redevelopment Project and new industrial activity therein will require and pay for City services. Additionally, the City will collect sales tax on a portion of the materials used for the Public Improvements and Private Improvements, in addition to the sales tax generated by the industrial activities conducted once the Private Improvements on the Redevelopment Area are completed. It is not anticipated that the Redevelopment Project will have any material adverse impact on such City services, but will generate revenue providing support for those services.

3. Impacts on employers and employees of firms locating or expanding within the boundaries of the Redevelopment Area:

The future development of industrial uses will bring needed economic and workforce growth to the City. The completion of the Private Improvements is expected to create new jobs by allowing for current companies to expand, as well as attracting new business to the Redevelopment Area. Accordingly, the Redevelopment Project is expected to have a positive impact on employers and employees of firms locating or expanding within the boundaries of the Redevelopment Area.

4. Impacts on other employers and employees within the City and the immediate area that is located outside of the boundaries of the Redevelopment Area:

The Redevelopment Project should have a material positive impact on private sector businesses and citizens outside the boundaries of the Redevelopment Area. The Redevelopment Project will involve installation of public utilities, and the use of TIF should defray the costs of these and other public improvements that would otherwise be paid through tax revenue or special assessments that would burden adjacent property owners. The Redevelopment Project will provide much needed commercial and industrial development in the community, which will economically benefit employers, employees, and the City in general. Accordingly, the Redevelopment Project is anticipated to have a positive impact on surrounding employers and employees.

5. Impacts on student populations of school districts within the City:

The Redevelopment Project anticipates the construction of commercial/industrial improvements and will not impact student populations in the City.

6. Other impacts determined by the Agency to be relevant to the consideration of costs and benefits arising from the redevelopment project:

The Redevelopment Area is blighted and contains substandard conditions that are a detriment to the City as a whole. The Redevelopment Project will provide the necessary infrastructure to revitalize and occupy a vacant space without negatively impacting the surrounding businesses, residents or straining the public infrastructure. There are no other material impacts determined by the Agency relevant to the consideration of the costs or benefits arising from the Redevelopment Project. As such, the costs of the Redevelopment Project are outweighed by its benefits.

Planning Commission Chairman Jim Masek made a motion to approve the scheduled of meetings that was presented. Meeting Dates are as follows. Jim Vandenberg seconded the motion. The motion carried. Greg Aschoff: Yea, Pam Kabourek: Yea, Keith Marvin: Yea, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 5, Nay: 0.

Meeting Dates for 2023

January 14, 2023	July 8, 2023
February 11, 2023	August 12, 2023
March 11, 2023	September 9, 2023
April 8, 2023	October 14, 2023
May 13, 2023	November 11, 2023
June 10, 2023	December 9, 2023

Planning Commission member Jim Vandenberg made a motion to elect Jim Masek to remain as Chairman. Greg Aschoff seconded the motion. The motion carried. Greg Aschoff: Yea, Pam Kabourek: Yea, Keith Marvin: Yea, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 5, Nay: 0.

Planning Commission member Keith Marvin made a motion to elect Greg Aschoff as Vice Chairperson. Jim Masek seconded the motion. The motion carried. Greg Aschoff: Nay, Pam Kabourek: Yea, Keith Marvin: Yea, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 4, Nay: 1.

Planning Commission member Keith Marvin made a motion to elect Pam Kabourek as Secretary of Record. Jim Vandenberg seconded the motion. The motion carried. Greg Aschoff: Yea, Pam Kabourek: Yea, Keith Marvin: Yea, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 5, Nay: 0.

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Planning Commission members discussed a possible new Planning Commission member. City Clerk Tami Comte will talk with Bob Hilger about being a Planning Commission member. City Clerk Tami Comte did ask Planning Commission Alternate Brian Small if he would be interested in taking over the remaining term of Keith Marvin. Brian was not interested at this time.

Chairman Jim Masek thanked Keith Marvin for all of the advice that had been given over the past 32 years and thanked him for his longtime service.

Planning Commission member Jim Vandenberg made a motion to accept the resignation of Keith Marvin from the Planning Commission Board. Jim Masek seconded the motion. The motion carried. Greg Aschoff: Yea, Pam Kabourek: Yea, Keith Marvin: Abstain, Jim Masek: Yea, Jim Vandenberg: Yea. Yea: 4, Nay: 0, Abstain: 1.

November 28, 2022

Alan Zavodny, Mayor

Tami Comte, City Clerk

City of David City

It is with great sadness and happiness that I must submit my resignation from the David City Planning Commission, effective December 14, 2022. This is due to my election to the City Council.

It has truly been an honor and privilege to serve in this capacity the past 32 years.

Keith Marvin

There being no further business to come before the Planning Commission, Chairman Jim Masek made a motion to adjourn and declared the meeting adjourned at 8:18 a.m.

Minutes by Lori Matchett, Deputy City Clerk