

COMMUNITY DEVELOPMENT AGENCY PROCEEDINGS

August 13, 2025

The Community Development Agency of the City of David City, Nebraska, convened in open public session at 9:06 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 posting a notice in four public places (City Office, US Post Office, Butler County Courthouse, and Hruska Public Library). 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—Jessica Miller, Kevin Woita, Bruce Meysenburg, Jim Angell, Rick Holland, Keith Marvin, Jeremy Abel, Pro-Tem Community Development Agency Secretary Lori Matchett, City Administrator Alan Zavodny, and City Administrator Intern Raiko Martinez. Community Development Agency Secretary Tami Comte was absent. City Attorney Michael Sands attended via zoom.

Also present were: Police Chief Marla Schnell, Account Clerk Rachel Kahnk, and Andrew Willis of Cline & Williams.

Chairman Jessica Miller 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. She also asked anyone addressing the Agency to introduce themselves.

Chairman Jessica Miller made a motion to approve the minutes of the May 14, 2025, meeting of the Community Development Agency as presented. CDA Member Kevin Woita seconded the motion. The motion carried. Jeremy Abel: Yea, Jim Angell, Yea, Rick Holland: Yea, Keith Marvin: Yea, Bruce Meysenburg: Yea, Jessica Miller: Yea, Kevin Woita: Yea: Yea: 7, Nay: 0.

Community Development Agency member Keith Marvin made a motion to adopt Resolution No. 5-2025 CDA, a redevelopment contract for the revised second phase of the GDC Properties Redevelopment Project. Community Development Agency member Jim Angell seconded the motion. The motion carried. Jeremy Abel: Yea, Jim Angell: Yea, Rick Holland: Yea, Keith Marvin: Yea, Jessica Miller: Yea, Kevin Woita, Yea, Yea: 7, Nay: 0.

RESOLUTION NO. 5-2025 CDA

A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF DAVID CITY, NEBRASKA, APPROVING AN AMENDMENT TO THE REDEVELOPMENT AGREEMENT FOR THE SECOND PHASE OF A REDEVELOPMENT PROJECT UNDERTAKEN BY GDC PROPERTIES, LLC, AS SET FORTH IN THE "REDEVELOPMENT PLAN FOR GDC PROPERTIES, LLC, REDEVELOPMENT PROJECT".

WHEREAS, the Mayor and City Council of the City of David City, Nebraska (the "City"), previously approved a redevelopment plan entitled, "Redevelopment Plan for GDC Properties, LLC, Redevelopment Project" (the "Plan"); and

WHEREAS, the Community Development Agency of the City of David City, Nebraska (the "Agency"), previously approved a redevelopment contract between GDC Properties, LLC ("Redeveloper"), and the Agency, with respect to the second phase of the redevelopment project set forth in the Plan (the "Redevelopment Contract"); and

WHEREAS, the Agency and Redeveloper wish to make certain changes to the Redevelopment Contract; and

WHEREAS, the Agency has for its consideration, attached hereto and incorporated herein as Exhibit A, a proposed form of an amendment to the Redevelopment Contract (the "Redevelopment Contract Amendment"), setting forth certain changes to the Redevelopment Contract.

NOW, THEREFORE, BE IT RESOLVED BY THE AGENCY, that the Redevelopment Contract Amendment by and between Redeveloper and the Agency, in the form presented, is hereby acknowledged and approved. The Chairperson and Secretary of the Agency are hereby authorized to execute said Redevelopment Contract Amendment in substantially the form presented but with such changes as they shall deem appropriate or necessary. The execution and delivery by the Chairperson and Secretary of the Redevelopment Contract Amendment, or any such documents, instruments, agreements or certifications relating to such matters contained in the Redevelopment Contract Amendment, shall conclusively establish their authority with respect thereto and the authorization and approval thereof.

INTRODUCED BY AGENCY MEMBER _____Keith Marvin_____

PASSED AND ADOPTED THIS 13TH DAY OF AUGUST, 2025.

CHAIRPERSON

ATTEST:

SECRETARY

EXHIBIT A
Redevelopment Contract Amendment

(See attached)

Community Development Agency member Keith Marvin made a motion to adjourn at 9:20 p.m. Community Development Agency member Bruce Meysenburg seconded the motion. The motion carried. Jeremy Abel: Yea, Jim Angell: Yea, Rick Holland: Yea, Keith Marvin: Yea, Jessica Miller: Yea, Kevin Woita: Yea, Yea: 7, Nay: 0.

Pro-Tem Secretary Lori Matchett