

RESOLUTION NO. 4-2026

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DAVID CITY, NEBRASKA, APPROVING A REDEVELOPMENT PLAN AMENDMENT ENTITLED, "AMENDMENT TO THE REDEVELOPMENT PLAN FOR GDC PROPERTIES, LLC, REDEVELOPMENT PROJECT"; AND DESIGNATING CERTAIN REAL ESTATE WITHIN THE CITY AS AN ENHANCED EMPLOYMENT AREA AND ELIGIBLE FOR THE IMPOSITION OF AN OCCUPATION TAX PURSUANT TO THE COMMUNITY DEVELOPMENT LAW.

WHEREAS, pursuant to the Nebraska Community Development Law, Sections 18-2101 et seq., of the Nebraska Revised Statutes (the "Act"), the Mayor and City Council of the City of David City, Nebraska (the "City"), previously approved a redevelopment plan entitled, "The Redevelopment Plan for GDC, LLC, Redevelopment Project," (the "Plan"); and

WHEREAS, the Plan sets forth certain redevelopment projects and activities within the redevelopment area detailed therein; and

WHEREAS, one of the redevelopment projects set forth in the Plan consists of the development of a hotel within the redevelopment area (the "Hotel Project"); and

WHEREAS, the Hotel Project will occur on that portion of the redevelopment area described in Exhibit 1, attached hereto and incorporated herein (the "Hotel Project Site"); and

WHEREAS, a financing gap exists with respect to the development of the Hotel Project, as described in the Plan Amendment; and

WHEREAS, the Hotel Project is of high importance to the economic development and growth of the City; and

WHEREAS, to facilitate the successful development and future viability of the Hotel Project, the City wishes to provide financial assistance to the Hotel Project via the establishment an "enhanced employment area" (as defined in the Act), levy of an associated general business occupation tax on the Hotel Project's revenues, and such other financial assistance detailed in the Plan Amendment, all as permitted under the Act; and

WHEREAS, in accordance with the foregoing, a proposed amendment to the Plan is attached hereto and incorporated herein as Exhibit 2 (the "Plan Amendment"); and

WHEREAS, the Plan Amendment proposes the designation of an enhanced employment area upon the Hotel Project Site and associated levy of a general business occupation tax, all in conformance with the Act; and

WHEREAS, based on the written representations of the developer of the Hotel Project, the designation of Hotel Project Site as an enhanced employment area proposed in the Plan Amendment is appropriate, as the Hotel Project will result in at least two new employees and new investment of more than \$125,000, within the Hotel Project Site.

WHEREAS, the Plan Amendment does not constitute a "substantial modification" to the Plan or Project under section 18-2115 of the Act; and

WHEREAS, the Mayor and City Council of the City have taken all actions required under the Act to approve the Plan Amendment, which does not constitute a substantial modification to the Plan; and

WHEREAS, all recitals, findings and declarations set forth in applicable prior resolutions adopted by the Mayor and Council of the City remain applicable and true with respect to the Plan, as and to the extent provided therein, as amended by the Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DAVID CITY, NEBRASKA:

Section 1. All recitals, findings and declarations set forth in prior resolutions adopted by the Mayor and City Council of the City in relation to the Plan remain applicable and true with respect to the Plan, as and to the extent provided therein, as amended by the Plan Amendment, and are hereby adopted and incorporated herein with respect to the Plan Amendment.

Section 2. Based upon the written representations of the developer of the Hotel Project, the Hotel Project will result in at least two new employees and new investment of more than \$125,000, within the Hotel Project Site.

Section 3. In accordance with the foregoing findings, designation of Hotel Project Site as an enhanced employment area is appropriate and in conformance with the Act; and therefore the Mayor and City Council of the City hereby designate Hotel Project Site as an enhanced employment area under the Act, and such area shall be eligible for the levy of a general business occupation tax upon all non-exempt business activities therein, the revenues of which shall be applied as reimbursement of certain eligible costs of the Hotel Project.

Section 4. Based on the foregoing and substantial evidence in the record of this proceeding, the Mayor and City Council of the City hereby approve and adopt the Plan Amendment.

Section 5. The City and Agency shall be permitted to take such actions and contribute such financial assistance with respect to the Hotel Project, as set forth in the Plan Amendment and the Act.

Section 6. This Resolution shall take effect as provided by law.

INTRODUCED BY COUNCIL MEMBER _____

PASSED AND ADOPTED THIS 8TH DAY OF APRIL, 2026.

MAYOR

ATTEST:

CITY CLERK

EXHIBIT 1 Hotel Project Site

Legal Description:

Lots 5-7, inclusive, Zegers 1st Addition, an addition in the City of David City, Butler County, Nebraska.

Depiction (outlined in red):



* In the event Developer replats the Hotel Project Site, the above legal description shall be superseded by the replat approved by the City.

EXHIBIT 2
Plan Amendment

(See attached)

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