

PLATTSMOUTH COMMUNITY DEVELOPMENT AGENCY

December 20, 2021

ITEM 1

Plattsmouth City Council, sitting as the Community Development Agency of the City of Plattsmouth, Nebraska convened in open and public session at 7:00 o'clock p.m. on December 20, 2021 at the City Hall in Plattsmouth, Nebraska. Present were Mayor R. Paul Lambert and Council Members: James Forrest, Morgan Muller, Sean Minahan, Doug Derby, Bryan Clark, Terry Kerns, Steve Riese and Jeanie Brookhouser. Members Absent: None. Also present: City Administrator Emily Bausch, City Clerk Sandra J. Meyer and City Attorney Stephen Q. Preston

Notice of this meeting was given in advance by posting at Plattsmouth City Hall, Plattsmouth Public Library and Cass County Courthouse on December 14, 2021. Proof of posting and the Chairman and Agency Member's Acknowledgment of Receipt of Notice are on file. All proceedings hereafter shown were taken while the convened meeting was open to the public.

ITEM 2

The Chairman publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act and a copy of all documents being discussed at the meeting were available for inspection and indicated the location of such copies in the room where the meeting was being held.

ITEM 5

Motion by Brookhouser seconded by Riese to approve the September 20, 2021 minutes of the Plattsmouth Community Development Agency as presented. ROLL CALL: Yes-Brookhouser, Clark, Minahan, Riese, Forrest, Muller, Kerns and Derby. No-None. Absent-None. Abstain-None. MOTION CARRIED.

ITEM 6

Motion by Muller seconded by Kerns to approve Resolution No. CDA 21-005: RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF PLATTSMOUTH, NEBRASKA, RECOMMENDING THE APPROVAL OF A REDEVELOPMENT PLAN ENTITLED "REDEVELOPMENT PLAN FOR THE HIGHWAY 75 LIVING REDEVELOPMENT PROJECT" TO THE MAYOR AND CITY COUNCIL OF THE CITY OF PLATTSMOUTH, NEBRASKA, PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT LAW by title only.

RESOLUTION NO. CDA 21-005

RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF PLATTSMOUTH, NEBRASKA, RECOMMENDING THE APPROVAL OF A REDEVELOPMENT PLAN ENTITLED "REDEVELOPMENT PLAN FOR THE HIGHWAY 75 LIVING REDEVELOPMENT PROJECT" TO THE MAYOR AND CITY COUNCIL

OF THE CITY OF PLATTSMOUTH, NEBRASKA, PURSUANT TO THE
NEBRASKA COMMUNITY DEVELOPMENT LAW.

BE IT RESOLVED, by the Community Development Agency of the City of Plattsmouth, Nebraska (the "**Agency**"), as follows:

Section 1. The Agency hereby finds and determines that, pursuant to the Nebraska Community Development Law, Nebraska Revised Statutes Sections 18-2101 et. seq. (the "**Act**"), there has been previously prepared and presented to the Agency a redevelopment plan entitled "Redevelopment Plan for the Highway 75 Living Redevelopment Project", a copy of which is attached hereto and incorporated herein as Exhibit "A" (the "**Redevelopment Plan**"); that the Redevelopment Plan has been recommended and approved by the Planning Commission of the City of Plattsmouth; and that all conditions precedent to the recommending of the Redevelopment Plan to the Mayor and Council of the City of Plattsmouth for hearing and final approval have occurred.

Section 2. The Agency hereby further finds and determines that the proposed land uses and building requirements in the redevelopment project area as described in the Redevelopment Plan are designed with the general purpose of accomplishing, in conformance with the City's comprehensive plan for development, a coordinated, adjusted, and harmonious development of the City and its environs which will, in accordance with the present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development; that under the Redevelopment Plan adequate provision is made for traffic, vehicular parking, the promotion of safety from fire, panic and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of populations, the provision of adequate transportation, water, sewage and other public utilities, schools, parks, recreational and community facilities and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds and the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight.

Section 3. The Agency hereby further finds and determines that the Redevelopment Plan contains a statement of the proposed method and estimated cost of acquisition and preparation for redevelopment of the redevelopment project area; that no public improvements are required to be provided except as set forth in the Redevelopment Plan; that no proceeds or revenues are expected to be obtained by the Agency from disposal of property to redevelopers; that the Redevelopment Plan sets forth the proposed method of financing for the proposed redevelopment project consisting of direct payment for public improvements or grant assistance to the redeveloper for the redevelopment project area, as designated in the Redevelopment Plan, which method of financing is the issuance by the Agency of its tax increment revenue indebtedness to provide funds to pay for a portion of the costs of eligible improvements by grant assistance; and that there are no families currently living within the redevelopment project area, as set forth in the Redevelopment Plan, which are

currently expected to be displaced from such area. The project area set forth in the Redevelopment Plan is located within the corporate limits of the City of Plattsmouth.

Section 4. The Cost Benefit Analysis prepared for the Agency is attached as an exhibit to the Redevelopment Plan and the Agency hereby recommends adoption of the Cost Benefit Analysis to the Mayor and Council of the City of Plattsmouth.

Section 5. Based upon the substantial evidence in the record of this proceeding and the foregoing findings, the Agency hereby recommends to the Mayor and Council of the City of Plattsmouth that the Redevelopment Plan be approved and, subject to such approval, hereby adopts the Redevelopment Plan.

PASSED AND APPROVED this _____ day of December, 2021.

Community Development Agency for the
City of Plattsmouth, Nebraska

Chairperson

Secretary

Following discussion, City Attorney Stephen Q. Preston read Resolution No. CDA 21-005 in to the record by title only. ROLL CALL: Yes-Forrest, Riese, Muller, Minahan, Kerns, Clark and Derby. No-Brookhouser. Absent-None. Abstain-None. MOTION CARRIED.

7:12 p.m. Motion by Brookhouser seconded by Forrest to adjourn. ROLL CALL: Yes-Brookhouser, Derby, Clark, Kerns, Minahan, Muller, Riese and Forrest. No-None. Absent-None. Abstain-None. MOTION CARRIED.

R. Paul Lambert, Chairman

ATTEST:

Sandra J. Meyer, Secretary