

COMMUNITY REDEVELOPMENT AUTHORITY
Minutes of the meeting March 21, 2022

Stefka called the meeting to order at 3:00 p.m. with the following members present: Greg Wilke, Don Lucas, Rob Stefka, Edy Patterson, Tim Brouillette. Angela Gilbert served as Recording Secretary.

3) Lucas moved and Patterson seconded the motion to approve the Minutes of November 29, 2021. Roll call vote: "AYE": Wilke, Lucas, Stefka, Patterson, Brouillette. "NAY": None. Motion carried.

4) Discussion was held on the Proposed Redevelopment Contract for the Sustainable Beef, LLC Project.

Vice-Chair Stefka read a letter submitted by CRA member Greg Wilke disclosing his Conflict of Interest with the Sustainable Beef, LLC Redevelopment Project in accordance with Section 18-2106 of the Nebraska Statutes; Mr. Wilke stated that he will not participate in any action by the authority affecting their application, including discussion and voting.

Attorney Mike Bacon told the CRA that this project is different from other projects as they can approve the Redevelopment Contract at this meeting, but it cannot be signed and the bond cannot be issued until 30 days after the Council has been notified of its approval. He stated the CRA will be deeded the site from the City of North Platte for \$142,500 and once the capital has been raised and the loan is in place, Sustainable Beef will pay the CRA for the site and dirt work and construction can begin. He said the Redevelopment Contract states that Sustainable Beef must invest at least \$300 million in the City, make reports to prove they have hired eligible employees, pay for street improvements and water mains, secure a performance bond guaranteeing the improvements will be built to City specifications, provide insurance and file documents for all construction expenses with the City. He stated the Redevelopment contract also sets odor control performance standards and the air and odor control must be built like the Kuna, Idaho plant; if there is a significant odor that can be detected one mile away from the plant, then Sustainable Beef must resolve it.

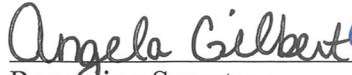

5) Brouillette moved and Lucas seconded the motion to adopt Resolution 2022-1 approving a Redevelopment Contract with Sustainable Beef, LLC, authorizing the execution thereof after the passage of 30 days; providing notice to the North Platte City Council of intent to accept the Redevelopment Contract proposal of Sustainable Beef, LLC, and other matters. Roll call vote: "AYE": Lucas, Stefka, Patterson, Brouillette. "NAY": None. "ABSTAIN": Wilke. Motion carried.

6) Brouillette moved and Lucas seconded the motion to appoint Greg Wilke as Chair and Rob Stefka as Vice-Chair of the CRA. Roll call vote: "AYE": Wilke, Lucas, Stefka, Patterson, Brouillette. "NAY": None. Motion carried.

7) There was no Other Business.

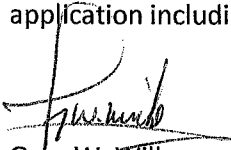
8) Adjournment. Patterson moved and Brouillette seconded the motion to adjourn the meeting at 3:23 p.m. Roll call vote: "AYE": Wilke, Lucas, Stefka, Patterson, Brouillette. "NAY": None. Motion carried.

ATTEST:

 Recording Secretary Angela Gilbert	 Vice-Chairman Robert Stefka
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Members of the CRA Committee;

In accordance with Section 18-2106 of the Nebraska statute, I formally disclose of my Conflict of Interest with the Sustainable Beef, LLC Redevelopment Plan application coming before this committee. And as required by this statute, I will abstain and not participate in any action by the authority affecting this application including discussion and voting.



Greg W. Wilke