

COMMUNITY REDEVELOPMENT AUTHORITY
Minutes of the meeting July 14, 2022

Wilke called the meeting to order at 9:00 a.m. with the following members present: Greg Wilke, Don Lucas, Rob Stefka. Edy Patterson and Tim Brouillette were absent. Angela Gilbert served as Recording Secretary.

3) Lucas moved and Stefka seconded the motion to approve the Minutes of June 1, 2022. Roll call vote: "AYE": Wilke, Lucas, Stefka. "NAY": None. "ABSENT": Patterson, Brouillette. Motion carried.

4) Discussion was held on the Proposed Redevelopment Contract for the DEVCO Housing Redevelopment Project.

Attorney Mike Bacon told the CRA that 51 houses will be built in annual increments/phases similar to the Lonnie Parsons project on Dixie Avenue. He said there will be a set number of houses put in each year, with the first eight lots completed this fall. He stated that DEVCO is responsible for borrowing the money and putting in the infrastructure such as paving, water, sewer, curbs and gutters and the project is contingent on them acquiring the land from the City.

5) Stefka moved and Lucas seconded the motion to adopt Resolution 2022-4 approving the Redevelopment Contract for the DEVCO Housing Redevelopment Project and other matters. Roll call vote: "AYE": Wilke, Lucas, Stefka. "NAY": None. "ABSENT": Patterson, Brouillette. Motion carried.

6) Discussion was held on the Proposed Redevelopment Contract for the Amended Redevelopment Plan for a Portion of the Twin Rivers Industrial Park.

Attorney Bacon told the CRA that this TIF project is slightly different than they have seen in the past and the streets, sewer and water will be installed a little bit at a time until the infrastructure is all put in. He said that TIF will be captured from each project that goes in and an amendment to the contract will be filed after each project; there could be a different developer for each lot/project, and we do not yet know the value of the buildings or size of the lots.

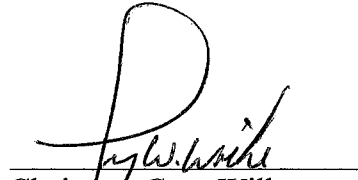
7) Stefka moved and Lucas seconded the motion to adopt Resolution 2022-5 approving the Redevelopment Contract for the Amended Redevelopment Plan for a Portion of the Twin Rivers Industrial Park and other matters. Roll call vote: "AYE": Wilke, Lucas, Stefka. "NAY": None. "ABSENT": Patterson, Brouillette. Motion carried.

8) Other Business. Stefka requested that in a future meeting, the members further discuss the procedure and adopt a Resolution to grant the Chair authority to forward future Redevelopment Plan submittals to the North Platte Planning Commission for public hearing and recommendations without formal action by the CRA membership vote unless any member of the Board disagrees or specifically requests a meeting. He stated that he wants to make sure the media and the public are informed of the procedure and any projects that are submitted.

9) Adjournment. Wilke adjourned the meeting at 9:15 a.m.

ATTEST:


Angela Gilbert


Chairman Greg Wilke