

COMMUNITY REDEVELOPMENT AUTHORITY
Minutes of the meeting Thursday, February 9, 2023

Wilke called the meeting to order at 9:00 a.m. with the following members present: Greg Wilke, Don Lucas, Joe Staroska, Edy Patterson, Mark Mendenhall. Angela Gilbert served as Recording Secretary.

3) Patterson moved and Lucas seconded the motion to approve the Minutes of September 22, 2022. Roll call vote: "AYE": Wilke, Lucas, Staroska, Patterson, Mendenhall. "NAY": None. Motion carried.

4) Lucas moved and Patterson seconded the motion to appoint Greg Wilke as Chair of the CRA. Roll call vote: "AYE": Wilke, Lucas, Staroska, Patterson, Mendenhall. "NAY": None. Motion carried.

Wilke moved and Staroska seconded the motion to appoint Don Lucas as Vice-Chair of the CRA. Roll call vote: "AYE": Wilke, Lucas, Staroska, Patterson, Mendenhall. "NAY": None. Motion carried.

5) Consider approving Consent to Assignment for Sustainable Beef Redevelopment Contract for lenders.

Lucas moved and Patterson seconded the motion to authorize the Vice-Chair to sign all documents relating to Sustainable Beef, LLC. Roll call vote: "AYE": Wilke, Lucas, Staroska, Patterson, Mendenhall. "NAY": None. Motion carried.

City Attorney Bill Troshynski explained that the original Consent to Assignment with CoBank, ACB had some terms and conditions that were not in the City's best interest, so some changes were made after review and negotiations by everyone involved.

Lucas moved and Patterson seconded the motion to approve the Consent to Assignment with CoBank, ACB for the Sustainable Beef Redevelopment Contract. Roll call vote: "AYE": Lucas, Patterson, Mendenhall. "NAY": None. "ABSTAIN": Wilke, Staroska. Motion carried.

6) Review TIF application relating to Exit 179 – Wilkinson Development.

Attorney Mike Bacon told the CRA members that the TIF Application submitted by Wilkinson Development, Inc. is for a \$15 million truck stop near the existing campground along I-80. He said the project will bring in \$300,000 annually in property taxes in addition to sales tax and they are applying for TIF due to the considerable amount of infrastructure that will need to be put in.

Clarine Eickhoff, representing Wilkinson Development, Inc., explained that the property was purchased by Wilkinson Development, Inc. in August 2022 and has been previously designated as blighted and substandard. She stated that it is an attractive location and will be convenient for travelers. She said they intend to expand the Fat Dog's brand and include a large truck stop with more truck parking for the community, a quick-serve restaurant, a new corporate headquarters for Wilkinson

Companies and a truck warehouse, projected to be open in 2024. She said the project cannot happen without TIF financing as the road will need to be built up to support traffic needs, and roads and public infrastructure are needed to accommodate the project. She also stated that their lender requires TIF financing to fund the project.

Gary Person, President and CEO of North Platte Chamber/DEVCO, encouraged the CRA members to support the development as it will increase tax revenues to the City and create more jobs. He stated that Wilkinson Development is local and not some corporation that is multiple states away or an international corporation.

Attorney Bacon stated that the Redevelopment Plan is being prepared and will be sent to the CRA to be reviewed and forwarded to the City Planning Commission and then to the City Council for their approval.


Lucas moved and Mendenhall seconded the motion to approve the Wilkinson Development, Inc. TIF Application. Roll call vote: "AYE": Wilke, Lucas, Staroska, Patterson, Mendenhall. "NAY": None. Motion carried.

7) There was no Other Business.

8) Adjournment. Lucas moved and Patterson seconded the motion to adjourn the meeting at 9:33 a.m. Roll call vote: "AYE": Wilke, Lucas, Staroska, Patterson, Mendenhall. "NAY": None. Motion carried.

ATTEST:


Recording Secretary
Angela Gilbert


Chairman
Greg Wilke