

COMMUNITY REDEVELOPMENT AUTHORITY  
Minutes of the meeting Thursday, April 13, 2023

Chair 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 Mendenhall seconded the motion to approve the Minutes of March 30, 2023. Roll call vote: "AYE": Lucas, Wilke, Patterson, Mendenhall, Staroska. "NAY": None. Motion carried.

4) Review was held on the City of North Platte Amended Redevelopment Plan for Phase 2 of the Lakeview Apartments Development.

Attorney Mike Bacon told the CRA since this is a second phase, they are required to amend their original plan. He said that up to 120 Workforce Housing apartments will be built and the owners want to close by early May and break ground on June 1<sup>st</sup>. He stated that without the use of TIF, this project would not happen.

Bob Furley, representing Dial Properties, told the CRA they wanted to start building last fall, but with the rising interest rates and cost of construction, it did not happen. He said they now have the resources and a local investor and are ready to build between 40 and 120 units, with some three-bedroom units for families. He stated that the first phase was very successful, with all units being leased 100% and they hope to keep costs of rent where they currently are.

5) Lucas moved and Staroska seconded the motion to adopt Resolution 2023-2 forwarding a Redevelopment Plan of the City of North Platte, Nebraska to the Planning Commission of the City of North Platte for purposes of its review and recommendation regarding said plan's conformity with the Comprehensive Plan of the City of North Platte.

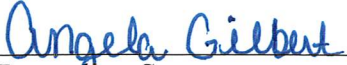
Roll call vote: "AYE": Lucas, Wilke, Patterson, Mendenhall, Staroska. "NAY": None. Motion carried.


Attorney Bacon stated that the Redevelopment Plan will be sent to the City Planning Commission and then back to the CRA to forward to the City Council for their approval.

6) There was no Other Business.

7) Adjournment. Chair Wilke adjourned the meeting at 9:13 a.m.

ATTEST:

  
Recording Secretary  
Angela Gilbert

  
Chairman  
Greg Wilke