

City of Gretna, Nebraska

City Council
March 3, 2020

A meeting of the Gretna City Council was held on March 3, 2020. Mayor Timmerman announced that the open meetings laws is located in the back of the room. The Mayor called the meeting to order. Absent: Jason Stahr, Present: Logan Herring, Angie Lauritsen, Bill Proctor. Notice of the meeting was given in advance thereof to the Mayor and City Council, published in the Gretna Breeze and posted in at least three Public places as shown by the Certificate of Posting Notice attached to these minutes. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the Public.

CONSENT AGENDA

Approval of Consent Agenda

- 1) Approval of Agenda for March 3, 2020
- 2) Approval of Council Minutes, February 18, 2020

Motion by Logan Herring, seconded by Bill Proctor to approve the consent agenda. Motion carried. Herring: Yea, Lauritsen: Yea, Proctor: Yea, Stahr: Absent. Yea: 3, Nay: 0, Absent: 1

CURRENT BUSINESS

" \f tProposed Redevelopment Contract pursuant to the Nebraska Community Development Law which involves partial funding known as Tax Increment Financing, by the Batis Development Company for the BDC Commons Subdivision Lots 1-4 and Outlot A, which is currently being platted and is generally located north of Hwy 6/31, west/southwest of South Bryan Street, and south/southeast of South Street, in the Southeast Quarter of the Southwest Quarter of S36, T14N, R10E of the 6th P.M., City of Gretna, Sarpy County, Nebraska, being a replatting of Taxlot 6A1B (Parcel #010407715) and Lot 2 of the Langdon Brothers 7th Addition (Parcel #011605510).

- 1) Presentation by City Representative Jeff Miller
- 2) Presentation by Representative of the Redeveloper Brent Bellar

CDA Resolution No. 3-20 (1) - Approving a Redevelopment Contract for the BDC Commons Redevelopment Plan and Project and making findings with regard to such Contract and Approving other Action thereon.

RESOLUTION NO. 3-20 (1)

A resolution of the Community Development Agency of the City of Gretna, Nebraska, approving a Redevelopment Contract for the BDC Commons Redevelopment Plan and project and making findings with regard to such contract and approving other action thereon.

WHEREAS, the City of Gretna, Nebraska, a municipal corporation, has determined it to be desirable to undertake and carry out urban development projects in areas of the City which are determined to be substandard and blighted and in need of redevelopment; and

WHEREAS, the Nebraska Community Development Law, Nebraska Revised Statutes §§ 18-2101 to 18-2154, as amended (the "Act"), prescribes the requirements and procedures for the planning and implementation of redevelopment projects, including the requirement of a redevelopment contract with the redeveloper; and

WHEREAS, the City has previously declared an area of the City which includes an area which is being platted as the BDC Commons Subdivision Lots 1-4 and Outlot A, generally located north of Hwy 6/31, west/southwest of South Bryan Street, and south/southeast of South Street, in the Southeast Quarter of the Southwest Quarter of Section 36, Township 14 North, Range 10 East of the 6th P.M., City of Gretna, Sarpy County, Nebraska, being a replatting of Taxlot 6A1B (Parcel #010407715) and Lot 2 of the Langdon Brothers 7th Addition (Parcel #011605510) (the "Redevelopment Project Area") to be substandard and blighted and in need of redevelopment pursuant to the Act; and

WHEREAS, the City has approved pursuant to the Act a Redevelopment Plan for the Redevelopment Project Area, which is known as the BDC Commons Redevelopment Project, and the Batis Development Company, a Kansas corporation (the "Redeveloper") has proposed to implement the BDC Commons Redevelopment Project.

NOW, THEREFORE, be it resolved by the Community Development Agency of the City of Gretna, Nebraska:

1. The Redevelopment Plan for the BDC Commons Redevelopment Project has been determined to be feasible and in conformity with the general plan for the development of the City as a whole and the Redevelopment Plan is in conformity with the legislative declarations and determinations set forth in the Act.
2. The City Council has found that the Redevelopment Project described in the Redevelopment Plan would not be economically feasible without the use of tax-increment financing, that the Redevelopment Project would not occur in the Redevelopment Project Area without the use of tax-increment financing, and that the costs and benefits of the Redevelopment Project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed by the City and have been found to be in the long term best interests of the community impacted by the Redevelopment Project.
3. The planned implementation for the BDC Commons Redevelopment Project includes, but is not limited to, the private improvements and the public improvements as described in the Redevelopment Plan.
4. A Redevelopment Contract prepared pursuant to the Act is required in order to implement the Redevelopment Plan. The Act authorizes the City to enter into the Redevelopment Contract with the Redeveloper containing conditions regarding the improvement of such property.
5. The Redeveloper is willing to enter into the Redevelopment Contract and through an anticipated minimum investment to redevelop the Redevelopment Project Area by constructing the private improvements and public improvements as provided in the Redevelopment Plan. The minimum investment represents approximately \$2,845,000.00 of debt.

6. In order to help remove substandard conditions in Redevelopment Project Area, the City is willing to enter into the Redevelopment Contract and to make grants to the Redeveloper to be used to carry out the improvements. The City and Redeveloper agree that such assistance is deemed essential to the success of the BDC Commons Redevelopment Project.
7. The Act authorizes the City to provide grants to the Redeveloper in order to accomplish rehabilitation or redevelopment of the Redevelopment Project Area in accordance with the Redevelopment Plan and Redevelopment Contract. In order to implement the improvements and make the grants to the Redeveloper, the City intends, in accordance with and as provided in the Redevelopment Contract, to issue tax-increment financing bonds (TIF) to be repaid with the TIF tax revenues generated under the Act.
8. The City and Redeveloper desire to enter into the Redevelopment Contract to implement the BDC Commons Redevelopment Project for the above purposes and in accordance with the Redevelopment Plan.
9. The redevelopment of the Redevelopment Project Area is in the best interests of the City and is in furtherance of the health, safety, and welfare of its residents, and is in accordance with the public purposes and provisions of applicable laws and requirements under which the Redevelopment Plan and the Redevelopment Contract have been undertaken.
10. The Redevelopment Contract with the Redeveloper for the BDC Commons Redevelopment Project is hereby approved.

PASSED AND APPROVED this 3rd day of March, 2020.

Motion by Bill Proctor, seconded by Angie Lauritsen to approve and adopt Resolution 3 - 20 (1). Motion carried. Herring: Yea, Lauritsen: Yea, Proctor: Yea, Stahr: Absent. Yea: 3, Nay: 0, Absent: 1

ADJOURNMENT

Motion by Logan Herring, seconded by Bill Proctor Motion to adjourn. Motion carried. Herring: Yea, Lauritsen: Yea, Proctor: Yea, Stahr: Absent. Yea: 3, Nay: 0, Absent: 1 Minutes respectfully submitted by City Clerk Tammy Tisdall.

CITY OF GRETNA, NEBRASKA

James W. Timmerman, Mayor

ATTEST:

Tammy L. Tisdall, CMC
City Clerk

