

COMMUNITY REDEVELOPMENT AUTHORITY MINUTES
January 11, 2017

The Community Redevelopment Authority meeting was called to order at 5:00 p.m. by Chairman Hecker. Committee members present were: Jon Wilken, Mike Hecker, Ryne Seaman, and Scott Sloup. Other officials present: City Administrator Bruce Smith, Attorney Andrew Willis (Cline Williams), Richard Gokie, Bugeaters Properties & Fast Mart, Inc, and Bonnie Otte, Assistant Administrator/Clerk-Treasurer/Budget & HR Director/CRA Secretary (recording proceedings). Absent: Tim Moll.

Chairman Hecker announced that a copy of the Agenda for this meeting is posted on the front window of the Municipal Building and copies are available on the north wall where a copy of the Open Meetings Act is also posted for public inspection.

Chairman Hecker declared a conflict of interest for himself in that Mr. Gokie is a customer of his employer, Jones National Bank & Trust Company.

1. Bugeaters/Fastmart: Discussion and Consideration of a Resolution Approving the First Amendment to the Redevelopment Agreement

TIF Attorney Andrew Willis stated the proposed amendment pushes back the start date for the Tax Increment Financing to January 1, 2018 (was January 1, 2017). Mr. Willis added that the timeframe for construction of this project was quite aggressive and so the original Agreement included a clause, "If Redeveloper determines it will be unable to complete construction of the Project on or before the Project Completion Date, Redeveloper shall provide written notice of such determination to the CRA prior to the commencement of any construction. Upon receiving such notice, the CRA may, but is not obligated to, extend the Effective Date and the Project Completion Date by one year." Mr. Gokie is requesting the extension.

Richard Gokie, 3003 Bluff Rd, Seward addressed the Board stating that the demolition of one of the buildings on the property took much longer than anticipated when asbestos was discovered in the building. The abatement process and final inspection and approval to move forward from the State of Nebraska finally finished around the end of November. He said the project is still moving forward and feels he can complete it in one year.

There was some discussion about leaving the completion date open-ended, should the project timeframe extend past January, 2018. Mr. Willis stated the CRA could extend the TIF date again, if that happens. A point brought up was the legal costs of preparing the extensions and Mr. Gokie stated he would be willing to pay the costs, should another extension be necessary.

Moved by Seaman, seconded by Wilken, that Resolution 2017-01 approving the First Amendment to the Redevelopment Agreement for Bugeaters/Fastmart TIF project be adopted.

Aye: Wilken, Sloup, Hecker, Seaman
Nay: None
Absent: Moll. Motion carried.

Attorney Willis provided a brief update on a report issued by the State Auditor on TIF projects. He stated, overall, the communities doing the projects did not do anything wrong, other than maybe lack of documentation.

He said there is some interest in new legislation regarding TIF projects.

Chairman Hecker stated he would like the February CRA meeting to have an agenda item to discuss application/processing/administrative fees for TIF projects.

3. ADJOURNMENT

Moved by Wilken, seconded by Seaman, that the meeting be adjourned.

Aye: Wilken, Seaman, Sloup, Hecker

Nay: None

Absent: Moll. Motion carried.