

Sidney, Nebraska, February 28, 2023 A Fair Housing City

A meeting of the Community Development Agency (CDA) of the City of Sidney, Nebraska, was convened in open and public session at 7:00 p.m. on February 28, 2023 in the Council Room. Present in person were: CDA/Mayor Sherman and CDA members: Strommen, Gallaway, Radcliffe and Bondegard. Others present: City Manager Scott, City Clerk Borchert, Attorney Leef. Notice of the meeting was given in advance thereof by publication in *The Sidney Sun Telegraph*, the designated method for giving notice, a copy of the proof of publication being attached to these minutes. Advance notice of the meeting was given to the members of the CDA and a copy of their acknowledgment of receipt of notice is attached to these minutes. Availability of the agenda was communicated in the advance notice and in the notice to the CDA members. All proceedings shown hereafter were taken while the convened meeting was open to the attendance of the public.

Community Development Member/Mayor Sherman informed the public of the location of the posted Open Meetings Act.

CDA/Mayor Sherman called the meeting at 7:01 pm. City Manager Scott presented the Sidney Ranch subdivision tax increment financing (TIF) plan and Resolution 20230202. Scott stated that this was similar to the Workforce Housing Development done a couple years ago. This plan has been approved through the Planning Commission and passed on to the CDA and then to the City Council for approval. This plan is to create a TIF incentive to offer to a developer that would want to develop the area. It is anticipated that the redevelopment project will consist of a private developer purchasing the project site to construct approximately 64 single-family homes over the course of multiple phases and years. Gallaway asked Scott about the phases intended, as it doesn't specify how many houses need to be completed in that year. Scott stated that the plan could be done in more tiers, which would be worked out with the developer. Gallaway also mentioned that the plan stated that the developer could resize the lots if deemed necessary. Scott stated that this was due to the odd sizes of some of the lots and not conducive to single-family homes. Gallaway stated that there are also different ordinances in this neighborhood that allow for different setbacks and lot sizes, which is set up different than most areas. There were no further comments. CDA/Mayor Sherman asked for a motion to approve Resolution 20230202 and recommending it to City Council. Gallaway moved, Bondegard seconded, *"That Resolution 20230202, a resolution of the Community Development Agency of the City of Sidney, Nebraska, recommending approval of a redevelopment plan entitled, "Redevelopment Plan for the Ranch Subdivision Redevelopment Project," to the Mayor and City Council of the city of Sidney, Nebraska."*, be approved. Roll call vote: Yeas: Strommen, Gallaway, Sherman, Radcliffe, Bondegard. Motion approved.

Meeting adjourned at 7:11 p.m.

/s/BRAD SHERMAN, MAYOR

ATTEST: /s/LORI BORCHERT, CITY CLERK