

Sidney, Nebraska November 28, 2023 A Fair Housing City

A meeting of the Community Development Agency (CDA) of the City of Sidney, Nebraska, was convened in an open and public session at 5:30 p.m. on November 28, 2023, in the Council Room. Present in person were: Mayor Sherman and Council Members: Strommen, Radcliffe and Bondegard. Others present: City Manager Scott, City Clerk Borchert. 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 City Council 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 City Council. All proceedings shown hereafter were taken while the convened meeting was open to the attendance of the public.

Mayor Sherman informed the public of the location of the posted Open Meetings Act.

Sherman asked for a motion to excuse Councilman Buckner's absence. Strommen moved, Bondegard seconded, "That Councilman Buckner's absence be excused." Roll call: Yeas: Strommen, Sherman, Radcliffe, Bondegard Nays: None Absent: Buckner. Motion passed.

City Manager Scott gave the Council an overview of the Tax Increment Financing (TIF) plan for R Perry Construction to act as the developer and construct eleven new single-family homes in the Prairie Winds subdivision. Scott stated that a sale agreement has been reached and signed between R Perry Construction and Fort Sidney Development Group. Scott called Michael Sands, attorney for Baird Holm, to be on speaker phone, if Council would have any questions regarding the TIF. Sands reported that the Redevelopment Plan provides the authorization to grant the TIF as well as authorizes the use of Workforce Housing TIF. The Workforce Housing TIF can be used for housing construction as well as infrastructure. Scott stated that the houses would be located on block 4, lots 1-11 on the east side of John Borm Drive, wrapping behind Lodgepole Creek Apartments. Scott also said that the Planning Commission met and recommended to the CDA and the City Council to approve this plan. Joe Johnson, Olsson Associates, stated that R Perry is a client of Olsson Associates. The single-family homes would be priced at \$275,000, per state statute, through the Workforce Housing TIF. Strommen asked if Perry would be using local contractors. Johnson stated that they reached out to local contractors, but could not disclose that information and would be using as many local contractors as they can. Perry would be building 5 to 6 homes at a time. Sands stated that the CDA position is to approve the contract, Council would be approving the plan.

Strommen moved, Radcliffe seconded, "To approve **Resolution 20231103**, a redevelopment plan entitled: "Redevelopment Plan for the R Perry Workforce Housing Redevelopment Project." Roll call: Yeas: Sherman, Radcliffe, Bondegard, Strommen, Nays: None Absent: Buckner. Motion passed. (Full Resolution can be viewed at the office of the City Clerk)

Bondegard moved, Strommen seconded, "To approve **Resolution 20231104**, a redevelopment contract, as between the R Perry Construction, Inc., and the Community Development Agency." Roll call: Yeas: Radcliffe, Bondegard, Strommen, Sherman. Nays: None Absent: Buckner. Motion passed. (Full Resolution can be viewed at the office of the City Clerk)

Meeting adjourned at 5:48 pm

ATTEST: /s/BRAD SHERMAN, MAYOR

ATTEST: /s/LORI BORCHERT, CITY CLERK