

COMMUNITY DEVELOPMENT AGENCY PROCEEDINGS

October 26, 2022

The Community Development Agency of the City of David City, Nebraska, convened in open public session at 7:02 p.m. in the meeting room of the City Office at 490 "E" Street, David City, Nebraska. The Public had been advised of the meeting by publication of notice in The Banner Press on October 20, 2022, and an affidavit of the publisher is on file in the office of the CDA Secretary. The Community Development Agency members acknowledged advance notice of the meeting. The advance notice to the Public, and Community Development Agency members conveyed the availability of the agenda, which was kept continuously current in the office of the Secretary and was available for public inspection on the City's website. No new items were added to the agenda during the twenty-four hours immediately prior to the opening of the meeting.

Present for the meeting were: Community Development Agency Members—Alan Zavodny, Tom Kobus, Kevin Woita, John Vandenberg, Bruce Meysenburg, Pat Meysenburg, Jessica Miller, Community Development Agency Secretary Tami Comte, and City Attorney Michael Sands. Also present was Special Projects Coordinator Dana Trowbridge.

Chairman Alan Zavodny informed the public of the "Open Meetings Act" posted on the west wall of the meeting room and asked those present to please silence their cell phones. He also asked that anyone addressing the Agency to introduce themselves.

CDA member Pat Meysenburg made a motion to approve the Minutes of the September 28, 2022 meeting of the CDA. CDA Member Kevin Woita seconded the motion. The motion carried.

Tom Kobus: Yea, Bruce Meysenburg: Yea, Pat Meysenburg: Yea, Jessica Miller: Yea, John Vandenberg: Yea, Kevin Woita: Yea, Alan Zavodny: Yea
Yea: 7, Nay: 0,

Chairman Zavodny stated that the next item on the agenda was general conversation regarding Northland & Akrs Projects.

Special Projects Coordinator Dana Trowbridge introduced himself and said, "There's a lot going on, but it doesn't look like anything is happening. If you were to drive by either place you would wonder why I say that. On the Northland addition for housing, we have received approval from the State of Nebraska on the engineering plans for the installation of water, and for the installation of wastewater, so we're square with the State on that. We just recently received from our engineer the plans for our dirt mover, possibly Krivanek, he's taking a look at that. It looks like that's a push. We're going to move some dirt around out there, but it doesn't look like we're going to have to haul in any large quantities. As we move over to the Akrs property, we have our authority to put the road to the highway with Highway 15 access. They have finished all of their engineering including the soil borings which should be analyzed by now and Krivanek has the CDA's for that, also. He's sharing that information with M.E. Collins Company to try and come up with some cost estimates from those people so we can compare with the cost estimates that we have from the engineering firm. I will say that I have been disappointed in how our engineering people have worked with us on a timeline for this. There

seems to have been no hurry on their part whatsoever. It almost looked like they weren't going to do this until spring and that's never been a desire of ours. We would like to get as much done as we can prior to winter. As an over arching effect, maybe, on both of these is through our new association with BairdHolm, their people worked with the David City Development Corporation that I started a year and a half ago and we've been waiting for the Internal Revenue Service to pass judgement on the tax exempt status with that organization because they can't apply for Rural Workforce Housing until they have that authority, which we got this past week. Thank you to the people at BairdHolm. That will allow us, whether it be City or CDA to work with the David City Development Corporation because the only thing right now that that Corporation is good for is to promote housing in David City, Nebraska. The City can't apply for workforce housing funds. The CDA can't apply for workforce housing funds but the 501 (c)(3) can apply for funds. I have reached out to Cliff Mezner and Mezner Development, and I reached out to NeighborWorks, Roger Nadrchal, out of Columbus and Norfolk. They both tell me that we could use the David City Development Corporation as the conduit to apply for funds for David City. In either one of these operations, the development people or the NeighborWorks people would do the application and they would do the administration if we got grant funding. There's going to be tons of funding. This next go around is going to be a fifty-million-dollar distribution. The last distribution a year and a half ago was ten million and they still haven't gotten rid of all of it. They're going to have a third round of bidding for the residual on the ten million with the fifty stacked up probably in December or January. Things are going well that way for us because by then we'll have a good start on Northland and have a place to put these."

Mayor Zavodny said, "I'm going to ask you an unfair question because I didn't prepare you for it, but I know that you know the answer. The TIF discussions that we've had look positive as far as timing and how we're going to be able to finance everything. Do you want to share a little bit about that? The Akrs piece."

Special Projects Coordinator Dana Trowbridge said, "The TIF part of this for Akrs is mixed in with AGP, Timpte and Akrs. Joe Johnson is working on that to develop a balloon concept that they all fit in this area. We define a large area out there as the capture area and calculate what they believe the valuations will come in at and then you can project your total TIF take over fifteen years because you can take all of them for fifteen years, if we scatter their start dates. Am I correct? The last I heard was something around twenty-six million dollars' worth of TIF and it would be split between AGP and the City because Akrs is letting the City do the infrastructure all the way through this. The roads projected by the engineer are one point five million. Tami, we still have some funds left from that \$750,000, but not all of it. We have money from that that Joe continues to suggest that we hold and just pay the interest on the BANS during this timeline. We borrow money before the project is done and we can go two years on Bond Anticipation Notes. They are notes that are interest only instruments and then we have to convert them to a fifteen-year bond. I think we'll be fine. We're not going to make any money on it. I don't know that we did it to make money. In the long-term we benefit from it."

Mayor Zavodny said, "For the people who are somewhat new to the process, the one thing, when Phil was our bond agent, he always said that it made sense to not start paying on it until you use it so as the project progresses, we start expending and then the clock starts ticking on your expenses. It's smart to not pay longer than we have to."

Interim City Administrator/City Clerk Tami Comte said, "Since we are talking about Akrs, the water and sewer is done up to them. They have to have it tested and the sewer tested again in thirty days for something, but the water is done, and they can tap on at any time."

CDA member Jessica Miller made a motion to adjourn. CDA Member Pat Meysenburg seconded the motion. The motion carried and Chairman Alan Zavodny declared the meeting adjourned at 7:12 p.m.

Tom Kobus: Yea, Bruce Meysenburg: Yea, Pat Meysenburg: Yea, Jessica Miller: Yea, John Vandenberg: Yea, Kevin Woita: Yea, Alan Zavodny: Yea

Yea: 7, Nay: 0,

Secretary Tami Comte