

COMMUNITY DEVELOPMENT AGENCY PROCEEDINGS

May 14, 2025

The Community Development Agency of the City of David City, Nebraska, convened in open public session at 7:32 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 posting of notice in four public places (City Office, US Post Office, Butler County Courthouse and Hruska Public Library). 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—Jessica Miller, Kevin Woita, Bruce Meysenburg, Jim Angell, Rick Holland, Community Development Agency Secretary Tami Comte, City Administrator Alan Zavodny, City Administrator Intern Raiko Martinez, and City Attorney David Levy. CDA members Keith Marvin and Jeremy Abel were absent.

Also present were: Deputy Clerk Lori Matchett, Police Officer Chris Baete, and Marlene Hein.

Chairman Jessica Miller 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. She also asked anyone addressing the Agency to introduce themselves.

Council member Bruce Meysenburg made a motion to approve the minutes of the April 23, 2025 meeting of the CDA as presented. Council Member Jim Angell seconded the motion. The motion carried.

Jeremy Abel: Absent, Jim Angell: Yea, Rick Holland: Yea, Keith Marvin: Absent, Bruce Meysenburg: Yea, Jessica Miller: Yea, Kevin Woita: Yea
Yea: 5, Nay: 0, Absent: 2

Council member Bruce Meysenburg made a motion to approve a loan for \$200,000 at one percent interest with a repayment term of three years from David City Utilities to the CDA to be repaid by hotel tax revenues, occupation tax revenues or other sources, to support development of a hotel at the Zegers Addition. Council Member Jessica Miller seconded the motion. The motion carried.

Jeremy Abel: Absent, Jim Angell: Yea, Rick Holland: Yea, Keith Marvin: Absent, Bruce Meysenburg: Yea, Jessica Miller: Yea, Kevin Woita: Yea
Yea: 5, Nay: 0, Absent: 2

Council member Bruce Meysenburg made a motion to approve the Mayor or City Administrator, or their designee, to execute all necessary documents and take all necessary actions to apply for State of Nebraska Site and Business Development Fund assistance or other grants or loans to support development of a hotel generally at the Zegers Addition. Council Member Jim Angell seconded the motion. The motion carried.

Jeremy Abel: Absent, Jim Angell: Yea, Rick Holland: Yea, Keith Marvin: Absent, Bruce Meysenburg: Yea, Jessica Miller: Yea, Kevin Woita: Yea
Yea: 5, Nay: 0, Absent: 2

Community Development Agency

May 14, 2025

Page #2

Council member Kevin Woita made a motion to adjourn. Council Member Bruce Meysenburg seconded the motion. The motion carried and Chairman Jessica Miller declared the meeting adjourned at 7:40 p.m.

Jeremy Abel: Absent, Jim Angell: Yea, Rick Holland: Yea, Keith Marvin: Absent, Bruce Meysenburg: Yea, Jessica Miller: Yea, Kevin Woita: Yea

Yea: 5, Nay: 0, Absent: 2

Secretary Tami L. Comte