

## **Community Development Agency Proceedings June 10, 2026**

The Community Development Agency of the City of David City, Nebraska, convened in open public session at 7:26 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 a 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 - Bruce Meysenburg, Keith Marvin, Jim Angell, Jeremy Abel, Rick Holland, Jessica Miller, City Administrator Intern Raiko Martinez, and City Clerk-Treasurer Lori Matchett.

Also present for the meeting were: Account Clerk Elizabeth Parker, Officer Kevin Dunn, Dana Trowbridge, Doug Rix, Beth Klosterman, Wesley Miller, and Marlene Hein.

Community Development Agency Member Rick Holland made a motion to approve the minutes of the April 22, 2026, meeting of the Community Development Agency, as presented. Community Development Agency Member Bruce Meysenburg seconded the motion. The motion carried. Jeremy Abel: Yea, Jim Angell: Yea, Rick Holland: Yea, Keith Marvin: Yea, Bruce Meysenburg: Yea, Jessica Miller: Yea, Kevin Woita: Absent. Yea: 6, Nay: 0, Absent: 1...

The Community Development Agency considered a Real Estate Purchase Agreement with the Southeast Nebraska Affordable Housing Council to purchase six residential lots. During the discussion, it was noted that the agreement did not reflect a requested amendment regarding the specific lots to be conveyed.

Community Development Agency Members discussed revising the agreement to provide that the six lots may be any lots owned by the City of David City or the Community Development Agency. Community Development Agency Member Jessica Miller made a motion to approve the agreement with an amendment specifying that the lots be any City-owned or CDA-owned lots within David City. Community Development Agency Member Keith Marvin seconded the motion. The motion carried. Jeremy Abel: Yea, Jim Angell: Yea, Rick Holland: Yea, Keith Marvin: Yea, Bruce Meysenburg: Yea, Jessica Miller: Yea, Kevin Woita: Absent. Yea: 6, Nay: 0, Absent: 1.

The CDA discussed a proposed incentive offer involving townhouse development and the role of the David City Development Corporation (DCDC). Community Development Agency Member Miller asked Dana Trowbridge if he had resigned from the David City Development Corporation. Mr. Trowbridge acknowledged that he did resign from the David City Development Corporation. Discussion centered on obtaining

documentation showing formal DCDC board action on the proposed incentive, as well as ongoing efforts to amend homeowners' association (HOA) documents to allow townhouse units to be used as rental properties.

It was reported that representatives had met with Kendall Perry and Laura Kobza regarding potential amendments to the HOA documents, and that the matter was under review by legal counsel. Additional discussion addressed efforts to reduce the percentage of homeowners required to approve certain HOA actions and the need to obtain consent from HOA members.

Community Development Agency members noted that financing associated with the project could not proceed until the HOA-related issues were resolved. Following discussion, a request was made to postpone the matter indefinitely until the requested financial and meeting documentation from David City Development Corporation and HOA amendments were completed. No further action was taken.

Community Development Agency Member Jessica Miller made a motion to table indefinitely, an incentive offered by the David City Development Corporation for the sales of Townhouses. Community Development Agency Member Bruce Meysenburg seconded the motion. The motion carried. Jeremy Abel: Yea, Jim Angell: Yea, Rick Holland: Yea, Keith Marvin: Yea, Bruce Meysenburg: Yea, Jessica Miller: Yea, Kevin Woita: Absent. Yea: 6, Nay: 0, Absent: 1

Community Development Agency Member Keith Marvin made a motion to adjourn at 7:33 p.m. Community Development Agency Member Jim Angell seconded the motion. The motion carried. Jeremy Abel: Yea, Jim Angell: Yea, Rick Holland: Yea, Keith Marvin: Yea, Bruce Meysenburg: Yea, Jessica Miller: Yea, Kevin Woita: Absent. Yea: 6, Nay: 0, Absent: 1.

Minutes Completed by: \_\_\_\_\_  
Lori Matchett, Secretary