

Imperial, Nebraska  
January 15, 2015

A regular meeting of the Community Redevelopment Authority (the "Authority") of the City of Imperial, Nebraska (the "City") was held on January 15, 2015, at 12:00 p.m., at the Imperial City Hall, 740 Court Street, Imperial, Nebraska, the same being open to the public and preceded by advance publicized notice duly given in strict compliance with the provisions of the Open Meetings Act, Chapter 84, Article 14, Reissue Revised Statutes of Nebraska, as amended, as set forth on **Exhibit A** attached hereto stating (a) the time, date and place of the meeting, (b) that the meeting would be open to the attendance of the public, and (c) that the agenda for the meeting, kept continuously current, was available for public inspection in the City Clerk's Office. Additionally, reasonable efforts were made to provide advance notice of the time, date and place of the meeting to all news media requesting the same.

The Chair of the Authority presided and the Secretary recorded the proceedings. The meeting was called to order and on roll call the following Members were present:

Russ Pankonin, Doug Gaswick, Jim Pirog and Jo Leyland;

the following Members were absent: Mary Deyle. A quorum being present and the meeting duly commenced, the following proceedings were had and done while the meeting was open to the attendance of the public. The Chair publicly announced the location of a current copy of the Open Meetings Act posted in the meeting room for access by the public.

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(Other Proceedings)

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Authority Member Doug Gaswick introduced a resolution (the "Plan Resolution") titled as follows and moved its passage by the Authority:

**RESOLUTION NO. R15-01-01**  
**A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY**  
**OF THE CITY OF IMPERIAL, NEBRASKA, RECOMMENDING APPROVAL**  
**OF A GENERAL REDEVELOPMENT PLAN FOR A REDEVELOPMENT**  
**AREA; AND RELATED MATTERS.**

Authority Member Jim Pirog seconded the motion. On roll call vote, the following Board Members voted in favor of the motion:

Doug Gaswick, Russ Pankonin, Jim Pirog, Jo Leyland;

the following Members voted against the motion: None;

the following Members were absent or did not vote: Mary Deyle.

The passage of the Plan Resolution having been agreed upon by a majority of the Authority, the Chair declared the Plan Resolution passed and, in the presence of the Authority, signed and approved the Plan Resolution, and the Secretary attested to its passage by also signing the same. A true and complete copy of the Plan Resolution is attached hereto as **Exhibit B**.

Next, Authority Member Russ Pankonin introduced a resolution (the “**Plan Amendment Resolution**”) titled as follows and moved its passage and approval by the Authority:

**RESOLUTION NO. 415-01-02**

**A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF IMPERIAL, NEBRASKA, RECOMMENDING A SUBSTANTIAL MODIFICATION TO THE GENERAL REDEVELOPMENT PLAN FOR A REDEVELOPMENT AREA; APPROVING CERTAIN REDEVELOPMENT PROJECTS WITHIN A REDEVELOPMENT AREA; APPROVING A COST BENEFIT ANALYSIS FOR SUCH PROJECTS; APPROVING A REDEVELOPMENT CONTRACT; AND APPROVING RELATED MATTERS.**

Authority Member Doug Gaswick seconded the motion. On roll call vote, the following Board Members voted in favor of the motion:

Russ Pankonin, Doug Gaswick, Jim Pirog, Jo Leyland;

the following Members voted against the motion: None;

the following Members were absent or did not vote: Mary Deyle.

The passage of the Plan Amendment Resolution having been agreed upon by a majority of the Authority, the Chair declared the Plan Amendment Resolution passed and, in the presence of the Authority, signed and approved the Plan Amendment Resolution, and the Secretary attested to its passage by also signing the same. A true and complete copy of the Plan Amendment Resolution is attached hereto as **Exhibit C**.

\* \* \* \* \*

(Other Proceedings)

\* \* \* \* \*

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There being no further business to come before the Authority at the meeting, on motion duly made, seconded and carried by unanimous vote, the meeting was adjourned.

**COMMUNITY REDEVELOPMENT AUTHORITY  
OF THE CITY OF IMPERIAL, NEBRASKA**

By:  \_\_\_\_\_  
Secretary

**EXHIBIT A**

**CERTIFICATE OF POSTING OF  
NOTICE OF MEETING**

**COMMUNITY REDEVELOPMENT AUTHORITY  
OF THE CITY OF IMPERIAL, NEBRASKA**

**CERTIFICATE OF POSTING**

I certify that the attached notice was posted in the City of Imperial, Nebraska, at the following locations:

Imperial City Offices  
Imperial Post Office  
Lied Imperial Public Library

at 9:00 o'clock am., on January 9, 2015.

  
Secretary, Community Redevelopment Authority

**EXHIBIT B**

**PLAN RESOLUTION**

**COMMUNITY REDEVELOPMENT AUTHORITY  
OF THE CITY OF IMPERIAL, NEBRASKA**

**RESOLUTION NO. R15-01-01**

**A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY  
OF THE CITY OF IMPERIAL, NEBRASKA, RECOMMENDING APPROVAL  
OF A GENERAL REDEVELOPMENT PLAN FOR A REDEVELOPMENT  
AREA; AND RELATED MATTERS.**

**WHEREAS**, the Mayor and Council of the City of Imperial, Nebraska (the “City”), upon the recommendation of the Planning Commission of the City (the “Planning Commission”), and in compliance with all public notice requirements imposed by Sections 18-2101 through 18-2154, Reissue Revised Statutes of Nebraska, as amended (the “Act”), duly declared the redevelopment area described on **Attachment 1** (the “Redevelopment Area”) to be blighted and substandard and in need of redevelopment;

**WHEREAS**, a general redevelopment plan (the “Redevelopment Plan”) for the Redevelopment Area has been prepared for and on behalf of the Community Redevelopment Authority of the City (the “Authority”) in the form attached as **Attachment 2** in accordance with Section 18-2111 of the Act;

**WHEREAS**, the Authority has reviewed the Redevelopment Plan and determined that the proposed land uses and building requirements described in the Redevelopment Plan are designed with the general purpose of accomplishing a coordinated, adjusted, and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency in economy in the process of development; including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provisions for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and communitive facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of unsanitary or unsafe dwelling accommodations, or conditions of blight; and

**WHEREAS**, it is necessary, desirable, and advisable, that the Authority recommend the Redevelopment Plan to the Mayor and Council of the City for approval.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF IMPERIAL, NEBRASKA AS FOLLOWS:**

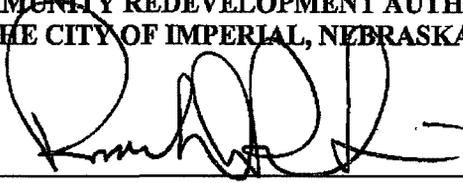
**Section 1.** The Authority hereby recommends that the Redevelopment Plan be approved by the Mayor and Council of the City. The Secretary of the Authority is hereby instructed to forward the Redevelopment Plan to the Planning Commission for review. Upon receipt of the written recommendations of the Planning Commission, or, if no such recommendations are received within thirty days of the submission of the Redevelopment Plan to the Planning Commission, then without such recommendations, the Secretary of the Authority is hereby instructed to deliver a copy of this Resolution to the Clerk of the City for review and consideration by the Mayor and Council of the City.

**Section 2.** All prior resolutions of the Authority in conflict with the terms and provisions of this Resolution are hereby expressly repealed to the extent of such conflicts.

**Section 3.** This Resolution shall be in full force and effect from and after its passage.

**PASSED AND APPROVED** this day of January 15, 2015.

**COMMUNITY REDEVELOPMENT AUTHORITY  
OF THE CITY OF IMPERIAL, NEBRASKA**

By:   
Chair

ATTEST:

By:   
Secretary

## ATTACHMENT 1

### BOUNDARY DESCRIPTION OF THE REDEVELOPMENT AREA

The Redevelopment Area shall include all real property that is (1) within the boundaries described as follows and (2) also situated within the corporate limits of the City, and no other real property:

*Redevelopment Study Area (Site 4):* This redevelopment study area consists of the properties along Nebraska Highway 61 and US Highway 6. The area is 200 acres in size. The area is more clearly identified as the blocks between 12<sup>th</sup> Street on the north; Nebraska Highway 61 on the east; US Highway 6 on the south and southwest and the streets of Longhorn and Wellington to the west. The legal description is as follows:

Beginning at a Point that is the NE corner of the NE  $\frac{1}{4}$  of Section 4; thence South along the Right of Way Nebraska Highway 61 5,456 feet; thence NW along the Right of Way of US Highway 6 4,398 feet; thence East 300 feet; thence North 906 feet; thence East 316 feet; thence South 135 feet; thence East 446 feet; thence South 290 feet; thence West 416; thence South 690 feet; thence East 663.3; thence North 630 feet; thence East 764.57 feet; thence North 419.09 feet; thence East 430 feet; North 1,263.5 feet; thence West 360; thence North 1,243 feet; thence East 968 feet to the Point of Beginning; Section 9 Township 6 North, Range 38 West City of Imperial, Nebraska.

**ATTACHMENT 2**  
**GENERAL REDEVELOPMENT PLAN**

**GENERAL REDEVELOPMENT PLAN**

**SEE TAB 1**

**EXHIBIT C**

**PLAN AMENDMENT RESOLUTION**

**COMMUNITY REDEVELOPMENT AUTHORITY  
OF THE CITY OF IMPERIAL, NEBRASKA**

**RESOLUTION NO. R15-01-02**

**A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF IMPERIAL, NEBRASKA, RECOMMENDING A SUBSTANTIAL MODIFICATION TO THE GENERAL REDEVELOPMENT PLAN FOR A REDEVELOPMENT AREA; APPROVING CERTAIN REDEVELOPMENT PROJECTS WITHIN A REDEVELOPMENT AREA; APPROVING A COST BENEFIT ANALYSIS FOR SUCH PROJECTS; APPROVING A REDEVELOPMENT CONTRACT; AND APPROVING RELATED MATTERS.**

**WHEREAS**, the Community Redevelopment Authority of the City of Imperial, Nebraska (the “**Authority**”), in furtherance of the purposes and pursuant to Sections 18-2101 through 18-2154, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”), has recommended approval of a general redevelopment plan in the form attached as **Attachment 1** (the “**Redevelopment Plan**”), for a redevelopment area of the City of Imperial, Nebraska (the “**City**”), described in **Attachment 2** (the “**Redevelopment Area**”);

**WHEREAS**, pursuant to and in furtherance of the Act, the Authority has caused to be prepared a substantial modification to the Redevelopment Plan in the form attached as **Attachment 3** (the “**Plan Amendment**”), the purpose of which is to authorize certain community redevelopment projects (collectively, the “**Project**”) within that portion of the Redevelopment Area described in **Attachment 4** (“**Project Area**”);

**WHEREAS**, pursuant to the Plan Amendment, the Authority or the City would agree to incur indebtedness for the purposes specified in the Plan Amendment, in accordance with and as permitted by the Act;

**WHEREAS**, the City has previously adopted and has in place a comprehensive plan, which includes a general plan for development of the City within the meaning of Section 18-2110 of the Act; and

**WHEREAS**, the Authority has made certain findings and pursuant thereto has determined that it is in the best interests of the City to approve the Plan Amendment and to carry out the Project.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF IMPERIAL, NEBRASKA AS FOLLOWS:**

**Section 1.** The Authority has determined that the proposed land uses and building requirements in the Redevelopment Area are designed with the general purposes of accomplishing, and in conformance with the general plan of the City, a coordinated, adjusted, and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency in economy in the process of development; including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provisions for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and communitive facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of unsanitary or unsafe

dwelling accommodations, or conditions of blight.

**Section 2.** The Authority has conducted a cost benefit analysis for the Project in accordance with the Act, and has found and hereby finds that the Project would not be economically feasible without the use of tax increment financing, the Project would not occur in the Project Area without the use of tax increment financing and the costs and benefits of the Project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services, have been analyzed and have been found to be in the long term best interests of the City.

**Section 3.** The Authority hereby recommends approval of the Plan Amendment, following publication of notice and a public hearing with respect to the Plan Amendment pursuant to the Act.

**Section 4.** The Chair and Secretary are hereby authorized and directed to execute such documents and take such further actions as are necessary to carry out this Resolution.

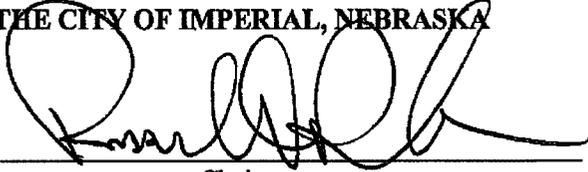
**Section 5.** All prior resolutions of the Authority in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

**Section 6.** This resolution shall be in full force and effect from and after its passage and approval.

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**PASSED AND APPROVED** this day of January 15, 2015.

**COMMUNITY REDEVELOPMENT AUTHORITY  
OF THE CITY OF IMPERIAL, NEBRASKA**

By:   
Chair

ATTEST:

By:   
Secretary

**ATTACHMENT 1**  
**GENERAL REDEVELOPMENT PLAN**

**GENERAL REDEVELOPMENT PLAN**

**SEE TAB 1**

## ATTACHMENT 2

### BOUNDARY DESCRIPTION OF THE REDEVELOPMENT AREA

The Redevelopment Area shall include all real property that is (1) within the boundaries described as follows and (2) also situated within the corporate limits of the City, and no other real property:

*Redevelopment Study Area (Site 4):* This redevelopment study area consists of the properties along Nebraska Highway 61 and US Highway 6. The area is 200 acres in size. The area is more clearly identified as the blocks between 12<sup>th</sup> Street on the north; Nebraska Highway 61 on the east; US Highway 6 on the south and southwest and the streets of Longhorn and Wellington to the west. The legal description is as follows:

Beginning at a Point that is the NE corner of the NE  $\frac{1}{4}$  of Section 4; thence South along the Right of Way Nebraska Highway 61 5,456 feet; thence NW along the Right of Way of US Highway 6 4,398 feet; thence East 300 feet; thence North 906 feet; thence East 316 feet; thence South 135 feet; thence East 446 feet; thence South 290 feet; thence West 416; thence South 690 feet; thence East 663.3; thence North 630 feet; thence East 764.57 feet; thence North 419.09 feet; thence East 430 feet; North 1,263.5 feet; thence West 360; thence North 1,243 feet; thence East 968 feet to the Point of Beginning; Section 9 Township 6 North, Range 38 West City of Imperial, Nebraska.

**ATTACHMENT 3**  
**AMENDMENT TO GENERAL REDEVELOPMENT PLAN**

AMENDMENT TO  
GENERAL REDEVELOPMENT PLAN

SEE TAB 2

## **ATTACHMENT 4**

### **BOUNDARY DESCRIPTION OF PROJECT AREA**

The Project Area shall include all real property that is (1) within the boundaries described as follows and (2) also situated within the corporate limits of the City, and no other real property:

Lots 1 and 2 of the Harchelroad Replat, located in Lots 73 and 74 of the Schroeder Subdivision of the City of Imperial, Chase County, Nebraska.