

COMMUNITY REDEVELOPMENT AUTHORITY
Minutes of the meeting Thursday, May 30, 2024

Chair Wilke called the meeting to order at 9:00 a.m. with the following members present: Gwen Covey, Don Lucas, Joe Staroska, Mark Mendenhall, Greg Wilke. Angela Gilbert served as Recording Secretary.

3) Staroska moved and Mendenhall seconded the motion to approve the Minutes of March 1, 2024. Roll call vote: "AYE": Covey, Lucas, Staroska, Mendenhall, Wilke. "NAY": None. Motion carried.

4) Review Redevelopment Plan for Canteen Commons Apartments Redevelopment Project.

Attorney Mike Bacon told the CRA that the project is for 28 Work Force Housing apartment units, with a total estimated cost of \$5,090,000. He explained the two houses currently on the property will be left for future development. He said the project is in a truly needed area, but it would not be economically feasible to acquire and develop it without TIF as it needs substantial electrical work and paving done.

5) Lucas moved and Staroska seconded the motion to adopt Resolution 2024-4 recommending City Council approve the Redevelopment Plan; adopt Cost Benefit Analysis and other matters relating to Canteen Commons Apartments.

The Redevelopment Plan went to the North Platte Planning Commission on May 28, 2024 and will go to the North Platte City Council on June 4, 2024.

6) Review Amended Redevelopment Plan for Midwest Land Development.

Attorney Bacon stated the developers are not asking for an increase in TIF, just an amendment to the plan as they have made significant changes to the layout of the streets and the number of units and these changes will increase the efficiency of the project.

Austin Hillis, on behalf of Midwest Land Development, LLC, told the CRA the change from East Leota Street to East Francis Street will help the traffic flow, increase the number of affordable housing units and be more cost effective. He said Phase I is to complete Francis Street and everyone is on the same page, including the neighboring property owners.

7) Lucas moved and Covey seconded the motion to adopt Resolution 2024-5 forwarding the Amended Redevelopment Plan for Midwest Land Development to the North Platte Planning Commission for hearing and recommendation.

The Redevelopment Plan will go to the North Platte Planning Commission on June 25, 2024.

8) Staroska moved and Mendenhall seconded the motion to approve the Security and Pledge Agreement with Nebraska Land Bank for Bluesky Development (Village Flats Redevelopment Project). Roll call vote: "AYE": Covey, Lucas, Staroska, Mendenhall, Wilke. "NAY": None. Motion carried.

9) Staroska moved and Mendenhall seconded the motion to table the review of the draft of the Amended Redevelopment Contract for North Platte Mall, LLC until the next CRA Meeting. Roll call vote: "AYE": Covey, Lucas, Staroska, Mendenhall, Wilke. "NAY": None. Motion carried.

10) There was no Other Business.

11) Adjournment. Chair Wilke adjourned the meeting at 9:17 a.m.

ATTEST:

Angela Gilbert
Recording Secretary

Greg Wilke
Chairman