

COMMUNITY DEVELOPMENT AGENCY
March 16, 2026

A meeting of the mayor and city council, as the Community Development Agency, of the City of Columbus, Nebraska, was convened in open and public session on March 16, 2026, at 6:40 p.m. in the Columbus Community Building, Community Room, 2500 14 Street, Columbus, Nebraska. Notice of this meeting was given in advance thereof by publication in the Columbus Telegram on March 12, 2026, with a copy of the proof of publication being on file in the office of the city clerk. Notice of this meeting was given simultaneously to the mayor and members of the city council, with a copy of the acknowledgment of receipt of notice being on file in the office of the city clerk. Availability of the agenda was communicated in the advance notice and in the notice to the mayor and city council of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the public.

1. **Statement of compliance with open meetings act and roll call.** Mayor Bulkley announced that a copy of the Open Meetings Act is posted in the meeting room. Present were Mayor James Bulkley and Council Members Cynthia Alarcòn, Charlie Bahr, Troy Hiemer, Kat Lopez, AJ Palensky, Prent Roth, and Ron Schilling. Council Member Rich Jablonski was absent and excused. City staff members included City Attorney Neal Valorz, City Administrator Tara Vasicek, Director of General Services Betsy Eckhardt, City Clerk Shuraya Choat, City Engineer Rick Bogus, Public Works Director Chuck Sliva, Police Chief Bret Strecker, Chief Building and Code Official Andy Woehrer, Planning and Economic Development Coordinator Jean Van Iperen, Communications Manager Matt Lindberg, and Police Sergeant Jason Romshek.
2. **Resolution No. R26-49 authorizing issuance of Tax Increment Revenue Bond in the amount of \$1,665,000 for Quail Meadows Redevelopment Project.** Quelbin Izaguirre, on behalf of Quail Meadows, clarified that this development will have a total of 50 units consisting of both single-family and townhomes with additional lots available for individuals interested in building their own homes. Izaguirre confirmed that the project is on track to have 15 units completed by the end of the month and noted that all the units within the development are designated as affordable housing. Resolution No. R26-49 entitled: A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF COLUMBUS, NEBRASKA, ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF COLUMBUS, ACTING AS THE GOVERNING BODY OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF COLUMBUS, NEBRASKA; AUTHORIZING THE ISSUANCE OF TAX INCREMENT REVENUE BONDS FOR THE QUAIL MEADOWS REDEVELOPMENT PROJECT; PROVIDING FOR THE TERMS AND PROVISIONS OF SAID BONDS; AND PLEDGING REVENUES OF THE AGENCY PURSUANT TO THE COMMUNITY DEVELOPMENT LAW was adopted with a motion by Alarcòn and a second by Lopez. Alarcòn, Bahr, Hiemer, Lopez, Palensky, Roth, and Schilling voted "Aye" and none voted "Nay". Jablonski was absent.
3. **Adjournment:** The meeting adjourned at 6:43 p.m.

Presented and approved this 16th day of March 2026.

OFFICE OF THE CITY CLERK

: Shuraya Choat