

Community Development Agency Meeting  
Tuesday, February 13, 2024 6:30 PM

Hickman Community Center/City Hall 115  
Locust Street, Room 128 Hickman, Nebraska

1. Call to Order

1.A. This is an Open Meeting of the Hickman Nebraska Governing Body. The City of Hickman abides by the Nebraska Open Meetings Act in conducting business. A copy of the Nebraska Open Meetings Act is on display in this meeting room as required by Nebraska State Law. Notice of meeting and copies of this agenda have been publicly posted prior to the meeting at the Hickman City Hall, Hickman U.S. Post Office, U-Stop Market and the City of Hickman website.

1.B. Participant Sign-In Sheet Available & Disclosure of Meeting Recording Process Notice Posted.

1.C. Registered Agenda Speakers: All individuals requesting to be Registered Agenda Speakers must fill out a Registered Speaker Card & submit to Recording Clerk. The Mayor or Presiding Meeting Officer reserves the right to deny this request, or will call you to the podium when your agenda Item is ready to be heard. Presentations, if allowed, may be limited to five (5) minutes per person, with a limit of three (3) individuals speaking per topic position. Please come to the podium, and clearly state your name and address for the record and the agenda topic you wish to speak upon in a professional manner. Public Hearing Testimonies may be limited to five (5) minutes per person. All individuals requesting to hand out documents to City Council Members must deliver them directly to the City Clerk for distribution.

1.D. The City Council may vote to go into Executive Closed Session on any agenda item as allowed by Nebraska State Law. The Governing Body may be excused and re-enter the City Council meeting room at any time after reconvening open session.

2. Roll Call

3. Approval of January 09, 2024, Community Development Agency Meeting Minutes

4. Meeting Adjournment

## **MINUTES OF THE HICKMAN COMMUNITY DEVELOPMENT AGENCY MEETING HELD JANUARY 09, 2024**

Mayor Phil Goering called the meeting to order at 6:37pm on January 09, 2024 and referenced the meeting recording process, optional sign in sheet, and open meeting law posting. All those present stood and recited The Pledge of Allegiance. Council Members Travis Borchardt, Chad Parker, John Meese Steve Noren, Doug Wagner, and Justina Ziemann were present for Roll Call. Prior notice of the meeting and agenda were provided to the Mayor and all members of the Governing Body. Notice of the meeting was distributed and posted at Hickman City Hall, U.S. Post Office-Hickman, U-Stop Market and the City of Hickman Website.

Mayor Goering presented Approval of December 12, 2023, Community Development Agency Meeting Minutes. Motion by Council Member Noren and a second by Meese to approve December 12, 2023, Community Development Agency Meeting Minutes. The following Council Members voted "YEA": Borchardt, Parker, Meese, Noren, Wagner, and Ziemann. The following Council Members voted "NAY": None. Motion passed 6-0.

### **Presentations**

Mayor Goering presented the Presentation of Redevelopment Area #2 Redevelopment Plan by Andrew Willis of Cline Williams.

Mark Griffen with B&R Stores thanked City Council for considering TIF for the land that was purchased for a grocery store and asked that they consider moving forward with TIF for the grocery store portion of the project. Mr. Griffin spoke on the population is not high enough in Hickman to develop a store and support that store without the use of TIF.

Ms. Jane Raybould with B&R Stores stated that she did hear the request to present a plan without the use of TIF and that it is not possible because the project is not possible without TIF. Ms. Raybould discussed other projects that B&R is doing with TIF being involved and how that improves the infrastructure in those areas. Ms. Raybould discussed how important TIF is for economic development. With the cost of a development this size TIF is a needed tool to make this size of project happen.

Andrew Willis of Cline Williams discussed that the revised plan removed all residential portions of the project. The new TIF requested amount for the grocery store would be 2 million dollars.

Mayor Goering presented Resolution CDA2023-01, A RESOLUTION RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN FOR REDEVELOPMENT AREA #2 OF THE CITY OF HICKMAN, NEBRASKA, TO THE CITY COUNCIL OF THE CITY OF HICKMAN, NEBRASKA AND ADOPTING A COST BENEFIT ANALYSIS FOR THE REDEVELOPMENT PROJECT IN THE REDEVELOPMENT PLAN.

### **RECITALS**

A. In furtherance of the purposes and pursuant to the provisions of the Community Development Law, Neb. Rev. Stat. §§ 18-2101 to 18-2155, as amended, (the "Act"), a Redevelopment Plan in the form attached as Exhibit "A" ("Redevelopment Plan") has been prepared.

B. The Redevelopment Plan would create a redevelopment project in Redevelopment Area #2 as described in the Redevelopment Plan (the "Project").

C. The Project would use Tax Increment Financing pursuant to Section 18-2147 of the Act to assist in paying for the costs of certain eligible public improvements authorized by the Act and more particularly set forth in the Redevelopment Plan.

D. The Community Development Agency of the City of Hickman, Nebraska ("CDA") is required under Section 18-2113(2) of the Act to conduct a cost benefit analysis for a redevelopment project which will use Tax Increment Financing.

E. The CDA has conducted a cost benefit analysis for the Project and said cost benefit analysis is attached to the Redevelopment Plan as Exhibit "C" (the "Project Cost Benefit Analysis").

F. The CDA has determined that the Project would not occur in the Redevelopment Area and could not be financed or constructed but for the use of Tax Increment Financing.

G. Statements of the proposed method and estimated cost of the acquisition and preparation for redevelopment of the redevelopment project area and the estimated proceeds or revenue from its disposal to redevelopers, the proposed method of financing the redevelopment project, and a feasible method proposed for the relocation of families to be displaced from the redevelopment project area, if applicable, are set forth in the Redevelopment Plan and the Project Cost Benefit Analysis.

NOW THEREFORE, BE IT RESOLVED, by the CDA, as follows:

1. The cost and benefits set forth in the Project Cost Benefit Analysis have been found to be in the long-term best interest of the City.
2. The CDA hereby approves the Project Cost Benefit Analysis as the cost benefit analysis of the Project.

BE IT FURTHER RESOLVED, by the CDA, as follows:

1. The Redevelopment Plan is in conformance with the General Comprehensive Plan of the City of Hickman.
2. The Redevelopment Plan will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, and the prevention of the recurrence of unsanitary or unsafe dwelling accommodations or conditions of blight, in the City of Hickman.
3. The Redevelopment Plan is in conformance with the Act.
4. The Project would not be economically feasible and would not occur in the Redevelopment Area without the use of Tax Increment Financing.
5. The CDA hereby approves the Redevelopment Plan and recommends approval and adoption by the City Council of the City of Hickman.

IN WITNESS WHEREOF, the CDA hereby passes and adopts this Resolution as of this 9<sup>th</sup> day of January, 2024. COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF HICKMAN, NEBRASKA

Motion by Council Member Wagner and a second by Borchardt to deny Resolution CDA2023. The following Council Members voted "YEA": Borchardt, Parker, Meese, Wagner, and Ziemann. The following Council Members voted "NAY": Noren. Motion passed 5-1.

### **Adjournment**

Motion by Council Member Parker and a second by Ziemann to adjourn the meeting 7:12 PM. The following Council Members voted "YEA": Borchardt, Parker, Meese, Noren, Wagner, and Ziemann. The following Council Members voted "NAY": None. Motion passed 6-0.

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Phil Goering, Mayor

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Jaala Johnson, CMC, City Clerk