

COMMUNITY DEVELOPMENT AGENCY
April 20, 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 April 20, 2026, at 6:53 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 April 1, 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, Charlie Bahr, Troy Hiemer, Rich Jablonski, Kat Lopez, AJ Palensky, and Prent Roth. Council Member Cynthia Alarcòn and Ron Schilling were 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, and Communications Manager Matt Lindberg.
2. **R26-61 approving redevelopment contract with Keyes Development LLC and authorizing issuance of tax increment revenue bond in the amount of \$918,895 for Keyes Development LLC Redevelopment Project.** Resolution No. R26-61 entitled: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, AS THE GOVERNING BODY OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING A REDEVELOPMENT CONTRACT FOR A REDEVELOPMENT PROJECT UNDERTAKEN BY KEYES DEVELOPMENT, LLC, AS SET FORTH IN THE "REDEVELOPMENT PLAN FOR THE KEYES DEVELOPMENT, LLC, REDEVELOPMENT PROJECT"; AND AUTHORIZING ISSUANCE OF ITS TAX INCREMENT FINANCING BOND PURSUANT TO THE TERMS OF THE REDEVELOPMENT CONTRACT was adopted with a motion by Bahr and a second by Hiemer. Bahr, Hiemer, Jablonski, Lopez, Palensky, and Roth voted "Aye" and none voted "Nay". Alarcòn and Schilling were absent.
3. **Adjournment:** The meeting adjourned at 6:55 p.m.

Presented and approved this 4th day of May 2026.

OFFICE OF THE CITY CLERK
: Shuraya Choat