

**AGENDA**  
**VALLEY CITY COUNCIL**  
Tuesday, May 14, 2024  
City Hall  
203 North Spruce  
Valley, NE 68064  
7:00 PM

1. **ROLL CALL**
2. **CALL TO ORDER**
3. **RESOLUTION NO. CDA 2024-01 - Redevelopment Plan (OSC Valley Meigs 1, LLC, OSC Valley Meigs 2, LLC and Omnicorp Valley, LLC - Redeveloper)**
4. **RESOLUTION NO. CDA 2024-02. Authority, consideration, and action to approve Amendment No. 9 to the Redevelopment Contract between the Community Development Authority of the City of Valley, Nebraska, and Bluewater Development Corporation.**
5. **RESOLUTION NO. CDA 2024-03. Authority, consideration, and action to amend Amendment No. 6 to the Redevelopment Contract between the Community Development Authority of the City of Valley, Nebraska, and Bluewater Development Corporation, dated May 11, 2021**
6. **RESOLUTION NO. CDA 2024-04. Authority, consideration, and action to amend Amendment No. 7 to the Redevelopment Contract between the Community Development Authority of the City of Valley, Nebraska, and Bluewater Development Corporation dated June 14, 2022.**
7. **RESOLUTION NO. CDA 2024-05. Authority, consideration, and action to amend Amendment No. 8 to the Redevelopment Contract between the Community Development Authority of the City of Valley, Nebraska, and Bluewater Development Corporation dated June 13, 2023.**
8. **ADJOURN**

The City Council reserves the right to enter into an executive session at any time during the meeting, in accordance with the Nebraska Open Meetings Act, even though the closed session may not be indicated on the agenda.

It is the intention of the City Council to take up the items on the agenda in sequential order. However, the City Council reserves the right to take up matters in a different order to accommodate the schedules of the City Council members, persons having items on the agenda, and the public.

**COMMUNITY DEVELOPMENT AGENCY OF  
THE CITY OF VALLEY, NEBRASKA  
RESOLUTION NO. CDA 2024-01**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALLEY, NEBRASKA, SITTING AS THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY, DIRECTING THAT THE REDEVELOPMENT PLAN PREPARED BY OSC VALLEY MEIGS 1, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OSC VALLEY MEIGS 2, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, AND OMNICORP VALLEY, LLC, A NEBRASKA LIMITED LIABILITY COMPANY (COLLECTIVELY, THE “**REDEVELOPER**”) FOR A PORTION OF THE CITY PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT LAW BE REFERRED TO THE PLANNING COMMISSION FOR ITS REVIEW AND RECOMMENDATION AS TO CONFORMITY WITH THE GENERAL PLAN FOR DEVELOPMENT OF THE CITY AS A WHOLE; AND NOTIFYING THE CITY COUNCIL OF THE RECEIPT OF SUCH PLAN

WHEREAS, it is desirable and in the public interest that the City of Valley, Nebraska, (the “**City**”) a municipal corporation and city of second class, undertake and carry out urban redevelopment projects in areas of the City which are determined to be blighted and substandard and in need of redevelopment; and

WHEREAS, Chapter 18, Article 21, Nebraska Revised Statutes, as amended, known as the Community Development Law, (the “**Community Development Law**”) is the Urban Renewal and Redevelopment Law for the State of Nebraska and prescribes the requirements and procedures for the planning and implementation of urban redevelopment projects; and

WHEREAS, the City in accordance with the laws of the State of Nebraska, applicable to cities of the second class has duly prepared and approved a general plan for the development of the City known as its Comprehensive Plan, all as required by Section 18-2110 of the Community Development Law; and

WHEREAS, the Redeveloper has submitted to the Community Development Agency of the City, (the “**Agency**”) a redevelopment plan for an area of the City; and

WHEREAS, Section 18-2112 of the Community Development Law, as amended, requires that, prior to the preparation by the City of a redevelopment plan for a redevelopment project, this Council, sitting as the Agency, of the City, should submit a proposed redevelopment plan to the Planning Commission of the City for its review and recommendation for conformity to the general plan for the development of the City; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Valley, Nebraska, sitting as the Community Development Agency of the City, as follows:

1. The City Clerk is hereby directed to forward the redevelopment plan prepared by the Redeveloper, a copy of which is attached hereto as Exhibit “A”, to the Valley Planning Commission for its review and recommendation as to conformity with the general plan for development of the City.

2. The City Clerk is hereby directed to notify the Mayor and City Council of the receipt of the redevelopment plan by forwarding the redevelopment plan prepared by the Redeveloper, a copy of which is attached hereto as Exhibit "A", to the Mayor and City Council.

IN WITNESS WHEREOF, the undersigned hereby certify that the Members of the Community Development Agency of the City of Valley, Nebraska passed and adopted this Resolution, and caused these presents to be signed in its name and behalf by its Chairman and to be attested by its Secretary, on the date first above written.

PASSED AND APPROVED THIS 14<sup>TH</sup> DAY OF MAY 2024

COMMUNITY DEVELOPMENT AGENCY  
OF VALLEY, NEBRASKA

By: \_\_\_\_\_  
Cindy Grove, Chairman

ATTEST:

\_\_\_\_\_  
Christie Donnermeyer, Secretary

**COMMUNITY DEVELOPMENT AGENCY OF  
THE CITY OF VALLEY, NEBRASKA**

**RESOLUTION NO. CDA 2024-02**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALLEY, NEBRASKA, SITTING AS THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY, APPROVING AMENDMENT TO REDEVELOPMENT CONTRACT (AMENDMENT NO. 9) BY AND BETWEEN THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF VALLEY AND BLUEWATER DEVELOPMENT CORPORATION AND AUTHORIZING AND DIRECTING THE FILING OF THE ATTACHED AND INCORPORATED NOTICE TO DIVIDE

WHEREAS, it is desirable and in the public interest that the City of Valley, Nebraska, (the "City") a municipal corporation and city of second class, undertake and carry out urban redevelopment projects in areas of the City which are determined to be blighted and substandard and in need of redevelopment; and

WHEREAS, the Community Development Agency ("Agency") and Bluewater Development Corporation ("Redeveloper") entered into a Redevelopment Contract, dated as of the 18<sup>th</sup> day of March, 2014 (the "Contract"); and

WHEREAS, the Contract intended to implement the redevelopment plan entitled "REDEVELOPERS REDEVELOPMENT PLAN FOR THE BLUEWATER DEVELOPMENT LOCATED IN THE SOUTHWEST QUADRANT OF STATE HIGHWAY 64 (IDA STREET) AND 288TH STREET IN THE CITY OF VALLEY, NEBRASKA", (the "Redevelopment Plan") to provide for the redevelopment of lots and lands located in a blighted and substandard area of the City of Valley, Nebraska (the "City"); and

WHEREAS, in order to assist in the financing of the Redevelopment Project described in the Redevelopment Plan, the Contract provides for periodic amendments thereto; and

WHEREAS, pursuant to Section 3.01 of the Contract the parties desire to amend the Contract on the terms set forth herein and this Amendment shall constitute a "Redevelopment Contract Amendment" as defined in the Contract.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Valley, Nebraska, sitting as the Community Development Agency of the City, as follows:

1. The Amendment to Redevelopment Contract (Amendment No. 9) by and between the Agency and Redeveloper, a copy of which is attached hereto as Exhibit "A", is approved.
2. The Mayor, as Chairman is hereby authorized and directed to execute the Amendment to Redevelopment Contract (Amendment No. 9) for and on behalf of the Agency.

IN WITNESS WHEREOF, the undersigned hereby certify that the Members of the Community Development Agency of the City of Valley, Nebraska passed and adopted this Resolution, and caused these presents to be signed in its name and behalf by its Chairman and to be attested by its Secretary, on the date first above written.

PASSED AND APPROVED THIS 14<sup>TH</sup> DAY OF MAY 2024

COMMUNITY DEVELOPMENT AGENCY  
OF VALLEY, NEBRASKA

By: \_\_\_\_\_  
Cindy Grove, Chairman

ATTEST:

\_\_\_\_\_  
Christie Donnermeyer, Secretary



**COMMUNITY DEVELOPMENT AGENCY OF  
THE CITY OF VALLEY, NEBRASKA**

**RESOLUTION NO. CDA 2024-03**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALLEY, NEBRASKA, SITTING AS THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY, APPROVING AN AMENDMENT TO AMENDMENT TO REDEVELOPMENT CONTRACT (AMENDMENT NO. 6) BY AND BETWEEN THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF VALLEY AND BLUEWATER DEVELOPMENT CORPORATION AND AUTHORIZING AND DIRECTING THE FILING OF THE ATTACHED AND INCORPORATED AMENDED NOTICE TO DIVIDE

WHEREAS, it is desirable and in the public interest that the City of Valley, Nebraska, (the "City") a municipal corporation and city of second class, undertake and carry out urban redevelopment projects in areas of the City which are determined to be blighted and substandard and in need of redevelopment; and

WHEREAS, the Community Development Agency ("Agency") and Bluewater Development Corporation ("Redeveloper") entered into a Redevelopment Contract, dated as of the 18<sup>th</sup> day of March, 2014 (the "Contract"); and

WHEREAS, on May 11, 2021 the Community Development Agency approved and entered into Amendment to Redevelopment Contract (Amendment No. 6) by and between the Community Development Agency ("Agency") and Bluewater Development Corporation ("Redeveloper") ("Amendment No. 6"); and

WHEREAS, Paragraph 2 of Amendment No. 6 identified the lots to be included as Phase 6 of the Redevelopment Project Area; and

WHEREAS, Exhibit "A" to Amendment No. 6 is a Notice to Divide and also identifies the lots to be included as Phase 6 of the Redevelopment Project Area; and

WHEREAS, the parties desire to amend Amendment No. 6 and the Notice to Divide, to identify additional lots to be included within Phase 6 of the Redevelopment Project Area.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Valley, Nebraska, sitting as the Community Development Agency of the City, as follows:

1. Paragraph 2 of Amendment No. 6 is to be amended so that the lots identified on Exhibit "A" attached hereto and incorporated herein by this reference shall be those lots to be included as Phase 6 of the Redevelopment Project Area
2. Exhibit "A" to Amendment No. 6 is to be amended so that the lots identified on Exhibit "A" attached hereto and incorporated herein by this reference shall be those lots to be included in the Notice to Divide.
3. The Agency shall execute and file with the Douglas County Assessor and Treasurer an updated Notice to Divide, amended as provided for herein. Pursuant

to Neb. Rev. Stat. § 18-2147, the calendar year in which the division of real property taxes becomes effective shall be 2021 and the base value year shall be 2020.

IN WITNESS WHEREOF, the undersigned hereby certify that the Members of the Community Development Agency of the City of Valley, Nebraska passed and adopted this Resolution, and caused these presents to be signed in its name and behalf by its Chairman and to be attested by its Secretary, on the date first above written.

PASSED AND APPROVED THIS 14<sup>TH</sup> DAY OF MAY 2024

COMMUNITY DEVELOPMENT AGENCY  
OF VALLEY, NEBRASKA

By: \_\_\_\_\_  
Cindy Grove, Chairman

ATTEST:

\_\_\_\_\_  
Christie Donnermeyer, Secretary

**EXHIBIT "A"**

	<b>Legal Description</b>	<b>Parcel Number</b>	<b>Parcel Address</b>
<b>1</b>	<b>Lot 13, Bluewater</b>	<b>0643920524</b>	<b>6504 N. 289<sup>th</sup> Circle Valley, Nebraska 68064</b>
<b>2</b>	<b>Lot 23, Bluewater</b>	<b>0643920544</b>	<b>6626 N. 289<sup>th</sup> Street Valley, Nebraska 68064</b>
<b>3</b>	<b>Lot 30, Bluewater</b>	<b>0643920558</b>	<b>6728 N. 289<sup>th</sup> Street Valley, Nebraska 68064</b>
<b>4</b>	<b>Lot 48, Bluewater</b>	<b>0643920594</b>	<b>29211 Mary Street Valley, Nebraska 68064</b>
<b>5</b>	<b>Lot 53, Bluewater</b>	<b>0643920604</b>	<b>6607 N. 293<sup>rd</sup> Street Valley, Nebraska 68064</b>
<b>6</b>	<b>Lot 54, Bluewater</b>	<b>0643920606</b>	<b>6603 N. 293<sup>rd</sup> Street Valley, Nebraska 68064</b>
<b>7</b>	<b>Lot 64, Bluewater</b>	<b>0643920626</b>	<b>29114 Martin Circle Valley, Nebraska 68064</b>
<b>8</b>	<b>Lot 66, Bluewater</b>	<b>0643920630</b>	<b>29106 Martin Circle Valley, Nebraska 68064</b>
<b>9</b>	<b>Lot 68, Bluewater</b>	<b>0643920634</b>	<b>29105 Martin Circle Valley, Nebraska 68064</b>
<b>10</b>	<b>Lot 85, Bluewater</b>	<b>0643920668</b>	<b>6201 N. 293<sup>rd</sup> Circle Valley, Nebraska 68064</b>
<b>11</b>	<b>Lot 94, Bluewater</b>	<b>0643920686</b>	<b>6312 N. 293<sup>rd</sup> Circle Valley, Nebraska 68064</b>
<b>12</b>	<b>Lot 97, Bluewater</b>	<b>0643920692</b>	<b>6324 N. 293<sup>rd</sup> Circle Valley, Nebraska 68064</b>
<b>13</b>	<b>Lot 127, Bluewater</b>	<b>0643920752</b>	<b>6109 N. 295<sup>th</sup> Street Valley, Nebraska 68064</b>
<b>14</b>	<b>Lot 132, Bluewater</b>	<b>0643920762</b>	<b>5927 N. 295<sup>th</sup> Street Valley, Nebraska 68064</b>
<b>15</b>	<b>Lot 136, Bluewater</b>	<b>0643920770</b>	<b>5911 N. 295<sup>th</sup> Street Valley, Nebraska 68064</b>
<b>16</b>	<b>Lot 175, Bluewater</b>	<b>0643920848</b>	<b>5915 N. 294<sup>th</sup> Circle Valley, Nebraska 68064</b>
<b>17</b>	<b>Lot 179, Bluewater</b>	<b>0643920856</b>	<b>5813 N. 294<sup>th</sup> Circle Valley, Nebraska 68064</b>
<b>18</b>	<b>Lot 182, Bluewater</b>	<b>0643920862</b>	<b>5711 N. 294<sup>th</sup> Circle Valley, Nebraska 68064</b>
<b>19</b>	<b>Lot 188, Bluewater</b>	<b>0643920874</b>	<b>5812 N. 292<sup>nd</sup> Circle Valley, Nebraska 68064</b>
<b>20</b>	<b>Lot 196, Bluewater</b>	<b>0643920890</b>	<b>6102 N. 292<sup>nd</sup> Circle Valley, Nebraska 68064</b>
<b>21</b>	<b>Lot 197, Bluewater</b>	<b>0643920892</b>	<b>6106 N. 282<sup>nd</sup> Circle Valley, Nebraska 68064</b>
<b>22</b>	<b>Lot 219, Bluewater</b>	<b>0643920936</b>	<b>5709 N. 292<sup>nd</sup> Circle Valley, Nebraska 68064</b>
<b>23</b>	<b>Lot 220, Bluewater</b>	<b>0643920938</b>	<b>5705 N. 292<sup>nd</sup> Circle Valley, Nebraska 68064</b>
<b>24</b>	<b>Lot 223, Bluewater</b>	<b>0643920944</b>	<b>5607 N. 292<sup>nd</sup> Circle Valley, Nebraska 68064</b>
	<b>Lot 229, Bluewater</b>	<b>0643920956</b>	<b>5407 N. 292<sup>nd</sup> Circle</b>

<b>25</b>			<b>Valley, Nebraska 68064</b>
<b>26</b>	<b>Lot 1, Bluewater Replat 5</b>		<b>5817 N. 295<sup>th</sup> Circle Valley, Nebraska 68064</b>
<b>27</b>	<b>Lot 1, Bluewater Replat 8</b>		<b>6006 N. 292<sup>nd</sup> Circle Valley, Nebraska 68064</b>
<b>28</b>	<b>Lot 1, Bluewater Replat 10</b>		<b>6007 N. 292<sup>nd</sup> Circle Valley, Nebraska 68064</b>

**COMMUNITY DEVELOPMENT AGENCY OF  
THE CITY OF VALLEY, NEBRASKA**

**RESOLUTION NO. CDA 2024-04**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALLEY, NEBRASKA, SITTING AS THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY, APPROVING AN AMENDMENT TO AMENDMENT TO REDEVELOPMENT CONTRACT (AMENDMENT NO. 7) BY AND BETWEEN THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF VALLEY AND BLUEWATER DEVELOPMENT CORPORATION AND AUTHORIZING AND DIRECTING THE FILING OF THE ATTACHED AND INCORPORATED AMENDED NOTICE TO DIVIDE

WHEREAS, it is desirable and in the public interest that the City of Valley, Nebraska, (the “City”) a municipal corporation and city of second class, undertake and carry out urban redevelopment projects in areas of the City which are determined to be blighted and substandard and in need of redevelopment; and

WHEREAS, the Community Development Agency (“Agency”) and Bluewater Development Corporation (“Redeveloper”) entered into a Redevelopment Contract, dated as of the 18<sup>th</sup> day of March, 2014 (the "Contract"); and

WHEREAS, on June 14, 2022 the Community Development Agency approved and entered into Amendment to Redevelopment Contract (Amendment No. 7) by and between the Community Development Agency (“Agency”) and Bluewater Development Corporation (“Redeveloper”) (“Amendment No. 7”); and

WHEREAS, Paragraph 2 of Amendment No. 7 identified the lots to be included as Phase 7 of the Redevelopment Project Area; and

WHEREAS, Exhibit “A” to Amendment No. 7 is a Notice to Divide and also identifies the lots to be included as Phase 6 of the Redevelopment Project Area; and

WHEREAS, the parties desire to amend Amendment No. 7 and the Notice to Divide, to identify additional lots to be included within Phase 6 of the Redevelopment Project Area.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Valley, Nebraska, sitting as the Community Development Agency of the City, as follows:

1. Paragraph 2 of Amendment No. 7 is to be amended so that the lots identified on Exhibit “A” attached hereto and incorporated herein by this reference shall be those lots to be included as Phase 7 of the Redevelopment Project Area
2. Exhibit “A” to Amendment No. 7 is to be amended so that the lots identified on Exhibit “A” attached hereto and incorporated herein by this reference shall be those lots to be included in the Notice to Divide.
3. The Agency shall execute and file with the Douglas County Assessor and Treasurer an updated Notice to Divide, amended as provided for herein. Pursuant

to Neb. Rev. Stat. § 18-2147, the calendar year in which the division of real property taxes becomes effective shall be 2022 and the base value year shall be 2021.

IN WITNESS WHEREOF, the undersigned hereby certify that the Members of the Community Development Agency of the City of Valley, Nebraska passed and adopted this Resolution, and caused these presents to be signed in its name and behalf by its Chairman and to be attested by its Secretary, on the date first above written.

PASSED AND APPROVED THIS 14<sup>TH</sup> DAY OF MAY 2024

COMMUNITY DEVELOPMENT AGENCY  
OF VALLEY, NEBRASKA

By: \_\_\_\_\_  
Cindy Grove, Chairman

ATTEST:

\_\_\_\_\_  
Christie Donnermeyer, Secretary

**EXHIBIT "A"**

	<b>Legal Description</b>	<b>Parcel Number</b>	<b>Parcel Address</b>
<b>1</b>	<b>Lot 2, Bluewater</b>	<b>0643920502</b>	<b>6206 N. 289<sup>th</sup> Circle Valley, Nebraska 68064</b>
<b>2</b>	<b>Lot 7, Bluewater</b>	<b>0643920512</b>	<b>6312 N. 289<sup>th</sup> Circle Valley, Nebraska 68064</b>
<b>3</b>	<b>Lot 18, Bluewater</b>	<b>0643920534</b>	<b>6606 N. 289<sup>th</sup> Street Valley, Nebraska 68064</b>
<b>4</b>	<b>Lot 46, Bluewater</b>	<b>0643920590</b>	<b>29203 Mary Street Valley, Nebraska 68064</b>
<b>5</b>	<b>Lot 67, Bluewater</b>	<b>0643920632</b>	<b>29101 Martin Circle Valley, Nebraska 68064</b>
<b>6</b>	<b>Lot 72, Bluewater</b>	<b>0643920642</b>	<b>29203 Martin Circle Valley, Nebraska 68064</b>
<b>7</b>	<b>Lot 82, Bluewater</b>	<b>0643920662</b>	<b>6215 N. 293<sup>rd</sup> Circle Valley, Nebraska 68064</b>
<b>8</b>	<b>Lot 90, Bluewater</b>	<b>0643920678</b>	<b>6218 N. 293<sup>rd</sup> Circle Valley, Nebraska 68064</b>
<b>9</b>	<b>Lot 96, Bluewater</b>	<b>0643920690</b>	<b>6320 N. 293<sup>rd</sup> Circle Valley, Nebraska 68064</b>
<b>10</b>	<b>Lot 98, Bluewater</b>	<b>0643920694</b>	<b>6404 N. 293<sup>rd</sup> Circle Valley, Nebraska 68064</b>
<b>11</b>	<b>Lot 103, Bluewater</b>	<b>0643920704</b>	<b>6415 N. 295<sup>th</sup> Street Valley, Nebraska 68064</b>
<b>12</b>	<b>Lot 104, Bluewater</b>	<b>0643920706</b>	<b>6411 N. 295<sup>th</sup> Street Valley, Nebraska 68064</b>
<b>13</b>	<b>Lot 123, Bluewater</b>	<b>0643920744</b>	<b>6125 N. 295<sup>th</sup> Street Valley, Nebraska 68064</b>
<b>14</b>	<b>Lot 126, Bluewater</b>	<b>0643920750</b>	<b>6113 N. 295<sup>th</sup> Street Valley, Nebraska 68064</b>
<b>15</b>	<b>Lot 130, Bluewater</b>	<b>0643920758</b>	<b>5935 N. 295<sup>th</sup> Street Valley, Nebraska 68064</b>
<b>16</b>	<b>Lot 133, Bluewater</b>	<b>0643920764</b>	<b>5923 N. 295<sup>th</sup> Street Valley, Nebraska 68064</b>
<b>17</b>	<b>Lot 170, Bluewater</b>	<b>0643920838</b>	<b>6019 N. 294<sup>th</sup> Circle Valley, Nebraska 68064</b>
<b>18</b>	<b>Lot 171, Bluewater</b>	<b>0643920840</b>	<b>6013 N. 294<sup>th</sup> Circle Valley, Nebraska 68064</b>
<b>19</b>	<b>Lot 190, Bluewater</b>	<b>0643920878</b>	<b>5902 N. 292<sup>nd</sup> Circle Valley, Nebraska 68064</b>
<b>20</b>	<b>Lot 211, Bluewater</b>	<b>0643920920</b>	<b>29102 Laurel Circle Valley, Nebraska 68064</b>
<b>21</b>	<b>Lot 214, Bluewater</b>	<b>0643920926</b>	<b>29109 Laurel Circle Valley, Nebraska 68064</b>
<b>22</b>	<b>Lot 224, Bluewater</b>	<b>0643920946</b>	<b>5603 N. 292<sup>nd</sup> Circle Valley, Nebraska 68064</b>
<b>23</b>	<b>Lot 228, Bluewater</b>	<b>0643920954</b>	<b>5411 N. 292<sup>nd</sup> Circle Valley, Nebraska 68064</b>
<b>24</b>	<b>Lot 229, Bluewater</b>	<b>0643920956</b>	<b>5407 N. 292<sup>nd</sup> Circle Valley, Nebraska 68064</b>
	<b>Lot 250, Bluewater</b>	<b>0643920998</b>	<b>6328 N. 295<sup>th</sup> Street</b>

<b>25</b>			<b>Valley, Nebraska 68064</b>
<b>26</b>	<b>Lot 251, Bluewater</b>	<b>0643921000</b>	<b>6324 N. 295<sup>th</sup> Street Valley, Nebraska 68064</b>
<b>27</b>	<b>Lot 252, Bluewater</b>	<b>0643921002</b>	<b>6318 N. 295<sup>th</sup> Street Valley, Nebraska 68064</b>
<b>28</b>	<b>Lot 1, Bluewater Replat 11</b>	<b>0644190550</b>	<b>5959 N. 295<sup>th</sup> Street Valley, Nebraska 68064</b>
<b>29</b>	<b>Lot 1, Bluewater Replat 13</b>	<b>0644190570</b>	<b>5309 N. 290<sup>th</sup> Circle Valley, Nebraska 68064</b>

**COMMUNITY DEVELOPMENT AGENCY OF  
THE CITY OF VALLEY, NEBRASKA**

**RESOLUTION NO. CDA 2024-05**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALLEY, NEBRASKA, SITTING AS THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY, APPROVING AN AMENDMENT TO AMENDMENT TO REDEVELOPMENT CONTRACT (AMENDMENT NO. 8) BY AND BETWEEN THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF VALLEY AND BLUEWATER DEVELOPMENT CORPORATION AND AUTHORIZING AND DIRECTING THE FILING OF THE ATTACHED AND INCORPORATED AMENDED NOTICE TO DIVIDE

WHEREAS, it is desirable and in the public interest that the City of Valley, Nebraska, (the “City”) a municipal corporation and city of second class, undertake and carry out urban redevelopment projects in areas of the City which are determined to be blighted and substandard and in need of redevelopment; and

WHEREAS, the Community Development Agency (“Agency”) and Bluewater Development Corporation (“Redeveloper”) entered into a Redevelopment Contract, dated as of the 18<sup>th</sup> day of March 2014 (the "Contract"); and

WHEREAS, on June 14, 2022, the Community Development Agency approved and entered into Amendment to Redevelopment Contract (Amendment No. 8) by and between the Community Development Agency (“Agency”) and Bluewater Development Corporation (“Redeveloper”) (“Amendment No. 7”); and

WHEREAS, Paragraph 2 of Amendment No. 8 identified the lots to be included as Phase 7 of the Redevelopment Project Area; and

WHEREAS, Exhibit “A” to Amendment No. 8 is a Notice to Divide and also identifies the lots to be included as Phase 8 of the Redevelopment Project Area; and

WHEREAS, the parties desire to amend Amendment No. 8 and the Notice to Divide, to identify additional lots to be included within Phase 8 of the Redevelopment Project Area.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Valley, Nebraska, sitting as the Community Development Agency of the City, as follows:

1. Paragraph 2 of Amendment No. 8 is to be amended so that the lots identified on Exhibit “A” attached hereto and incorporated herein by this reference shall be those lots to be included as Phase 7 of the Redevelopment Project Area
2. Exhibit “A” to Amendment No. 8 is to be amended so that the lots identified on Exhibit “A” attached hereto and incorporated herein by this reference shall be those lots to be included in the Notice to Divide.
3. The Agency shall execute and file with the Douglas County Assessor and Treasurer an updated Notice to Divide, amended as provided for herein. Pursuant

to Neb. Rev. Stat. § 18-2147, the calendar year in which the division of real property taxes becomes effective shall be 2023 and the base value year shall be 2022.

IN WITNESS WHEREOF, the undersigned hereby certify that the Members of the Community Development Agency of the City of Valley, Nebraska passed and adopted this Resolution, and caused these presents to be signed in its name and behalf by its Chairman and to be attested by its Secretary, on the date first above written.

PASSED AND APPROVED THIS 14<sup>TH</sup> DAY OF MAY 2024

COMMUNITY DEVELOPMENT AGENCY  
OF VALLEY, NEBRASKA

By: \_\_\_\_\_  
Cindy Grove, Chairman

ATTEST:

\_\_\_\_\_  
Christie Donnermeyer, Secretary

**EXHIBIT "A"**

	<b>Legal Description</b>	<b>Parcel Number</b>	<b>Parcel Address</b>
<b>1</b>	<b>Lot 6, Bluewater</b>	<b>0643920510</b>	<b>6308 N. 289<sup>th</sup> Circle Valley, Nebraska 68064</b>
<b>2</b>	<b>Lot 10, Bluewater</b>	<b>0643920518</b>	<b>6406 N. 289<sup>th</sup> Circle Valley, Nebraska 68064</b>
<b>3</b>	<b>Lot 21, Bluewater</b>	<b>0643920540</b>	<b>6618 N. 289<sup>th</sup> Street Valley, Nebraska 68064</b>
<b>4</b>	<b>Lot 25, Bluewater</b>	<b>0643920548</b>	<b>6708 N. 289<sup>th</sup> Street Valley, Nebraska 68064</b>
<b>5</b>	<b>Lot 29, Bluewater</b>	<b>0643920556</b>	<b>6724 N. 289<sup>th</sup> Street Valley, Nebraska 68064</b>
<b>6</b>	<b>Lot 35, Bluewater</b>	<b>0643920568</b>	<b>28917 Mary Street Valley, Nebraska 68064</b>
<b>7</b>	<b>Lot 38, Bluewater</b>	<b>0643920574</b>	<b>29011 Mary Street Valley, Nebraska 68064</b>
<b>8</b>	<b>Lot 40, Bluewater</b>	<b>0643920578</b>	<b>29019 Mary Street Valley, Nebraska 68064</b>
<b>9</b>	<b>Lot 49, Bluewater</b>	<b>0643920596</b>	<b>29215 Mary Street Valley, Nebraska 68064</b>
<b>10</b>	<b>Lot 50, Bluewater</b>	<b>0643920598</b>	<b>6709 N. 293<sup>rd</sup> Street Valley, Nebraska 68064</b>
<b>11</b>	<b>Lot 55, Bluewater</b>	<b>0643920608</b>	<b>6509 N. 293<sup>rd</sup> Street Valley, Nebraska 68064</b>
<b>12</b>	<b>Lot 58, Bluewater</b>	<b>0643920614</b>	<b>29220 Martin Circle Valley, Nebraska 68064</b>
<b>13</b>	<b>Lot 59, Bluewater</b>	<b>0643920616</b>	<b>29216 Martin Circle Valley, Nebraska 68064</b>
<b>14</b>	<b>Lot 60, Bluewater</b>	<b>0643920618</b>	<b>29212 Martin Circle Valley, Nebraska 68064</b>
<b>15</b>	<b>Lot 62, Bluewater</b>	<b>0643920622</b>	<b>29204 Martin Circle Valley, Nebraska 68064</b>
<b>16</b>	<b>Lot 65, Bluewater</b>	<b>0643920628</b>	<b>29110 Martin Circle Valley, Nebraska 68064</b>
<b>17</b>	<b>Lot 73, Bluewater</b>	<b>0643920644</b>	<b>29207 Martin Circle Valley, Nebraska 68064</b>
<b>18</b>	<b>Lot 79, Bluewater</b>	<b>0643920656</b>	<b>6405 N. 293<sup>rd</sup> Circle Valley, Nebraska 68064</b>
<b>19</b>	<b>Lot 81, Bluewater</b>	<b>0643920660</b>	<b>6219 N. 293<sup>rd</sup> Circle Valley, Nebraska 68064</b>
<b>20</b>	<b>Lot 83, Bluewater</b>	<b>0643920664</b>	<b>6209 N. 293<sup>rd</sup> Circle Valley, Nebraska 68064</b>
<b>21</b>	<b>Lot 84, Bluewater</b>	<b>0643920666</b>	<b>6205 N. 293<sup>rd</sup> Circle Valley, Nebraska 68064</b>
<b>22</b>	<b>Lot 93, Bluewater</b>	<b>0643920684</b>	<b>6308 N. 293<sup>rd</sup> Circle Valley, Nebraska 68064</b>
<b>23</b>	<b>Lot 99, Bluewater</b>	<b>0643920696</b>	<b>6408 N. 293<sup>rd</sup> Circle Valley, Nebraska 68064</b>
<b>24</b>	<b>Lot 102, Bluewater</b>	<b>0643920702</b>	<b>6419 N. 295<sup>th</sup> Street Valley, Nebraska 68064</b>
	<b>Lot 107, Bluewater</b>	<b>0643920712</b>	<b>6331 N. 295<sup>th</sup> Street</b>

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26	Lot 108, Bluewater	0643920714	6327 N. 295 <sup>th</sup> Street Valley, Nebraska 68064
27	Lot 110, Bluewater	0643920718	6319 N. 295 <sup>th</sup> Street Valley, Nebraska 68064
28	Lot 111, Bluewater	0643920720	6315 N. 295 <sup>th</sup> Street Valley, Nebraska 68064
29	Lot 115, Bluewater	0643920728	6237 N. 295 <sup>th</sup> Street Valley, Nebraska 68064
30	Lot 116, Bluewater	0643920730	6231 N. 295 <sup>th</sup> Street Valley, Nebraska 68064
31	Lot 120, Bluewater	0643920738	6213 N. 295 <sup>th</sup> Street Valley, Nebraska 68064
32	Lot 121, Bluewater	0643920740	6209 N. 295 <sup>th</sup> Street Valley, Nebraska 68064
33	Lot 122, Bluewater	0643920742	6203 N. 295 <sup>th</sup> Street Valley, Nebraska 68064
34	Lot 124, Bluewater	0643920746	6121 N. 295 <sup>th</sup> Street Valley, Nebraska 68064
35	Lot 181, Bluewater	0643920860	5805 N. 294 <sup>th</sup> Circle Valley, Nebraska 68064
36	Lot 183, Bluewater	0643920864	5707 N. 294 <sup>th</sup> Circle Valley, Nebraska 68064
37	Lot 186, Bluewater	0643920870	5804 N. 292 <sup>nd</sup> Circle Valley, Nebraska 68064
38	Lot 189, Bluewater	0643920876	5816 N. 292 <sup>nd</sup> Circle Valley, Nebraska 68064
39	Lot 206, Bluewater	0643920910	5905 N. 292 <sup>nd</sup> Circle Valley, Nebraska 68064
40	Lot 215, Bluewater	0643920908	5911 N. 292 <sup>nd</sup> Circle Valley, Nebraska 68064
41	Lot 217, Bluewater	0643920932	5809 N. 292 <sup>nd</sup> Circle Valley, Nebraska 68064
42	Lot 218, Bluewater	0643920934	5805 N. 292 <sup>nd</sup> Circle Valley, Nebraska 68064
43	Lot 221, Bluewater	0643920940	5701 N. 292 <sup>nd</sup> Circle Valley, Nebraska 68064
44	Lot 222, Bluewater	0643920942	5611 N. 292 <sup>nd</sup> Circle Valley, Nebraska 68064
45	Lot 231, Bluewater	0643920960	5311 N. 292 <sup>nd</sup> Circle Valley, Nebraska 68064
46	Lot 232, Bluewater	0643920962	5307 N. 292 <sup>nd</sup> Circle Valley, Nebraska 68064
47	Lot 233, Bluewater	0643920964	5303 N. 292 <sup>nd</sup> Circle Valley, Nebraska 68064
48	Lot 235, Bluewater	0643920968	5310 N. 290 <sup>th</sup> Circle Valley, Nebraska 68064
49	Lot 236, Bluewater	0643920970	5404 N. 290 <sup>th</sup> Circle Valley, Nebraska 68064
50	Lot 242, Bluewater	0643920982	5505 N. 290 <sup>th</sup> Circle Valley, Nebraska 68064

<b>51</b>	<b>Lot 243, Bluewater</b>	<b>0643920984</b>	<b>5501 N. 290<sup>th</sup> Circle Valley, Nebraska 68064</b>
<b>52</b>	<b>Lot 245, Bluewater</b>	<b>0643920988</b>	<b>5407 N. 290<sup>th</sup> Circle Valley, Nebraska 68064</b>
<b>53</b>	<b>Lot 253, Bluewater</b>	<b>0643921004</b>	<b>6314 N. 295<sup>th</sup> Street Valley, Nebraska 68064</b>
<b>54</b>	<b>Lot 1, Bluewater Replat 15</b>	<b>064191600</b>	<b>29219 Martin Circle Valley, Nebraska 68064</b>