

AGENDA
VALLEY CITY COUNCIL
Tuesday, October 8, 2024
City Hall
203 North Spruce
Valley, NE 68064
7:00 PM

1. **Call to Order**
2. **Roll Call**
3. **Proof of Publication**
4. **Visitors/Correspondence**

Anyone desiring to speak on any item or issue not on the agenda or any item on the agenda that does not include a public hearing may do so; but shall be limited to three (3) minutes. Persons should identify themselves by name and address. Persons speaking should not expect the Council to engage in back-and-forth dialogue regarding their comments. Unless an agenda item includes a public hearing, no person may speak during the business portion of the meeting; provided, however, persons speaking during a public hearing are limited to between five (5) and twenty (20) minutes. The public is advised that a copy of the Open Meetings Act is located on the north wall of the Council Chamber, and one copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

5. **Approval of Agenda**
6. **Consent Agenda**

All agenda items on the consent agenda will be acted on in a single motion. Consent agenda items are being forwarded to the Council Members. Any individual item may be removed by a council member for special discussion and consideration.

6.A. Approve Minutes of July 9, 2024 Community Development Agency Meeting

7. **Prominence Global (Catalina) refer Redevelopment Plan to the Planning Commission for review and recommendation Resolution No. CDA 2024-06**
8. **Adjourn as Community Development Agency and reconvene as Valley City Council**

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.

NOTICE OF MEETING
CITY OF VALLEY
TUESDAY, OCTOBER 8, 2024, 7:00 P.M.
VALLEY CITY HALL
203 N. SPRUCE STREET, VALLEY, NE

Notice is hereby given that a meeting of the Community Development Agency of the City of Valley, Nebraska will be held on Tuesday, October 8, 2024, at 7:00 p.m. at Valley City Hall.

An agenda kept continuously current shall be available for public inspection at Valley City Hall (203 N. Spruce Street).

Christie Donnermeyer, City Clerk

9/27 ZNEZ



The Daily Record

Proof of Publication

JASON W. HUFF, Publisher

UNITED STATES OF AMERICA,
The State of Nebraska,
District of Nebraska, } ss.
County of Douglas,
City of Omaha

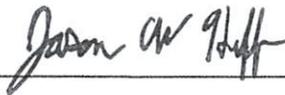
JASON W. HUFF, being duly sworn, deposes and say that they are the PUBLISHER and/or MANAGING EDITOR of THE DAILY RECORD, of Omaha, a legal newspaper, printed and published daily in the English language, having a bona fide paid circulation in Douglas County in excess of 300 copies, and a general circulation in Sarpy, Lancaster, Cass and Dodge Counties, printed in Omaha, in said County of Douglas, Nebraska for more than fifty-two weeks last past; that the printed notice here-to attached was published in THE DAILY RECORD, of Omaha, for 1 consecutive weeks on:

9/27/24

That said Newspaper during that time was regularly published and in general circulation in the County of Douglas, and State of Nebraska.

 GENERAL NOTARY - State of Nebraska
NICOLE M. PALMER
My Comm. Exp. October 1, 2025

Publisher's Fee \$21.33

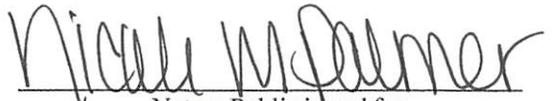


Additional Copies \$ _____

Subscribed in my presence and sworn to before me this SEPTEMBER 27 2024

Filing Fee \$ _____

Total \$21.33



Notary Public in and for
Douglas County, State of Nebraska

Minutes
COMMUNITY DEVELOPMENT AGENCY
July 9, 2024

1. and 2. **Call to Order and Roll Call** - Chairperson Cindy Grove called the meeting to order at 7:00 p.m. Present were chair Cindy Grove, agency members, John Batcher, Chris TenEyck and Bryon Ueckert, Linda Lewis, and Secretary Christie Donnermeyer. Also present: City Attorneys Jeff Farnham and Andrea Griffin, Interim City Administrator Dave Ptak, City Treasurer Lori Sorensen, City Building Inspector Rune van den Boogaart, City Public Works Superintendent Doug Eggen.

Chairperson Grove noted the location of the open meetings act, and stated one copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

3. **Proof of Publication** - the proof of publication was on the desk.

4. **Visitors/Correspondence** – Rick Kielbasa addressed the agency and thanked them for all their hard work.

5. **Approval of agenda** – Agency Member TenEyck moved to approve the agenda. Ueckert seconded. YES: Batcher, Lewis, TenEyck and Ueckert. NO: no one, motion carried.

6. **Consent Agenda** - Agency Member TenEyck moved to approve the consent agenda. Batcher seconded. YES: Batcher, Lewis, TenEyck and Ueckert. NO: no one, motion carried. Items on the consent agenda were Community Development meeting minutes May 14, 2024.

7. **CDA Resolution No. CDA 2024-06 Valley Landing Redevelopment Plan** - City Attorney Griffin addressed the Agency and explained the Valley Landing Redevelopment Plan. Agency member Batcher moved for approval of Resolution No. CDA 2024-06 A RESOLUTION RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN OF THE CITY OF VALLEY, NEBRASKA; RECOMMENDING APPROVAL OF A REDEVELOPMENT PROJECT OF THE CITY OF VALLEY, NEBRASKA; APPROVING A COST BENEFIT ANALYSIS FOR SUCH PROJECT; AND APPROVAL OF RELATED ACTIONS. Agency member TenEyck seconded the motion. Batcher, Ueckert, Lewis and TenEyck voted YES. NO: no one. Motion carried. A true, correct, and complete copy of said Resolution is on file at city hall.

Chairperson Grove signed the Resolution, and the secretary attested her signature.

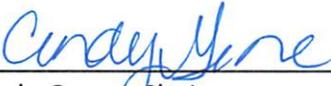
8. **Motion to Recess as Community Development Agency and reconvene as City Council** - Agency Member Batcher moved to recess as the Community Development Agency and reconvene as City Council. TenEyck seconded. Ueckert, Lewis and TenEyck voted YES. NO: no one. Motion carried.

9. **CDA Resolution No. CDA 2024-07** - Valley Bond Resolution. City Attorney Griffin addressed the Agency and explained the Bond Resolution. Agency member TenEyck moved for approval of Resolution No. CDA 2024-07 A RESOLUTION AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF A COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF VALLEY, NEBRASKA, TAX INCREMENT DEVELOPMENT REVENUE BOND OR OTHER OBLIGATION, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$5,000,000 FOR THE PURPOSE OF (1) PAYING THE COSTS OF DEMOLISHING, CONSTRUCTING, RECONSTRUCTING, IMPROVING, EXTENDING, REHABILITATING, INSTALLING, EQUIPPING, FURNISHING AND COMPLETING CERTAIN IMPROVEMENTS WITHIN THE AGENCY'S VALLEY LANDING REDEVELOPMENT PROJECT AREA, INCLUDING SITE PREPARATION, DEMOLITION, UTILITY EXTENSION AND (2) PAYING THE COSTS OF ISSUANCE THEREOF; PRESCRIBING THE FORM AND CERTAIN DETAILS OF THE BOND OR OTHER OBLIGATION; PLEDGING CERTAIN TAX REVENUE AND OTHER REVENUE TO THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON THE BOND OR OTHER OBLIGATION AS THE SAME BECOMES DUE; LIMITING PAYMENT OF THE BOND OR OTHER OBLIGATION TO SUCH TAX REVENUES; CREATING AND ESTABLISHING FUNDS AND ACCOUNTS; DELEGATING, AUTHORIZING AND DIRECTING THE FINANCE DIRECTOR TO EXERCISE HIS OR HER INDEPENDENT DISCRETION AND JUDGMENT IN DETERMINING AND FINALIZING CERTAIN TERMS AND PROVISIONS OF THE BOND OR OTHER OBLIGATION NOT SPECIFIED HEREIN; APPROVING A REDEVELOPMENT CONTRACT AND REDEVELOPMENT PLAN; TAKING OTHER ACTIONS AND MAKING OTHER COVENANTS AND AGREEMENTS IN CONNECTION WITH THE FOREGOING; AND RELATED MATTERS. Agency member Batcher seconded the motion. Batcher, Ueckert, Lewis and TenEyck voted YES. NO: no one. Motion carried. A true, correct, and complete copy of said Resolution is on file at city hall.

Chairperson Grove signed the Resolution, and the secretary attested her signature.

10. **Adjourn** - Agency Member Lewis moved to adjourn as the Community Development Agency and reconvene as City Council. TenEyck seconded. Ueckert, Lewis and TenEyck voted YES. NO: no one. Motion carried.

The meeting adjourned at 7:37 p.m.



Cindy Grove, Chairperson



Christie Donnermeyer, Secretary

**COMMUNITY DEVELOPMENT AGENCY OF
THE CITY OF VALLEY, NEBRASKA
RESOLUTION NO. CDA 2024-06**

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 PROMINENCE GLOBLAL, LLC, A NEBRASKA LIMITED LIABILITY COMPANY (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 8TH DAY OF OCTOBER, 2024

COMMUNITY DEVELOPMENT AGENCY
OF VALLEY, NEBRASKA

By: _____
Cindy Grove, Chairman

ATTEST:

Christie Donnermeyer, Secretary