
City of Broken Bow
Monday, July 9, 2012
City Council Regular Session

Council Consideration and Approval of CRA contracts

Staff Contact: City Attorney

CRA Minutes - June 14, 2012

Present at the meeting were Carl Christen, Rod Sonnichsen and Jeanne Berggren. The meeting opened at 8:30 am on June 14, 2012.

Chairman Rod Sonnichsen stated that the open meetings act was on the wall and was there for public viewing. Discussion was had as to the TIF projects that were in front of the board the applications and resolutions of Gateway Motors, Pearson Professional Building and Cole Enterprises were before the board.

1. Motion was made by Jeanne Berggren seconded by Carl Christen to approve the resolution regarding Gateway Motors and notifying the City of Broken Bow that it is their intention to enter into a contract for TIF indebtedness. Motion was approved all I's, Butch Brunken abstaining.
2. Motion by Carl Christen second by Butch Brunken to approve the resolution regarding Pearson Professional Building, motion was approved all I's.
3. Motion by Carl Christen seconded by Jeanne Berggren to approve the resolution for Cole Enterprises motion approved all I's.
4. Motion by Jeanne Berggren seconded by Carl Christen to authorize the chairman Rod Sonnichsen to sign the contracts with the afore mentioned three parties after the expiration of 30 days pursuant to statute, motion approved all I's. Motion to adjourn to Jeanne Berggren seconded by Butch Brunken.

**COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF BROKEN BOW**

RESOLUTION NO. 2012-__

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF BROKEN BOW, NEBRASKA, AUTHORIZING THE EXECUTION, DELIVERY AND PERFORMANCE OF A REDEVELOPMENT CONTRACT, THE INCURRENCE OF DEBT, AND APPROVAL OF RELATED ACTIONS.

WHEREAS, the Community Redevelopment Authority of the City of Broken Bow, Nebraska, ("Authority") has been duly organized and is a valid and existing Community Redevelopment Authority, a body politic and corporate under the laws of the State of Nebraska; and

WHEREAS, the City of Broken Bow, Nebraska ("City"), in furtherance of the purposes and pursuant of the provisions of Section 18-2101 to 18-2154, Reissue Revised Statutes of Nebraska, 1943, as amended (collectively the "Act"), has adopted a Redevelopment Plan (the "Redevelopment Plan") for a blighted and substandard area designated by the City; and

WHEREAS, pursuant to and in furtherance of the Act, the Authority published notice of a request for proposals for redevelopment pursuant to the Redevelopment Plan, and received a proposal from Chris Pearson of Broken Bow, Pearson Professional Building Nebraska. ("Redeveloper"), to enter into a Redevelopment Contract; and

WHEREAS, the Authority has determined that it is in the best interests of the Authority and the City as expressed in the Redevelopment Plan to enter into the Redevelopment Contract and to carry out the transactions contemplated thereby.

WHEREAS, the Authority has determined that the redevelopment project set forth in the proposal would not be economically feasible without the use of tax-increment financing, the redevelopment project would not occur in the community redevelopment area without the use of tax-increment financing, and the costs and benefits of the redevelopment project, including costs and benefits to other affected political subdivisions the economy of the community, and the demand for public and private services have been found to be in the long-term best interest of the community impacted by the redevelopment project.

NOW, THEREFORE be it resolved by the Community Redevelopment Authority of the City of Broken Bow, Nebraska, as follows:

1. The Authority hereby authorized the Redevelopment Contract between the Authority and Redeveloper for the redevelopment of a blighted and substandard area in the City, and hereby authorizes and approves the execution, delivery and performance of the documents and transactions contemplated by the

Redevelopment Contract, including but not limited to the incurrence of the TIF indebtedness as defined in the Redevelopment Contract.

2. The execution and delivery of the Redevelopment Contract is in the best interests of the Authority and City in furtherance of the Redevelopment Plan, and have been and are hereby duly authorized and approved pursuant to the Act, specifically including, but no limited to Sections 18-2117 and 18-2119 thereof.
3. The Chair or Vice Chair and Secretary of the Authority are hereby authorized and directed to execute and deliver the Redevelopment Contract, in substantially the form of the motion for approval of the project passed at the board meeting of the 14th day of June, 2012, but with such changes, additions or deletions as they deem reasonable or necessary, together with all documents, certificates or instruments contemplated thereby or necessary in connection therewith, are further authorized and directed to execute the TIF indebtedness documentation and carry out all transactions and take all actions contemplated.
4. By copy of this Resolution delivered to the City of Broken Bow on this date, the Authority hereby gives the 30 days notice required by Section 18-2119 of the Act of its intention to accept such redevelopment contract proposal with the Redeveloper, and after approval thereof by action of the city council, in substantially the attached form and with such modification, additions or deletions deemed necessary or appropriate by the Authority.
5. The Authority recommends approval of the Redevelopment Contract by the City Council.
6. This resolution shall be in full force and effect from and after its passage and approval.

IN WITNESS WHEREOF, the undersigned Members of the Community Redevelopment Authority of the City of Broken Bow, Nebraska, hereby pass and adopt this Resolution the 14th day of June, 2012.


Chair

Carl Christen
Member

Jeanne M. Duggan
Member

Walter P. ...
Member

Member

ATTEST:

Secretary _____

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WHEREAS, the City of Broken Bow, Nebraska ("City"), in furtherance of the purposes and pursuant of the provisions of Section 18-2101 to 18-2154, Reissue Revised Statutes of Nebraska, 1943, as amended (collectively the "Act"), has adopted a Redevelopment Plan (the "Redevelopment Plan") for a blighted and substandard area designated by the City; and

WHEREAS, pursuant to and in furtherance of the Act, the Authority published notice of a request for proposals for redevelopment pursuant to the Redevelopment Plan, and received a proposal from Gateway Motors of Broken Bow, Nebraska. ("Redeveloper"), to enter into a Redevelopment Contract; and

WHEREAS, the Authority has determined that it is in the best interests of the Authority and the City as expressed in the Redevelopment Plan to enter into the Redevelopment Contract and to carry out the transactions contemplated thereby.

WHEREAS, the Authority has determined that the redevelopment project set forth in the proposal would not be economically feasible without the use of tax-increment financing, the redevelopment project would not occur in the community redevelopment area without the use of tax-increment financing, and the costs and benefits of the redevelopment project, including costs and benefits to other affected political subdivisions the economy of the community, and the demand for public and private services have been found to be in the long-term best interest of the community impacted by the redevelopment project.

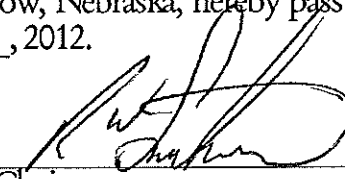
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3. The Chair or Vice Chair and Secretary of the Authority are hereby authorized and directed to execute and deliver the Redevelopment Contract, in substantially the form of the motion for approval of the project passed at the board meeting of the 14th day of June, 2012, but with such changes, additions or deletions as they deem reasonable or necessary, together with all documents, certificates or instruments contemplated thereby or necessary in connection therewith, are further authorized and directed to execute the TIF indebtedness documentation and carry out all transactions and take all actions contemplated.
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Chair

Carl Churston
Member

Janne McDeigger
Member

Member

Member

ATTEST:

Secretary _____

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WHEREAS, pursuant to and in furtherance of the Act, the Authority published notice of a request for proposals for redevelopment pursuant to the Redevelopment Plan, and received a proposal from Cole Enterprises of Broken Bow, Nebraska. ("Redeveloper"), to enter into a Redevelopment Contract; and

WHEREAS, the Authority has determined that it is in the best interests of the Authority and the City as expressed in the Redevelopment Plan to enter into the Redevelopment Contract and to carry out the transactions contemplated thereby.

WHEREAS, the Authority has determined that the redevelopment project set forth in the proposal would not be economically feasible without the use of tax-increment financing, the redevelopment project would not occur in the community redevelopment area without the use of tax-increment financing, and the costs and benefits of the redevelopment project, including costs and benefits to other affected political subdivisions the economy of the community, and the demand for public and private services have been found to be in the long-term best interest of the community impacted by the redevelopment project.

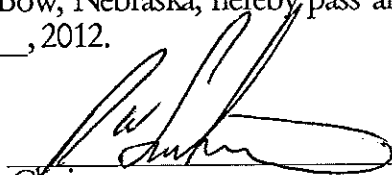
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IN WITNESS WHEREOF, the undersigned Members of the Community Redevelopment Authority of the City of Broken Bow, Nebraska, hereby pass and adopt this Resolution the 14th day of June, 2012.


Chair

Carl Chuster
Member

Walter Bunker
Member

Janne NoBerggren
Member

Member

ATTESI:

Secretary