

**COMBINED
COMMUNITY DEVELOPMENT AGENCY
VILLAGE OF ELM CREEK, NEBRASKA
AND
BOARD OF TRUSTEES OF THE VILLAGE OF ELM CREEK, NEBRASKA
PUBLIC HEARING
SPECIAL MEETING
MARCH 22, 2022 AT 7:30 P.M.**

A Combined Public Hearing and Special Meeting of the Elm Creek Village Board of Trustees and the Community Development Agency was convened in open and public session at the Elm Creek Village Center, 535 W Boyd Avenue, Elm Creek, Nebraska on March 22, 2022 at 7:30pm. Advance Notice of this hearing was given in advance thereof by posting of Notice in three public places within the Village and publication in the Kearney Hub, as shown in the Affidavit of Publication affixed to these minutes. Advance Notice was simultaneously given to the Chairman and all members of the Board of Trustees and the Community Development Agency and their acknowledgment of receipt of Notice and the agenda are affixed to these minutes. Chairman Tanner Tool opened the Public Hearing and Special Meetings of the Community Development Agency at 7:30 pm. Tanner called for the roll with the following members responding: Davis Miner, Kyle Lawrence, Mike Brown, Michael Strong and Tanner Tool. Absent: none. Tanner announced that in accordance with Section 84-1412 of the Nebraska Revised Statutes, a current copy of the Open Meetings Act is available for review and is posted on the east wall of the meeting room.

IV: Review and Discussion of Village of Elm Creek Redevelopment Plan For Ag Dryer Services Headquarters Redevelopment Project and related Cost Benefit Analysis

Mike Bacon with Bacon, Vinton & Venteicher, L.L.C. out of Gothenburg discussed the Redevelopment Plan and Project for Ag Dryer Services to the members of the board and public. Davis Miner provided a written statement to the Village Board and the Community Development Agency that stated, 'Pursuant to Section 18-2106 of the Nebraska Community Development Law, I declare I have an interest in the Ag Dryer, Inc., redevelopment plan and project. I will abstain in all action before the Elm Creek Board of Trustees and Community Development Agency as it relates to said Redevelopment Plan and Project.' With no further questions, discussion was closed.

V: Consideration of a Resolution Recommending Approval of the Village of Elm Creek, Redevelopment Plan For Ag Dryer Services Headquarters Redevelopment Project and related Cost Benefit Analysis; and Approval of Related Actions

Tanner introduced Resolution 2022-8, a Resolution recommending approval of a Redevelopment Plan of the Village of Elm Creek, Nebraska – Ag Dryer Services Headquarters Redevelopment Project and related Cost Benefit Analysis and Approval of Related Actions. Motion by Tanner Tool, seconded by Kyle Lawrence to approve Resolution 2022-8 recommending approval of a Redevelopment Plan of the Village of Elm Creek, Nebraska – Ag Dryer Services Headquarters Redevelopment Project and related Cost Benefit Analysis and Approval of Related Actions. Ayes: Tanner, Mike, Michael and Kyle. Abstain: Davis Miner. Nays: none. The motion carried.

VI: Recess to reconvene as Village Board of Trustees

Motion by Tanner to recess to reconvene as Village Board of Trustees at 7:40PM. Second by Mike Brown. Ayes: Tanner, Mike, Michael, Kyle and Davis. Nays: none. The motion carried.

VII: Call to Order Village Board of Trustees

Chairman Tanner Tool opened the Public Hearing and Special Meeting of the Village Board of Trustees at 7:41 pm. Tanner called for the roll with the following members responding: Davis Miner, Kyle Lawrence, Mike Brown, Michael Strong and Tanner Tool. Absent: none. Tanner announced that in accordance with Section 84-1412 of the Nebraska Revised Statutes, a current copy of the Open Meetings Act is available for review and is posted on the east wall of the meeting room.

X: Public Hearing on Village of Elm Creek Redevelopment Plan For Ag Dryer Services Headquarters Redevelopment Project

Tanner Tool announced this is the open public hearing on the Village of Elm Creek Redevelopment Plan for Ag Dryer Services Headquarters Redevelopment Project and Related Cost Benefit Analysis.

XI: Consider passage of Resolution Approving Village of Elm Creek Redevelopment Plan For Ag Dryer Services Headquarters Redevelopment Project

Tanner introduced Resolution 2022-9, a resolution approving a Redevelopment Plan, approving a Redevelopment Project and approving of related actions. Motion by Tanner Tool, seconded by Kyle Lawrence to approve Resolution 2022-9 approving a Redevelopment Plan, approving a Redevelopment Project and approving of Related Actions. Ayes: Tanner, Michael, Mike, and Kyle. Nays: none. Abstain: Davis Miner. The motion carried.

XII. Adjourn as Board of Trustees

Motion by Tanner Tool, seconded by Michael Strong to adjourn as Board of Trustees at 7:44PM. Ayes: Tanner, Davis, Mike, Michael and Kyle. Nays: none. The motion carried.

XIII. Reconvene as Community Development Agency

Motion by Tanner Tool, seconded by Kyle Lawrence to reconvene as Community Development Agency at 7:45PM. Ayes: Tanner, Davis, Michael, Mike, and Kyle. Nays: none. The motion carried.

XIV. Consideration of a Resolution Authorizing Issuance of a Tax Increment Development Revenue Note and Authorizing the Execution of a Redevelopment Contract with Ag Dryer Services

Chairman Tanner Tool introduced Resolution 2022-10, a Resolution Authorizing Issuance of a Tax Increment Development Revenue Note and Authorizing the Execution of a Redevelopment Contract with Ag Dryer Services. Motion by Tanner Tool, seconded by Mike Brown to approve Resolution 2022-10 authorizing issuance of a Tax Increment Development Revenue Note and authorizing the Execution of a Redevelopment Contract with Ag Dryer Services. Ayes: Tanner, Michael, Mike, and Kyle. Nays: none. Abstain: Davis Miner. The motion carried.

XV: Adjourn

All agenda items having been considered, it was moved by Michael Strong and seconded by Mike Brown to adjourn this Special Meeting. Ayes: Tanner, Davis, Mike, Michael and Kyle. Nays: none. The motion carried and the meeting was adjourned at 7:52PM.

Chairman-Elm Creek Village Board

(SEAL)

ATTEST: _____
Village Clerk