

Fairbury, Nebraska
Community Redevelopment Authority

The Community Redevelopment Authority of the City of Fairbury, Nebraska, met in the Council Chambers located at 612 D Street, Fairbury, Nebraska on the **23rd of August 2022**. CRA member Tyler Rosener called the meeting to order at **6:04pm**

Notice of the meeting was given in advance thereof and the Open Meetings Act was posted in the meeting room and pointed out by Rosner as required by law.

Roll call found the following Community Redevelopment Authority members present: Tyler Rosener, Jamie Lambert, and April Stone. Also present: Mayor Spencer Brown, City Administrator Jacob Matthews, and Development Services Director Laura Bedlan.

Lambert motioned to approve the July 25, 2022 minutes. Stone seconded. All voted yes. The motion passed and the minutes were approved.

Stone motioned to designate Rosener as the CRA Chair. Lambert seconded. All voted yes. The motion passed and Rosener was designated the CRA chair.

Discussion of Optimist Park for residential development ensued. Mayor Brown spoke enthusiastically about it. He referenced a conversation with Matthews about how future green space the City of Fairbury acquires could be redeveloped into a new and better Optimist Park. Bedlan pointed out that no ordinance or rant restrictions were present to prevent Optimist Park for development. Mayor Brown committed to contact the Optimist Club about this.

Bedlan noted that Optimist Park is not in the Blight District and said we need to get it into one to use for TIF. She believes we can get it into the Blight District by October 2, 2022. Bedlan presented a video to explain how TIF works. She noted that indebtedness is key to being able to generate a TIF for the CRA to create essentially a perpetually revolving fund for future residential development in the Blight District. Questions of how the TIF were made by members of the CRA. Laura explained how it worked in further detail. Mayor Brown explained the need for the CRA to acquire Optimist Park before it can be donated to SENDD.

Rosener motioned to acquire Optimist Park for SENND development p to \$7,000 if it can qualify for TIF or the CRA can acquire it for no consideration without TIF. Lambert seconded. All voted yes. The motion passed.

Agenda item 4 concerning default bidder status was discussed. Bedlan explained the CRA could end up automatically acquiring properties with costly environmental issues and recommended the CRA not become a default bidder. She then proceeded to explain the handout entitled 'CRA Procedure to Purchase' which gave a procedure for the purchase of demolition property, vacant property, sheriff sale, or SENDD development properties. No action was taken on agenda item 4.

Mayor Brown proposed a limit of \$1,500 for agenda item #5 "Consider setting a bid limit for Sheriff Sales". Mayor Brown recommended that some property types get a higher bid limit if they are a more desirable property. Lambert motioned that \$1,500 be the limit for Sheriff Sales. Rosener seconded. All voted yes. The motion passed.

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Lambert motioned to nominate the City Administrator, City Clerk, Code Enforcement Officer, and Development Services Director and all CRA members to act as approved negotiators and purchase agents for the CRA. Rosener seconded. All voted yes. The motion passed.

Discussion concerning agenda item #7 “Consider setting a negotiation limit for all authorized CRA property purchase agents” Mayor Brown recommended a \$2,500 limit for all properties outside of the Sheriff Sale. Lambert made a motion for the \$2,500 limit. Rosener seconded. All voted yes. The motion passed.

Bedlan recommend the CRA set parameters for the CRA to use to determine why certain properties should be acquired for the next meeting.

Because of a vacancy on the CRA, Mayor Brown nominated Mick Vocelka to join the CRA committee. The Committee all agreed and it was determined this would go before the City Council on September 6, 2022 on the Consent Agenda.

The Dollar General TIF was corrected by Resolution. Rosener motioned to approve the resolution. Stone seconded. The resolution passed and all signed.

The CRA set the **next meeting for 8:30 AM on 10/4/2022.**

Rosener motioned for the meeting to adjourn. Lambert seconded. All voted yes. The motion passed. The meeting ended at **7:26 pm.**