COMBINED

COMMUNITY DEVELOPMENT AGENCY

VILLAGE OF GREENWOOD, NEBRASKA

AND

BOARD OF TRUSTEES OF THE VILLAGE OF GREENWOOD, NEBRASKA

Minutes for Meetings Held

June 28, 2023 at 6:45 P.M.

Village Board Chambers 619 Main Street

Greenwood, Nebraska

I. Call to Order Community Development Agency- Wilken called the Community Development Agency meeting to order at 6:45pm.

II. Roll Call was taken with the following members present: Wilken, Sobota, Gerlach, Ahlman and Grell.

III. Chair Wilken stated the Open Meetings Act is Posted in Meeting Room

IV. Review and Discussion of an Amendment to the Redevelopment Plan of the Village of Greenwood, Nebraska, For the Green Light Estates Redevelopment Project and related Cost Benefit Analysis- Jeremiah Perkins on behalf of the Green Light Realty stated the Tif will reduce the lot prices down to make it reasonable priced. Perkins stated it will go from roughly from $90k to $50k. Perkins stated there will be around $143k tax shift on the land. Perkins mentioned this will also increase student population for the school district.

V. Consideration of a Resolution Recommending Approval of the Amendment to the Redevelopment Plan of the Village of Greenwood, Nebraska, For the Green Light Estates Redevelopment Project and related Cost Benefit Analysis; and Approval of Related Actions- Wilken made a motion to approve resolution 23-03 the amendment to the redevelopment plan for the Village of Greenwood. Sobota seconded the motion. Roll call vote: Wilken, Sobota, Gerlach and Ahlman. Grell abstained. Motion carried 4-0-1.

VI. Recess to convene as Village Board of Trustees

VII. Call to Order Village Board of Trustees

VIII. Roll Call was taken with the following board members present: Wilken, Sobota, Gerlach, Ahlman and Grell.

IX. Chair Wilken stated the Current Copy of Open Meetings Act Posted in Meeting Room

X. Public Hearing on Amendment to the Redevelopment Plan of the Village of Greenwood, Nebraska, For the Green Light Estates Redevelopment Project- Chair Wilken opened the Public Hearing at 7:00PM. Wilken asked for anyone against the Amendment to the redevelopment plan to speak. No comments were made. Wilken asked for those in favor to speak. Gerlach asked if Green light was going to create an HOA for the new development. Grell stated no. Ahlman asked about the townhomes listed. Grell stated there will be no town homes. They will be all single-family homes. Wilken closed the public hearing at 7:01PM.

XI. Consider passage of Resolution Approving the Amendment to the Redevelopment Plan of the Village of Greenwood, Nebraska, For the Green Light Estates Redevelopment Project. - Wilken made a motion to approve resolution 23-02 Amendment to the Redevelopment Plan. Sobota seconded the motion. Roll call vote: Ayes- Wilken, Sobota, Gerlach and Ahlman. Grell abstained. Motion carried 4-0-1.

XII. Approve/ Disapprove Claims List A- Wilken made a motion to approve claims list A. Gerlach seconded the motion. Roll call vote: All ayes. Motion carried 5-0. Approved Claims: Wages $8,642.09. Black Hills Energy $208.74 (Natural Gas), Border States Electric $5,181.89 (Electrical supplies), Caleb VanEssen $40.00 (Rescue Calls),Constellation New Energy Gas Division $258.51 (Natural Gas), Corin Logue $20.00 (Natural Gas), Fiala’s Truck Repair $75.00 (Tire Repairs), Jasmine Mach $780.00 (Cleaning Services), Judy Mack $96.87 (Utility deposit return), Lincoln Fire and Rescue $1,744.50 (ALS Intercept Fees), Little Tuggers $747.00 (Kiddie Tractor Pull), Lori Sobota $20.0 (Rescue Calls), Municipal Supply Inc $197.00 (Water supplies), Nebraska Medicine $1,382.91 (Professional Fees), Nebraska Public Health Environmental Lab $16.00 (Routine water testing), OPPD $27,151.57 (Electrical services), Pinnacle Bank $3,068.75 (Book for library, fire school, ink for firehall and maintenance shop printers, chalker and chalk for ball field, sewer plant supplies, water class for zach and jeff, supplies for maintenance), Ready Set Sites $1,080.00 (Annual website hosting), Scott Tracy $20.00 (Rescue Calls), Sheila Tracy $40.00 (Rescue Calls), Subsurface Solutions $85.33 ( mapping services), Teresa Forst $550.00 (Face painter/ balloon artist), Trade well Pallet $220.00 (Wood chips for park), Windstream $629.33 (Phone and internet services), Yost $1,071.29 (Camera installation and updating equipment).

XIII. Approve/ Disapprove Claims List B- Gerlach made a motion to approve claims list B for CS Concrete for $330.00 (Concrete for streets). Grell seconded the motion. Roll call vote: Ayes- Gerlach, Ahlman and Grell. Wilken and Sobota abstained. Motion carried 3-0-2.

XIV. Approve/ Disapprove Alan’s Pony Rides for Greenwood Days- Sobota made a motion to approve Alan’s Pony Rides for Greenwood Days not to exceed 3 hours. Grell seconded the motion. Roll call vote: All ayes. Motion carried 5-0.

XV. Approve/ Disapprove bid for 2.5” nozzles for fire and rescue-Gerlach made a motion to approve the Danko bid for 2.5” nozzle not to exceed $2,100.00. Ahlman seconded the motion. Roll call vote: All ayes. Motion carried 5-0.

XVI. Approve/ Disapprove dual tone sirens and LED lights to ambulance remount- Wilken stated these are items that need added to the ambulance remount and if they are done afterwards the warranty will not cover them and it will be triple the cost. Wilken made a motion to approve the dual tone sirens and LED lights to ambulance remount not to exceed $2,800. Gerlach seconded the motion. Roll call vote: All ayes. Motion carried 5-0.

XVII. Approval of board minutes from June 14th, 2023- Wilken made a motion to approve the board minutes from June 14th, 2023. Sobota seconded the motion. Roll call vote: All ayes. Motion carried 5-0.

XVIII. Approve/ Disapprove Kristen VanLaningham to Park and Rec board- Sobota made a motion to approve Kristen VanLaningham to Park and rec board. Ahlman seconded the motion. Roll call vote: All ayes. Motion carried 5-0.

Board Comments- Grell and Ahlman stated their village emails were not working. Greve stated she will have Rein look into it. Gerlach stated he was working on the GIS system for the last 2-3 weeks updating maps for the water, sewer and electric. Gerlach stated he is about 30% done. Gerlach also stated NMPP will do an electrical audit for us. Gerlach also mentioned he contacted Windstream and there is not joint pole contract that Windstream can locate. Wilken stated JEO gave us a bid for locating and working on a new blending site for the wells, which the state is requiring us to do. Wilken also mentioned we need to establish protocol for solar here in Greenwood.

XIX. Adjourn as Board of Trustees

XX. The Community Development Agency returned to session.

XXI. Consideration of a Resolution Authorizing Issuance of a Tax Increment Development Revenue Note and Authorizing the Execution of a Redevelopment Contract with Green Light Realty, LLC.- Wilken made a motion to approve the authorization the execution of a redevelopment contract with Green Light Realty, LLC. Sobota seconded the motion. Roll call vote: Ayes- Sobota, Gerlach, Ahlman and Wilken. Grell abstained. Motion carried 4-0-1. Wilken made a motion to approve Resolution 23-5, authorizing the issuance of a tax increment development revenue note. Sobota seconded the motion. Roll call vote: Ayes- Gerlach, Ahlman, Wilken and Sobota. Grell abstained. Motion carried 4-0-1.

XXII. Wilken adjourned the meeting at 7:22pm.

Respectfully submitted,

Jasmine Greve, It’s Clerk Don Wilken, It’s Chair