

**Village of Denton  
Meeting Minutes  
May 20, 2024**

A regular meeting of the Board of Trustees of the Village of Denton, Nebraska, was held at the Denton Community Center on May 20, 2024.

The meeting was called to order at 6:34 p.m. All proceedings hereafter shown were taken while the convened meeting was open to public attendance.

Chair Hobelman called the meeting to order.

Those present: John Juricek, Doug Rosekrans, Amanda Fangmeier, and Joe Hobelman. Trent Wheatley was absent from the meeting.

Hobelman stated that the Open Meeting Laws are posted on the wall in the meeting room.

**AGENDA:**

Community Development Agency Meeting.

**1. Review the Redevelopment Plan.** The Village Attorney, Andrew Willis, reviewed the plan. The developers are asking for five phases. Developers are responsible for all infrastructure.

1. Projected Base Value: \$567,000
2. Projected Minimum Final Value: \$10,567,000
3. Projected Incremental Valuation: \$10,000,000
4. Assumed Tax Levy: 2.003768
5. Anticipated Tax Increment: \$200,377
6. Assumed Interest Rate 8%
7. TIF Indebtedness: \$1,718,000.

Total Estimated TIF uses \$2,425,515. Willis stated that the redevelopment plan meets all state statute requirements.

**2. Redevelopment Plan Resolution 24-5-3.** *Motioned by Rosekrans, seconded by Fangmeier to approve Village Board recommendation of Resolution 24-5-3. Carried.*

**VILLAGE OF DENTON, NEBRASKA  
RESOLUTION # 24-5-3**

(Redevelopment Plan – Lindas’ Retirement Redevelopment Project)

**A RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF DENTON, NEBRASKA,  
APPROVING THE REDEVELOPMENT PLAN FOR THE REDEVELOPMENT AREA OF THE VILLAGE OF  
DENTON, NEBRASKA INCLUDING A SPECIFIC REDEVELOPMENT PROJECT.**

**RECITALS**

- A. The proposed Redevelopment Plan for the Redevelopment Area (the “Redevelopment Plan”) has been prepared and is on file and available for public inspection with the Denton Village Clerk.
- B. The Redevelopment Plan includes a redevelopment project identified as the Lindas’ Retirement Redevelopment Project (the “Project”) that will utilize Tax Increment Financing pursuant to Neb. Rev. Stat. § 18-2147.
- C. The Community Development Agency of the Village of Denton, Nebraska (“CDA”) submitted the question of whether the Redevelopment Plan should be recommended to the Village Board to the Planning Commission of the Village of Denton.
- D. The Planning Commission recommended the approval of the Redevelopment Plan.
- E. Notice of public hearing regarding the adoption and approval of the Redevelopment Plan by the Village Board was provided in conformity with the Open Meetings Act, Neb. Rev. Stat. § 84-1407 et seq., the Community Development Law, Neb. Rev. Stat. §§ 18-2115 and 18-2115.01, and Nebraska law.
- F. On May 20, 2024, the Village Board held a public hearing relating to the question of whether the Redevelopment Plan should be adopted and approved by the Village. All interested parties were afforded at such public hearing a reasonable opportunity to express their views respecting the submitted question.
- G. The Village Board has reviewed the Redevelopment Plan, the cost benefit analysis attached to the Redevelopment Plan, and the recommendations of the Planning Commission, and has duly considered all statements made and material submitted related to the submitted question.

NOW THEREFORE, it is found by the Village Board of the Village of Denton, Nebraska, in accordance with the Community Development Law, Neb. Rev. Stat. §§ 18-2101 through 18-2157 (the “Act”), as follows:

1. The Project Site is in need of redevelopment to remove blight and substandard conditions identified pursuant to the Act.
2. The Redevelopment Plan will, in accordance with the present and future needs of the Village of Denton, promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community in conformance with the legislative declarations and determinations set forth in the Act.
3. The Redevelopment Plan is in conformance with the general plan for development of the Village of Denton as a whole, as set forth in the Village of Denton Comprehensive Plan, as amended.
4. The cost and benefits set forth in the Project cost benefit analysis are found to be in the long-term best interest of the Village of Denton.
5. The Project would not be economically feasible without the use of Tax Increment Financing.
6. The Project would not occur on the Redevelopment Area without the use of Tax Increment Financing.

BE IT FURTHER RESOLVED, that pursuant to the provisions of the Act and in light of the foregoing findings and determinations, the Redevelopment Plan is hereby approved and adopted by the Village Board as the governing body for the Village of Denton.

Dated this 20th day of May, 2024.

**3. Resolution 24-5-4 Redevelopment Agreement.** *Motioned by Juricek, seconded by Fangmeier to amend the signature line on Res. 24-5-4 to state Village of Denton instead of City of Hickman. Carried. Motioned by Juricek, seconded by Fangmeier to approve the recommendation of passage Resolution 24-5-4 Redevelopment Agreement to the Village Board. Carried.*

**COMMUNITY DEVELOPMENT AGENCY  
OF THE VILLAGE OF DENTON, NEBRASKA  
RESOLUTION # 24-5-4**

(Redevelopment Agreement–Lindas’ Retirement Redevelopment Project)

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE VILLAGE OF DENTON, NEBRASKA, AUTHORIZING AND APPROVING A REDEVELOPMENT AGREEMENT INCLUDING THE USE OF TAX INCREMENT FINANCING FOR A REDEVELOPMENT PROJECT; AND TAKING OTHER ACTIONS REQUIRED OR PERMITTED UNDER THE COMMUNITY DEVELOPMENT LAW.**

**RECITALS**

A. The Community Development Agency of the Village of Denton, Nebraska (“CDA”), in furtherance of the purposes and pursuant to the provisions of the Community Development Law, Neb. Rev. Stat. §§ 18-2101 to 18-2157, as amended (the “Act”), has adopted a Redevelopment Plan for a portion of Redevelopment Area (“Redevelopment Plan”).

B. The Planning Commission of the Village of Denton has recommended approval of the Redevelopment Plan.

C. The CDA shall submit the Redevelopment Plan to the Village Board of the Village of Denton, Nebraska for final approval and adoption pursuant to the Act.

D. The Redevelopment Plan authorizes and creates a specific redevelopment project on a portion of the Redevelopment Area identified in the Redevelopment Plan as the Lindas’ Retirement Redevelopment Project (the “Project”).

E. The CDA has prepared a redevelopment agreement for the Project, a copy of which is attached hereto as Exhibit “A” and incorporated by this reference (the “Redevelopment Agreement”).

F. The Project would use Tax Increment Financing pursuant to Section 18-2147 of the Act to assist in paying for the cost of certain eligible public improvements authorized by the Act and identified in the Redevelopment Plan and the Redevelopment Agreement.

NOW THEREFORE, BE IT RESOLVED by the CDA, that the Redevelopment Agreement is hereby approved.

BE IT FURTHER RESOLVED, the CDA authorizes the Chairperson of the CDA to execute and enter into the Redevelopment Agreement on the CDA’s behalf upon the Village Board’s approval of the Redevelopment Agreement.

BE IT FURTHER RESOLVED, the CDA authorizes the Chairperson of the CDA to take all such actions that are required to fulfill the terms of the Redevelopment Agreement and to consummate the agreement set forth therein.

BE IT FURTHER RESOLVED, without limitation to the foregoing, the CDA authorizes the issuance of the TIF Indebtedness in substantially the same form of the Note attached to the Redevelopment Agreement as Exhibit “E” in an amount not to exceed the TIF Indebtedness amount set forth in the Redevelopment Agreement without further written approval of the CDA or the Village Board.

BE IT FURTHER RESOLVED, the foregoing resolutions are subject to and contingent upon the Village Board’s approval and adoption of the Redevelopment Plan for the Project, and if the Village Board does not approve and adopt the Redevelopment Plan, the resolutions contained herein shall be void and of no effect.

BE IT FURTHER RESOLVED, that any other resolutions or actions that are contradictory or incompatible with the provisions of this Resolution are hereby rescinded.

Dated this 20th day of May 2024.

COMMUNITY DEVELOPMENT  
AGENCY OF THE VILLAGE OF  
Denton, NEBRASKA

**4. Close CDA meeting.** *At 7:22 p.m., Juricek motioned, seconded by Rosekrans, to close the CDA meeting. Carried.*

**5. Public Hearing on the Redevelopment Plan.** At 7:23 p.m. Fangmeier, seconded by Juricek to open a public hearing for the redevelopment plan. Carried. Short discussion. At 7:25 p.m. Juricek motioned to close the public hearing on the redevelopment plan. Carried.

**6. Resolution 24-5-3 Redevelopment Plan.** Juricek motioned, seconded by Rosekrans to approve Village Board recommendation of Resolution 24-5-3. Carried.

**7. Resolution 24-5-4 Redevelopment Agreement.** Motioned by Juricek, seconded by Fangmeier approve Resolution 24-5-4 Redevelopment Agreement. Carried.

**8. Adjournment. The meeting was declared adjourned at 7:39 p.m.** I, the undersigned Village Clerk for the Village of Denton, hereby certify that the foregoing is a true and correct copy of proceedings had and done by the Chairman and Board of Trustees on May 20, 2024, at 6:30 p.m. and that all the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and readily available for public inspection at the office of the village clerk; that such subjects were contained in said agenda for at least twenty-four hours before said meeting; that at least one copy of all reproducible material discussed at the foregoing proceedings have been extracted were in written form and available for public inspection within ten working days and before the next convened meeting of said body.

Charlotte Te Brink  
Clerk-Treasurer  
5/24/24.min