

Community Development Agency Meeting
Tuesday, January 9, 2024 6:30 PM

Hickman Community Center/City Hall 115
Locust Street, Room 128 Hickman, Nebraska

1. Call to Order
 - 1.A. This is an Open Meeting of the Hickman Nebraska Governing Body. The City of Hickman abides by the Nebraska Open Meetings Act in conducting business. A copy of the Nebraska Open Meetings Act is on display in this meeting room as required by Nebraska State Law. Notice of meeting and copies of this agenda have been publicly posted prior to the meeting at the Hickman City Hall, Hickman U.S. Post Office, U-Stop Market and the City of Hickman website.
2. Roll Call
3. Approval of December 12, 2023, Community Development Agency Meeting Minutes
4. Updated Presentation of Redevelopment Area #2 Redevelopment Plan by Andrew Willis of Cline Williams
5. Resolution CDA2023-01, Recommending Approval of a Redevelopment Plan for Redevelopment Area #2 in the City of Hickman, Nebraska to the City Council of the City of Hickman, Nebraska and Adopting a Cost Benefit
6. Adjournment

MINUTES OF THE HICKMAN COMMUNITY DEVELOPMENT AGENCY MEETING HELD DECEMBER 12, 2023

Mayor Phil Goering called the meeting to order at 6:30pm on December 12, 2023 and referenced the meeting recording process, optional sign in sheet, and open meeting law posting. All those present stood and recited The Pledge of Allegiance. Council Members Justina Ziemann, Travis Borchardt, Chad Parker, John Meese Steve Noren, and Doug Wagner were present for Roll Call. Prior notice of the meeting and agenda were provided to the Mayor and all members of the Governing Body. Notice of the meeting was distributed and posted at Hickman City Hall, U.S. Post Office-Hickman, U-Stop Market and the City of Hickman Website.

Presentations

Mayor Goering presented the Presentation of Redevelopment Area #2 Redevelopment Plan by Andrew Willis of Cline Williams.

Mr. Andrew Willis with Cline Williams discussed the details of the Redevelopment Plan for Area #2 of Wizkidz Addition after the property was determined Blight and Substandard area. There would be 4 phases for the project, phases 1-3 are the mix use project and phase 4 is the residential. There are 39.5 acres that are non-buildable and could be used as a public recreational area. Phase 1 is the grocery store, phase 2 is additional retail space, phase 3 150-175 residential units, phase 4 50-80 residential. Phases 1-3 would include the infrastructure, like streets, utilities, etc. TIF can be divided over fifteen years and can be billed out in the phases of each individual project in the plan. The preliminary schedule that the developer has planned for the project is infrastructure starting in 2024, grocery store construction commencing in 2025 and completed in 2026, phase 3 residential started in 2025 or 2026 and finished in 2028, and phase 4 residential started in 2026 or 2027 and completed in 2030 or 2031. For all 4 of the phases the TIF request would be \$9,900,000.00. Mr. Willis discussed what the updated evaluation amounts could be once the project is completed. Mr. Willis reviewed how the project matches the city's Comprehensive Plan.

Ms. Jane Raybould with B&R Stores discussed how important TIF is for the Redevelopment Plan for Area #2 of Wizkidz Addition. Ms. Raybould discussed other projects that B&R is doing with TIF being involved and how that improves the infrastructure in those areas. Ms. Raybould discussed how important TIF is for economic development. With the cost of a development this size TIF is a needed tool to make this size of project happen. The benefits this project would bring to Hickman would be traffic flow on 68th Street and additional infrastructure. Ms. Raybould discussed the questions that the Planning Commission presented to them, and that Norris Schools would get a \$1,500 per student from the State of Nebraska, how the city would see a Sales Tax increase, possible daycare, and coffee shop. Ms. Raybould discussed how B & R stores energy reduction with this project.

Council President Wagner discussed his conversations with citizens and developers they support the idea of the grocery store but not the TIF request.

Council Member Borchardt discussed the risk of setting a precedent with future development and how this project is a development not a redevelopment.

Council Member Parker discussed the city's out of pocket cost for 68th Street and that City Council needs to consider how the last roundabout hurt the local businesses.

Council Members discussed that the city has multiple infrastructure projects currently happening and more scheduled.

Council Member Noren discussed how important it is to encourage a business to come to town for growth and that this project would bring nice building to Hickman but that he does not support TIF being used for phase 3 and 4, residential.

Mr. Mike Ekert with Civil Design Group discussed how the improvements of 68th street is in the city's current 1- and 6-Year Plan approved by City Council Members.

Ms. Jane Raybould with B&R Stores discussed with lower interest rates other businesses did come to Hickman, but that the development of a grocery store is different than smaller businesses. The cost increase that is a concern for B& R Stores is the increase in construction costs.

Mayor Goering presented Resolution CDA2023-01, A RESOLUTION RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN FOR REDEVELOPMENT AREA #2 OF THE CITY OF HICKMAN, NEBRASKA, TO THE CITY COUNCIL OF THE CITY OF HICKMAN, NEBRASKA AND ADOPTING A COST BENEFIT ANALYSIS FOR THE REDEVELOPMENT PROJECT IN THE REDEVELOPMENT PLAN.

RECITALS

A. In furtherance of the purposes and pursuant to the provisions of the Community Development Law, Neb. Rev. Stat. §§ 18-2101 to 18-2155, as amended, (the "Act"), a Redevelopment Plan in the form attached as Exhibit "A" ("Redevelopment Plan") has been prepared.

B. The Redevelopment Plan would create a redevelopment project in Redevelopment Area #2 as described in the Redevelopment Plan (the "Project").

C. The Project would use Tax Increment Financing pursuant to Section 18-2147 of the Act to assist in paying for the costs of certain eligible public improvements authorized by the Act and more particularly set forth in the Redevelopment Plan.

D. The Community Development Agency of the City of Hickman, Nebraska ("CDA") is required under Section 18-2113(2) of the Act to conduct a cost benefit analysis for a redevelopment project which will use Tax Increment Financing.

E. The CDA has conducted a cost benefit analysis for the Project and said cost benefit analysis is attached to the Redevelopment Plan as Exhibit "C" (the "Project Cost Benefit Analysis").

F. The CDA has determined that the Project would not occur in the Redevelopment Area and could not be financed or constructed but for the use of Tax Increment Financing.

G. Statements of the proposed method and estimated cost of the acquisition and preparation for redevelopment of the redevelopment project area and the estimated proceeds or revenue from its disposal to redevelopers, the proposed method of financing the redevelopment project, and a feasible method proposed for the relocation of families to be displaced from the redevelopment project area, if applicable, are set forth in the Redevelopment Plan and the Project Cost Benefit Analysis.

NOW THEREFORE, BE IT RESOLVED, by the CDA, as follows:

1. The cost and benefits set forth in the Project Cost Benefit Analysis have been found to be in the long-term best interest of the City.

2. The CDA hereby approves the Project Cost Benefit Analysis as the cost benefit analysis of the Project.

BE IT FURTHER RESOLVED, by the CDA, as follows:

1. The Redevelopment Plan is in conformance with the General Comprehensive Plan of the City of Hickman.

2. The Redevelopment Plan will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, and the prevention of the recurrence of unsanitary or unsafe dwelling accommodations or conditions of blight, in the City of Hickman.

3. The Redevelopment Plan is in conformance with the Act.

4. The Project would not be economically feasible and would not occur in the Redevelopment Area without the use of Tax Increment Financing.

5. The CDA hereby approves the Redevelopment Plan and recommends approval and adoption by the City Council of the City of Hickman.

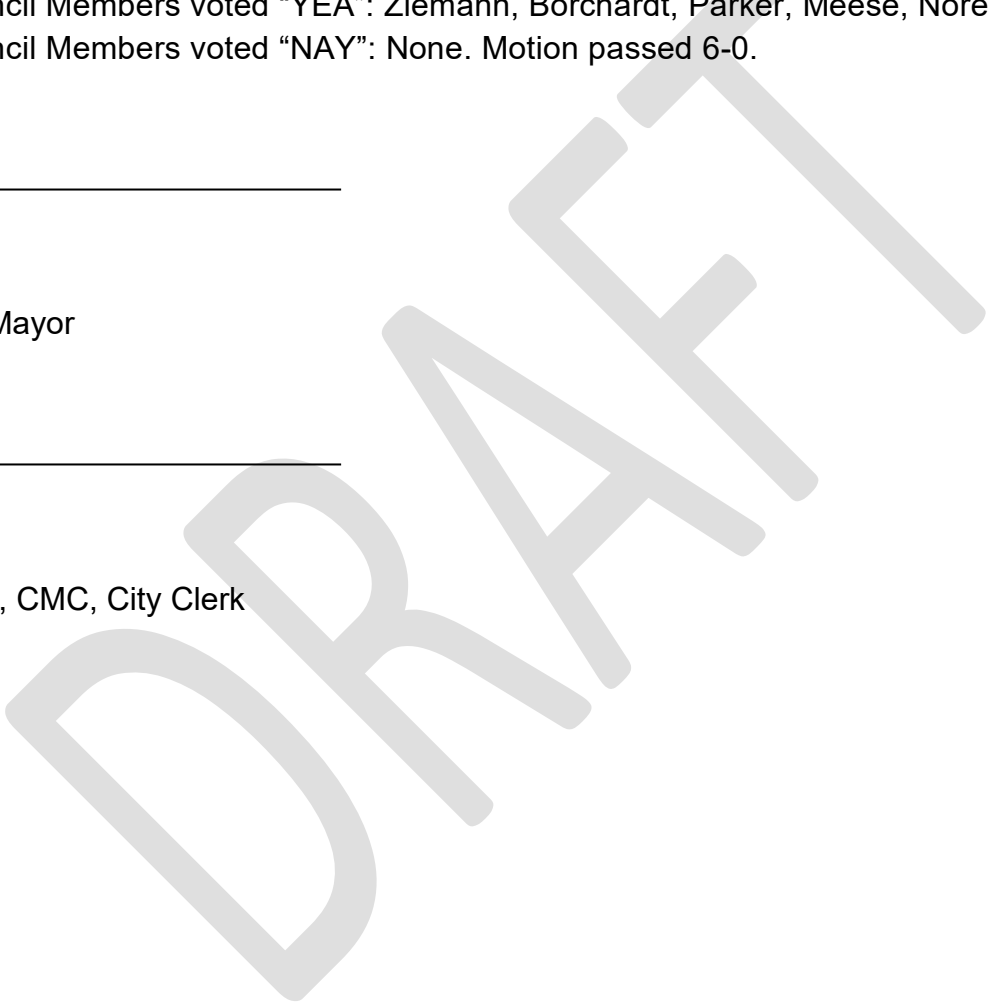
IN WITNESS WHEREOF, the CDA hereby passes and adopts this Resolution as of this 12th day of December, 2023. COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF HICKMAN, NEBRASKA Motion by Council Member Wagner and a second by Ziemann to table Resolution CDA2023-01 and request developer to make the following changes to Redevelopment Plan for Area #2 with recommendation of no TIF on the project to be considered at the January 9, 2024 CDA meeting. The following Council Members voted "YEA": Ziemann, Borchardt, Parker, Meese, and Wagner. The following Council Members voted "NAY": Noren. Motion passed 5-1.

Adjournment

Motion by Council Member Ziemann and a second by Parker to adjourn the meeting 7:39 PM. The following Council Members voted "YEA": Ziemann, Borchardt, Parker, Meese, Noren, and Wagner. The following Council Members voted "NAY": None. Motion passed 6-0.

Phil Goering, Mayor

Jaala Johnson, CMC, City Clerk



**COMMUNITY DEVELOPMENT AGENCY OF THE
CITY OF HICKMAN, NEBRASKA**

RESOLUTION CDA2023-01
(Redevelopment Plan–Redevelopment Area #2)

**A RESOLUTION RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN
FOR REDEVELOPMENT AREA #2 OF THE CITY OF HICKMAN, NEBRASKA, TO THE
CITY COUNCIL OF THE CITY OF HICKMAN, NEBRASKA AND ADOPTING A COST
BENEFIT ANALYSIS FOR THE REDEVELOPMENT PROJECT IN THE
REDEVELOPMENT PLAN.**

RECITALS

- A. In furtherance of the purposes and pursuant to the provisions of the Community Development Law, Neb. Rev. Stat. §§ 18-2101 to 18-2155, as amended, (the “Act”), a Redevelopment Plan in the form attached as Exhibit “A” (“Redevelopment Plan”) has been prepared.
- B. The Redevelopment Plan would create a redevelopment project in Redevelopment Area #2 as described in the Redevelopment Plan (the “Project”).
- C. The Project would use Tax Increment Financing pursuant to Section 18-2147 of the Act to assist in paying for the costs of certain eligible public improvements authorized by the Act and more particularly set forth in the Redevelopment Plan.
- D. The Community Development Agency of the City of Hickman, Nebraska (“CDA”) is required under Section 18-2113(2) of the Act to conduct a cost benefit analysis for a redevelopment project which will use Tax Increment Financing.
- E. The CDA has conducted a cost benefit analysis for the Project and said cost benefit analysis is attached to the Redevelopment Plan as Exhibit “C” (the “Project Cost Benefit Analysis”).
- F. The CDA has determined that the Project would not occur in the Redevelopment Area and could not be financed or constructed but for the use of Tax Increment Financing.
- G. Statements of the proposed method and estimated cost of the acquisition and preparation for redevelopment of the redevelopment project area and the estimated proceeds or revenue from its disposal to redevelopers, the proposed method of financing the redevelopment project, and a feasible method proposed for the relocation of families to be displaced from the redevelopment project area, if applicable, are set forth in the Redevelopment Plan and the Project Cost Benefit Analysis.

NOW THEREFORE, BE IT RESOLVED, by the CDA, as follows:

- 1. The cost and benefits set forth in the Project Cost Benefit Analysis have been found to be in the long-term best interest of the City.

2. The CDA hereby approves the Project Cost Benefit Analysis as the cost benefit analysis of the Project.

BE IT FURTHER RESOLVED, by the CDA, as follows:

1. The Redevelopment Plan is in conformance with the General Comprehensive Plan of the City of Hickman.

2. The Redevelopment Plan will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, and the prevention of the recurrence of unsanitary or unsafe dwelling accommodations or conditions of blight, in the City of Hickman.

3. The Redevelopment Plan is in conformance with the Act.

4. The Project would not be economically feasible and would not occur in the Redevelopment Area without the use of Tax Increment Financing.

5. The CDA hereby approves the Redevelopment Plan and recommends approval and adoption by the City Council of the City of Hickman.

IN WITNESS WHEREOF, the CDA hereby passes and adopts this Resolution as of this 9th day of January, 2024.

COMMUNITY DEVELOPMENT AGENCY
OF THE CITY OF HICKMAN, NEBRASKA

Chairperson

ATTEST:

Secretary