

CITY COUNCIL PROCEEDINGS

April 8, 2026

The City Council of the City of David City, Nebraska, met in open public session at 7:00 p.m. in the meeting room of the City Office, 490 E Street, David City, Nebraska. The Public had been advised of the meeting by posting in four places (City Office, U.S. Post Office, Butler County Courthouse, and Hruska Public Library). The Mayor and members of the City Council acknowledged advance notice of the meeting by signing the Agenda which is a part of these minutes. The advance notice to the Public, Mayor, and Council members conveyed the availability of the agenda, which was kept continuously current in the office of the City Clerk and was available for public inspection on the City's website. No new items were added to the agenda during the twenty-four hours immediately prior to the opening of the Council meeting.

CERTIFICATION OF MINUTES

April 8, 2026

I, Lori Matchett, duly qualified and acting City Clerk for the City of David City, Nebraska, do hereby certify with regard to all proceedings of April 8, 2026; that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and available for public inspection at the office of the City Clerk; that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting; that the minutes of the meeting of the City Council of the City of David City, Nebraska, were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meetings of said body were provided with advance notification of the time and place of said meeting and the subjects to be discussed at said meeting.

Lori Matchett, City Clerk

COMMUNITY DEVELOPMENT AGENCY PROCEEDINGS

August 13, 2025

The Community Development Agency of the City of David City, Nebraska, convened in open public session at 9:06 p.m. in the meeting room of the City Office at 490 "E" Street, David City, Nebraska. The Public had been advised of the meeting by posting a notice in four public places (City Office, US Post Office, Butler County Courthouse, and Hruska Public Library). The Community Development Agency members acknowledged advance notice of the meeting. The advance notice to the Public, and Community Development Agency members conveyed the availability of the agenda, which was kept continuously current in the office of the Secretary and was available for public inspection on the City's website. No new items were added to the agenda during the twenty-four hours immediately prior to the opening of the meeting.

Present for the meeting were: Community Development Agency Members—Jessica Miller, Kevin Woita, Bruce Meysenburg, Jim Angell, Rick Holland, Keith Marvin, Jeremy Abel, Pro-Tem Community Development Agency Secretary Lori Matchett, City Administrator Alan Zavodny, and City Administrator Intern Raiko Martinez. Community Development Agency Secretary Tami Comte was absent. City Attorney Michael Sands attended via zoom.

Also present were: Police Chief Marla Schnell, Account Clerk Rachel Kahnk, and Andrew Willis of Cline & Williams.

Chairman Jessica Miller informed the public of the "Open Meetings Act" posted on the west wall of the meeting room and asked those present to please silence their cell phones. She also asked anyone addressing the Agency to introduce themselves.

Chairman Jessica Miller made a motion to approve the minutes of the May 14, 2025, meeting of the Community Development Agency as presented. CDA Member Kevin Woita seconded the motion. The motion carried. Jeremy Abel: Yea, Jim Angell, Yea, Rick Holland: Yea, Keith Marvin: Yea, Bruce Meysenburg: Yea, Jessica Miller: Yea, Kevin Woita: Yea: Yea: 7, Nay: 0.

Community Development Agency member Keith Marvin made a motion to adopt Resolution No. 5-2025 CDA, a redevelopment contract for the revised second phase of the GDC Properties Redevelopment Project. Community Development Agency member Jim Angell seconded the motion. The motion carried. Jeremy Abel; Yea, Jim Angell: Yea, Rick Holland: Yea, Keith Marvin: Yea, Jessica Miller: Yea, Kevin Woita, Yea, Yea: 7, Nay: 0.

RESOLUTION NO. 5-2025 CDA

A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF DAVID CITY, NEBRASKA, APPROVING AN AMENDMENT TO THE REDEVELOPMENT AGREEMENT FOR THE SECOND PHASE OF A REDEVELOPMENT PROJECT UNDERTAKEN BY GDC PROPERTIES, LLC, AS SET FORTH IN THE "REDEVELOPMENT PLAN FOR GDC PROPERTIES, LLC, REDEVELOPMENT PROJECT".

WHEREAS, the Mayor and City Council of the City of David City, Nebraska (the "City"), previously approved a redevelopment plan entitled, "Redevelopment Plan for GDC Properties, LLC, Redevelopment Project" (the "Plan"); and

WHEREAS, the Community Development Agency of the City of David City, Nebraska (the "Agency"), previously approved a redevelopment contract between GDC Properties, LLC ("Redeveloper"), and the Agency, with respect to the second phase of the redevelopment project set forth in the Plan (the "Redevelopment Contract"); and

WHEREAS, the Agency and Redeveloper wish to make certain changes to the Redevelopment Contract; and

WHEREAS, the Agency has for its consideration, attached hereto and incorporated herein as Exhibit A, a proposed form of an amendment to the Redevelopment Contract (the "Redevelopment Contract Amendment"), setting forth certain changes to the Redevelopment Contract.

NOW, THEREFORE, BE IT RESOLVED BY THE AGENCY, that the Redevelopment Contract Amendment by and between Redeveloper and the Agency, in the form presented, is hereby acknowledged and approved. The Chairperson and Secretary of the Agency are hereby authorized to execute said Redevelopment Contract Amendment in substantially the form presented but with such changes as they shall deem appropriate or necessary. The execution and delivery by the Chairperson and Secretary of the Redevelopment Contract Amendment, or any such documents, instruments, agreements or certifications relating to such matters contained in the Redevelopment Contract Amendment, shall conclusively establish their authority with respect thereto and the authorization and approval thereof.

INTRODUCED BY AGENCY MEMBER _____ Keith Marvin _____

PASSED AND ADOPTED THIS 13TH DAY OF AUGUST, 2025.

CHAIRPERSON

ATTEST:

SECRETARY

EXHIBIT A
Redevelopment Contract Amendment

(See attached)

Community Development Agency member Keith Marvin made a motion to adjourn at 9:20 p.m. Community Development Agency member Bruce Meysenburg seconded the motion. The motion carried. Jeremy Abel: Yea, Jim Angell: Yea, Rick Holland: Yea, Keith Marvin: Yea, Jessica Miller: Yea, Kevin Woita: Yea, Yea: 7, Nay: 0.

Pro-Tem Secretary Lori Matchett

RESOLUTION NO. 4-2026

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DAVID CITY, NEBRASKA, APPROVING A REDEVELOPMENT PLAN AMENDMENT ENTITLED, "AMENDMENT TO THE REDEVELOPMENT PLAN FOR GDC PROPERTIES, LLC, REDEVELOPMENT PROJECT"; AND DESIGNATING CERTAIN REAL ESTATE WITHIN THE CITY AS AN ENHANCED EMPLOYMENT AREA AND ELIGIBLE FOR THE IMPOSITION OF AN OCCUPATION TAX PURSUANT TO THE COMMUNITY DEVELOPMENT LAW.

WHEREAS, pursuant to the Nebraska Community Development Law, Sections 18-2101 et seq., of the Nebraska Revised Statutes (the "Act"), the Mayor and City Council of the City of David City, Nebraska (the "City"), previously approved a redevelopment plan entitled, "The Redevelopment Plan for GDC, LLC, Redevelopment Project," (the "Plan"); and

WHEREAS, the Plan sets forth certain redevelopment projects and activities within the redevelopment area detailed therein; and

WHEREAS, one of the redevelopment projects set forth in the Plan consists of the development of a hotel within the redevelopment area (the "Hotel Project"); and

WHEREAS, the Hotel Project will occur on that portion of the redevelopment area described in Exhibit 1, attached hereto and incorporated herein (the "Hotel Project Site"); and

WHEREAS, a financing gap exists with respect to the development of the Hotel Project, as described in the Plan Amendment; and

WHEREAS, the Hotel Project is of high importance to the economic development and growth of the City; and

WHEREAS, to facilitate the successful development and future viability of the Hotel Project, the City wishes to provide financial assistance to the Hotel Project via the establishment an "enhanced employment area" (as defined in the Act), levy of an associated general business occupation tax on the Hotel Project's revenues, and such other financial assistance detailed in the Plan Amendment, all as permitted under the Act; and

WHEREAS, in accordance with the foregoing, a proposed amendment to the Plan is attached hereto and incorporated herein as Exhibit 2 (the "Plan Amendment"); and

WHEREAS, the Plan Amendment proposes the designation of an enhanced employment area upon the Hotel Project Site and associated levy of a general business occupation tax, all in conformance with the Act; and

WHEREAS, based on the written representations of the developer of the Hotel Project, the designation of Hotel Project Site as an enhanced employment area proposed in the Plan Amendment is appropriate, as the Hotel Project will result in at least two new employees and new investment of more than \$125,000, within the Hotel Project Site.

WHEREAS, the Plan Amendment does not constitute a "substantial modification" to the Plan or Project under section 18-2115 of the Act; and

WHEREAS, the Mayor and City Council of the City have taken all actions required under the Act to approve the Plan Amendment, which does not constitute a substantial modification to the Plan; and

WHEREAS, all recitals, findings and declarations set forth in applicable prior resolutions adopted by the Mayor and Council of the City remain applicable and true with respect to the Plan, as and to the extent provided therein, as amended by the Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DAVID CITY, NEBRASKA:

Section 1. All recitals, findings and declarations set forth in prior resolutions adopted by the Mayor and City Council of the City in relation to the Plan remain applicable and true with respect to the Plan, as and to the extent provided therein, as amended by the Plan Amendment, and are hereby adopted and incorporated herein with respect to the Plan Amendment.

Section 2. Based upon the written representations of the developer of the Hotel Project, the Hotel Project will result in at least two new employees and new investment of more than \$125,000, within the Hotel Project Site.

Section 3. In accordance with the foregoing findings, designation of Hotel Project Site as an enhanced employment area is appropriate and in conformance with the Act; and therefore the Mayor and City Council of the City hereby designate Hotel Project Site as an enhanced employment area under the Act, and such area shall be eligible for the levy of a general business occupation tax upon all non-exempt business activities therein, the revenues of which shall be applied as reimbursement of certain eligible costs of the Hotel Project.

Section 4. Based on the foregoing and substantial evidence in the record of this proceeding, the Mayor and City Council of the City hereby approve and adopt the Plan Amendment.

Section 5. The City and Agency shall be permitted to take such actions and contribute such financial assistance with respect to the Hotel Project, as set forth in the Plan Amendment and the Act.

Section 6. This Resolution shall take effect as provided by law.

INTRODUCED BY COUNCIL MEMBER _____

PASSED AND ADOPTED THIS 8TH DAY OF APRIL, 2026.

MAYOR

ATTEST:

CITY CLERK

**EXHIBIT 1
Hotel Project Site**

Legal Description:

Lots 5-7, inclusive, Zegers 1st Addition, an addition in the City of David City, Butler County, Nebraska.

Depiction (outlined in red):



* In the event Developer replats the Hotel Project Site, the above legal description shall be superseded by the replat approved by the City.

EXHIBIT 2
Plan Amendment

(See attached)

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