



COMMUNITY DEVELOPMENT AGENCY (CDA)
AGENDA

Tuesday, November 2, 6:00 pm

All agenda items are for discussion and action will be taken as deemed appropriate.

1. CALL TO ORDER

Pursuant to Section 84-1412(8) of the Nebraska Open Meeting Act a current copy of the Open Meetings Act is posted on the west wall of this meeting room and is available for viewing by the public.

- a. Roll Call

2. CURRENT BUSINESS

- a. Consider Amendment to Redevelopment Plan of the City of Milford, which amendment shall include a redevelopment project that will utilize tax increment financing for the conversion and redevelopment by Hoppe & Sons, LLC of a vacant nursing home building into approximately 20-24 garden-style, rental apartments, and associated improvements generally located at 1100 W 1st Street, Milford, NE
- b. Consider approval of Redevelopment Agreement with Hoppe & Sons, LLC contingent upon City Council approval of Amendment to Redevelopment Plan and form of Redevelopment Agreement
- c. Consider Amendment to Redevelopment Plan of the City of Milford, which amendment shall include a redevelopment project that will utilize tax increment financing for improvements by Ana Patricia Boutique to its business in the business district.
- d. Consider approval of Redevelopment Agreement with Nancy Velder and Erika Stauffer contingent upon City Council approval of Amendment to Redevelopment Plan and form of Redevelopment Agreement

3. RESOLUTIONS:

Resolution No. 625 – A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF MILFORD, NEBRASKA RECOMMENDING TO THE CITY COUNCIL A MODIFICATION TO THE GENERAL REDEVELOPMENT PLAN OF THE CITY OF MILFORD,

NEBRASKA AND PLAN FOR THE REDEVELOPMENT PROJECT REGARDING THE CONVERSION AND REDEVELOPMENT BY HOPPE & SONS, LLC OF A VACANT NURSING HOME BUILDING INTO APPROXIMATELY 20-24 GARDEN-STYLE, RENTAL APARTMENTS, AND ASSOCIATED IMPROVEMENTS GENERALLY LOCATED AT 1100 W 1ST STREET, MILFORD, NE, AND APPROVING A REDEVELOPMENT AGREEMENT

Resolution No. 626 – A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF MILFORD, NEBRASKA RECOMMENDING TO THE CITY COUNCIL A MODIFICATION TO THE GENERAL REDEVELOPMENT PLAN OF THE CITY OF MILFORD, NEBRASKA AND PLAN FOR THE REDEVELOPMENT PROJECT REGARDING IMPROVEMENTS BY ANA PATRICIA BOUTIQUE TO ITS BUSINESS IN THE BUSINESS DISTRICT, AND APPROVING A REDEVELOPMENT AGREEMENT

4. ADJOURNMENT

COMMUNITY DEVELOPMENT AGENCY (CDA)
SPECIAL MEETING
NOVEMBER 2, 2021

A special meeting of the Community Development Agency (CDA) of the City of Milford, Nebraska was held at the City Hall Building in said City on the 2nd day of November 2021 at 6:00 pm. Present were: Chairman Patrick Kelley; Board members: Tony DeLong, Kelli Keib, Becky Freeman, Mike Roth and City Clerk Jeanne Hoggins. Also present: Andrew Willis with Cline Williams, Misty Ahmic, Marilyn Hladky, Jake & Evan Hoppe, Ron & Nancy Velder, Erika Stauffer, and Jonathan Jank.

Notice of the meeting was given in advance thereof by publishing in the Milford Times; a designated method for giving notice, as shown by the Affidavit of Publication attached to these minutes. Notice of this meeting was given to the Community Development Agency and a copy of their acknowledgement of receipt of notice and the agenda is attached to the minutes. Availability of the agenda was communicated in the advance notice and in the notice to the Community Development Agency of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

CALL TO ORDER: Chairman Kelley called the meeting to order at 6:00 pm. Mayor Kelley publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act is available for review and is posted on the west wall of the City Hall meeting room.

CURRENT BUSINESS:

Agenda items altered due to a late arrival.

Consider Amendment to Redevelopment Plan of the City of Milford, which amendment shall include a redevelopment project that will utilize tax increment financing for improvements by Ana Patricia Boutique to its business in the business district.

Consider approval of Redevelopment Agreement with Nancy Velder and Erika Stauffer contingent upon City Council approval of Amendment to Redevelopment Plan and form of Redevelopment Agreement

Chairman Kelley congratulated Erika and Nancy on their Grand Opening of Ana Patricia Boutique.

Ron Velder shared the process and assistance they received from Jonathan Jank. The business had been out at the farm for 10 years. They are off to a great start and are encouraged by bringing people into the community. They spent a lot on the purchase of the building and spent 3 months fixing up the inside. There are additional repairs that need to be done on the building; roof and fix up the back area. He spoke about how the TIF funds will help with the other needed improvements. TIF opportunity will provide benefits now and into the future.

Chairman Kelley shared the upcoming planning for downtown revitalization and noted this would be a perfect opportunity to assist with future improvements.

Erika Stauffer shared they wanted to make the store more of a destination so people could explore other businesses in town. (Grab coffee, pizza or check out Main Street Market ...)

Consider Amendment to Redevelopment Plan of the City of Milford, which amendment shall include a redevelopment project that will utilize tax increment financing for the conversion and redevelopment by Hoppe & Sons, LLC of a vacant nursing home building into approximately 20-24 garden-style, rental apartments, and associated improvements generally located at 1100 W 1st Street, Milford, NE
Consider approval of Redevelopment Agreement with Hoppe & Sons, LLC contingent upon City Council approval of Amendment to Redevelopment Plan and form of Redevelopment Agreement

Andrew Willis with Cline Williams Law Firm explained how Hoppe & Sons would take the vacant nursing home structure and develop it into 20-24 garden style affordable housing units. It is a non-functioning structure which would be turned into something the community needs. These units are not rent restricted. P & Z met Monday evening and questioned ample parking at this location for 20-24 units. They are confident there will be enough space for parking. This is a 2.5 million dollar conversion of the structure. TIF eligible costs equal \$400,000.00. They are asking for \$256,000.00 in TIF. The property is under contract with Hoppe & Sons at \$100,000.00. If the company could of sold it for \$750,000 they would of. This project fits within the Comprehensive Plan and the Affordable Housing study. The number of children was calculated at 10.7 children per 100 units, an additional 2-3 children may be added to the school district.

In the Comprehensive Plan multi-family dwellings over 4 units requires a Conditional Use Permit in which all requirements will need to be met. The property is already zoned R-3 and TIF does change any zoning. Tax increment equals \$24,000 a year. Workforce affordable housing will increase purchase of goods throughout the community, which is a positive impact. Hoppe & Sons own and manage their properties, there will not be an onsite manager at this property of only 20-24 units.

Jake Hoppe shared information about the business. In the 90's they looked into affordable housing and researched the needs of communities. Several years ago 15 nursing homes were closed due to Medicare not supporting them. They looked at converting these units into affordable housing. Nine communities were looked at and they chose Milford. The Milford structure will require a new roof, asbestos abatement plus they will gut the interior. It is 60-70% cheaper to start with an existing structure. They calculate \$100,000 per unit, if they had to start from ground up it would cost \$150,000 per unit. Rent will range around \$750.00 for a one bedroom and \$925.00 for a two bedroom. Jake shared a presentation about Hoppe & Sons and some of their previous projects.

Valuation was discussed at length and Marilyn Hladky with the Assessors Office was present to shed light on the discussion. The calculated valuation on the TIF application is \$100,000.00 which is the cost of the redeveloper purchase contract. The TIF application was calculated with this valuation of the property. Marilyn stated there is no way that the property will be lowered to a valuation of \$100,000.00. It's current valuation is approximately \$750,000.00.

Chairman Kelley questioned Jake if they were still interested in pursuing this project with the information that was just shared. Jake Hoppe is aware of the risks and if they are short TIF they will have to make up the difference.

Chairman Kelley noted it is a non-functioning building and they can turn it into a functioning building. Hoppe & Sons are willing to bare the risk and move forward. Discussion has been held about additional housing and this fills a need.

RESOLUTIONS:

RESOLUTION NO. 625

A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF MILFORD, NEBRASKA RECOMMENDING TO THE CITY COUNCIL A MODIFICATION TO THE GENERAL REDEVELOPMENT PLAN OF THE CITY OF MILFORD, NEBRASKA AND PLAN FOR THE REDEVELOPMENT PROJECT REGARDING THE CONVERSION AND REDEVELOPMENT BY HOPPE & SONS, LLC OF A VACANT NURSING HOME BUILDING INTO APPROXIMATELY 20-24 GARDEN-STYLE, RENTAL APARTMENTS, AND ASSOCIATED IMPROVEMENTS GENERALLY LOCATED AT 1100 W 1ST STREET, MILFORD, NE, AND APPROVING A REDEVELOPMENT AGREEMENT. (Resolution No. 625 is attached to these minutes)

A motion was made by DeLong and seconded by Freeman to approve Resolution No. 625 as presented, not to exceed \$256,000 in TIF max funds. Roll call vote: DeLong yes, Freeman yes, Keib yes, Roth yes. Motion carried.


RESOLUTION NO. 626

A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF MILFORD, NEBRASKA RECOMMENDING TO THE CITY COUNCIL A MODIFICATION TO THE GENERAL REDEVELOPMENT PLAN OF THE CITY OF MILFORD, NEBRASKA AND PLAN FOR THE REDEVELOPMENT PROJECT REGARDING IMPROVEMENTS BY ANA PATRICIA BOUTIQUE TO ITS BUSINESS IN THE BUSINESS DISTRICT, AND APPROVING A REDEVELOPMENT AGREEMENT. (Resolution No. 626 is attached to these minutes)

A motion was made by Keib and seconded by Roth to approve Resolution No. 626 as presented. Roll call vote: Keib yes, Roth yes, DeLong yes, Freeman yes. Motion carried.

ADJOURNMENT: A motion was made by Freeman and seconded by Keib to adjourn the meeting. Roll call vote: Freeman yes, Keib yes, DeLong yes, Roth yes. Motion carried and meeting adjourned at 7:10 pm.


Jeanne Hoggins, City Clerk


Chairman, Patrick Kelley

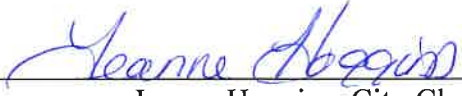
CERTIFICATION

I, the undersigned, City Clerk of the City of Milford, Nebraska, hereby certify that the foregoing is a true and correct copy of proceedings had and done by the Community Development Agency of November 2, 2021 that all of 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 City Clerk; that

such subjects were contained in said agenda for at least twenty-four hours prior to said meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public; that the said minutes from which the foregoing proceedings have been extracted 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 advance notification of the time and place of said meeting and the subjects to be discussed at said meeting.

(SEAL)




Jeanne Hoggins, City Clerk

RESOLUTION NO. 625

A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF MILFORD, NEBRASKA RECOMMENDING TO THE CITY COUNCIL A MODIFICATION TO THE GENERAL REDEVELOPMENT PLAN OF THE CITY OF MILFORD, NEBRASKA AND PLAN FOR THE REDEVELOPMENT PROJECT REGARDING THE CONVERSION AND REDEVELOPMENT BY HOPPE & SONS, LLC, OF A VACANT NURSING HOME BUILDING INTO APPROXIMATELY 20-24 GARDEN-STYLE, RENTAL APARTMENTS, AND ASSOCIATED IMPROVEMENTS, GENERALLY LOCATED AT 1100 W. 1ST STREET, MILFORD, NE, AND APPROVING A REDEVELOPMENT AGREEMENT.

WHEREAS, the City of Milford, Nebraska, a municipal corporation and city of the second class pursuant to Nebraska law (the "City"), has determined it to be desirable to undertake and carry out urban redevelopment projects in certain areas of the City that are determined to be blighted and substandard and in need of redevelopment; and

WHEREAS, the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the "Act"), prescribes the requirements and procedures for the planning and implementation of redevelopment projects; and

WHEREAS, the City has previously approved, pursuant to all requirements of the Act, a General Redevelopment Plan for an area of the City determined to be blighted and substandard and in need of redevelopment pursuant to the Act (the "Redevelopment Area");

WHEREAS, pursuant to Neb. Rev. Stat. § 18-2117, the CDA has approved a Modification to the General Redevelopment Plan of the City of Milford, Nebraska and Plan for the Redevelopment Project Regarding the conversion and redevelopment of a vacant nursing home building into approximately 20-24 garden-style, rental apartments, and associated improvements on the site (the "Modification"), attached hereto as Exhibit A, which Modification will substantially change the General Redevelopment Plan by identifying specific property within the Redevelopment Area that is in need of redevelopment to cause the removal of blight and substandard conditions, pursuant to the General Redevelopment Plan and the Modification (the "Project");

WHEREAS, pursuant to Neb. Rev. Stat. § 18-2113(1), as evidenced by the Modification, the CDA has reviewed the Modification in light of the General Redevelopment Plan and determined that the proposed land uses and building requirements of the Project are designed with the general purpose of accomplishing a coordinated, adjusted, and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency in economy in the process of development; including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provisions for light and air, the promotion of

the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of unsanitary or unsafe dwelling accommodations, or conditions of blight;

WHEREAS, pursuant to Neb. Rev. Stat. 18-2113(2), as evidenced by the Cost-Benefit Analysis included as part of Exhibit 1, the CDA has conducted a cost-benefit analysis of the Project, the plan for which includes the use of funds authorized by Neb. Rev. Stat. § 18-2147, using a cost-benefit model developed for use by local projects by the CDA, analyzing, as applicable, (a) tax shifts resulting from the approval of the use of funds pursuant to Neb. Rev. Stat. § 18-2147; (b) public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project; (c) impacts on employers and employees of firms locating or expanding within the boundaries of the area of the Project; (d) impacts on other employers and employees within the City and the immediate area that are located outside of the boundaries of the area of the Project; and (e) any other impacts determined by the CDA to be relevant to the consideration of costs and benefits arising from the Project;

NOW THEREFORE, BE IT RESOLVED BY THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF MILFORD, NEBRASKA:

Section 1. The CDA hereby recommends to the City Council that the attached Modification be approved as an addition to the General Redevelopment Plan.

Section 2. In accordance with Neb. Rev. Stat. § 18-2147, Resolution No. 488 of the City Council adopting the General Redevelopment Plan, and the General Redevelopment Plan, this Modification hereby includes a provision that any ad valorem tax on real property in the Project for the benefit of any public body be divided as follows for a period of 15 years after the Effective Date provided for in the Redevelopment Agreement, as provided in Neb. Rev. Stat. § 18-2147:

- (a) That proportion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the Redevelopment Project Valuation (as defined in the Act) shall be paid into the funds of each such public body in the same proportion as all other taxes collected by or for the bodies; and
- (b) That proportion of the ad valorem tax on real property in the Redevelopment Project Area in excess of such amount (the Redevelopment Project Valuation), if any, shall be allocated to, shall be pledged to, and, when collected, paid into a special fund of the CDA to pay the principal of, the interest on, and any premiums due

in connection with the bonds, loans, notes or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such CDA for financing or refinancing, in whole or in part, the Project. When such bonds, loans, notes, advances of money, or indebtedness, including interest and premium due have been paid, the CDA shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon real property in the Redevelopment Project Area shall be paid into the funds of the respective public bodies.

Section 3. Hoppe & Sons, LLC (the "Redeveloper"), has submitted a proposal for the Project to consist of the conversion and redevelopment of a vacant nursing home building into approximately 20-24 garden-style, rental apartments, and associated improvements on the site located at 1100 W. 1st Street, Milford, Nebraska. As part of the Project, the CDA shall capture available tax increment from the Project to assist in payment for the public improvements listed as eligible expenditures under the Act for the Project. Such public improvements may include, but are not limited to land acquisition, demolition, site work, architectural and engineering fees, and any other improvements deemed feasible and necessary in support of the public health, safety, and welfare which qualify as eligible expenditures for public improvements under the Act. The CDA has negotiated a redevelopment agreement (the "Redevelopment Agreement") with the Redeveloper, and, subject to approval of this Modification by the City Council, hereby authorizes and directs the Chair and Secretary, and all other necessary officials, to execute with Redeveloper and deliver the Redevelopment Agreement, in substantially the same form as attached hereto as Exhibit 2, but with such changes, additions, or deletions as they deem reasonable or necessary, together with all documents, certificates, or instruments contemplated thereby or necessary in connection therewith, and to carry out all transactions and take all actions contemplated by the same.

THIS RESOLUTION IS PASSED AND APPROVED THIS 2nd DAY OF November, 2021 BY THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF MILFORD, SEWARD COUNTY, NEBRASKA.


Chair

ATTEST:


MILFORD CITY CLERK

RESOLUTION NO. 626

A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF MILFORD, NEBRASKA RECOMMENDING TO THE CITY COUNCIL A MODIFICATION TO THE GENERAL REDEVELOPMENT PLAN OF THE CITY OF MILFORD, NEBRASKA AND PLAN FOR THE REDEVELOPMENT PROJECT REGARDING IMPROVEMENTS BY ANA PATRICIA BOUTIQUE (NANCY VELDER AND ERIKA STAUFFER) TO ITS BUSINESS IN THE BUSINESS DISTRICT, AND APPROVING A REDEVELOPMENT AGREEMENT.

WHEREAS, the City of Milford, Nebraska, a municipal corporation and city of the second class pursuant to Nebraska law (the "City"), has determined it to be desirable to undertake and carry out urban redevelopment projects in certain areas of the City that are determined to be blighted and substandard and in need of redevelopment; and

WHEREAS, the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the "Act"), prescribes the requirements and procedures for the planning and implementation of redevelopment projects; and

WHEREAS, the City has previously approved, pursuant to all requirements of the Act, a General Redevelopment Plan for an area of the City determined to be blighted and substandard and in need of redevelopment pursuant to the Act (the "Redevelopment Area");

WHEREAS, pursuant to Neb. Rev. Stat. § 18-2117, the CDA has approved a Modification to the General Redevelopment Plan of the City of Milford, Nebraska and Plan for the Redevelopment Project Regarding improvements by Ana Patricia Boutique to its business in the business district (the "Modification"), attached hereto as Exhibit A, which Modification will substantially change the General Redevelopment Plan by identifying specific property within the Redevelopment Area that is in need of redevelopment to cause the removal of blight and substandard conditions, pursuant to the General Redevelopment Plan and the Modification (the "Project");

WHEREAS, pursuant to Neb. Rev. Stat. § 18-2113(1), as evidenced by the Modification, the CDA has reviewed the Modification in light of the General Redevelopment Plan and determined that the proposed land uses and building requirements of the Project are designed with the general purpose of accomplishing a coordinated, adjusted, and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency in economy in the process of development; including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provisions for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and

community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of unsanitary or unsafe dwelling accommodations, or conditions of blight;

WHEREAS, pursuant to Neb. Rev. Stat. 18-2113(2), as evidenced by the Cost-Benefit Analysis included as part of attached Exhibit A, the CDA has conducted a cost-benefit analysis of the Project, the plan for which includes the use of funds authorized by Neb. Rev. Stat. § 18-2147, using a cost-benefit model developed for use by local projects by the CDA, analyzing, as applicable, (a) tax shifts resulting from the approval of the use of funds pursuant to Neb. Rev. Stat. § 18-2147; (b) public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project; (c) impacts on employers and employees of firms locating or expanding within the boundaries of the area of the Project; (d) impacts on other employers and employees within the City and the immediate area that are located outside of the boundaries of the area of the Project; and (e) any other impacts determined by the CDA to be relevant to the consideration of costs and benefits arising from the Project;

NOW THEREFORE, BE IT RESOLVED BY THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF MILFORD, NEBRASKA:

Section 1. The CDA hereby recommends to the City Council that the attached Modification be approved as an addition to the General Redevelopment Plan.

Section 2. In accordance with Neb. Rev. Stat. § 18-2147, Resolution No. 488 of the City Council adopting the General Redevelopment Plan, and the General Redevelopment Plan, this Modification hereby includes a provision that any ad valorem tax on real property in the Project for the benefit of any public body be divided as follows for a period of 15 years after the Effective Date provided for in the Redevelopment Agreement, as provided in Neb. Rev. Stat. § 18-2147:

- (a) That proportion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the Redevelopment Project Valuation (as defined in the Act) shall be paid into the funds of each such public body in the same proportion as all other taxes collected by or for the bodies; and
- (b) That proportion of the ad valorem tax on real property in the Redevelopment Project Area in excess of such amount (the Redevelopment Project Valuation), if any, shall be allocated to, shall be pledged to, and, when collected, paid into a special fund of the CDA to pay the principal of, the interest on, and any premiums due in connection with the bonds, loans, notes or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed,


or otherwise, such CDA for financing or refinancing, in whole or in part, the Project. When such bonds, loans, notes, advances of money, or indebtedness, including interest and premium due have been paid, the CDA shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon real property in the Redevelopment Project Area shall be paid into the funds of the respective public bodies.

Section 3. Nancy Velder and Erika Stauffer (the "Redeveloper"), have submitted a proposal for the Project to consist of improvements by Ana Patricia Boutique to its business in the business district located at 507 1st Street, Milford, Nebraska. As part of the Project, the CDA shall capture available tax increment from the Project to assist in payment for the public improvements listed as eligible expenditures under the Act for the Project. Such public improvements may include, but are not limited to site acquisition, site demolition, facia restoration, building rehabilitation improvements, and any other improvements deemed feasible and necessary in support of the public health, safety, and welfare which qualify as eligible expenditures for public improvements under the Act. The CDA has negotiated a redevelopment agreement (the "Redevelopment Agreement") with the Redeveloper, and, subject to approval of this Modification by the City Council, hereby authorizes and directs the Chair and Secretary, and all other necessary officials, to execute with Redeveloper and deliver the Redevelopment Agreement, in substantially the same form as attached hereto as Exhibit B, but with such changes, additions, or deletions as they deem reasonable or necessary, together with all documents, certificates, or instruments contemplated thereby or necessary in connection therewith, and to carry out all transactions and take all actions contemplated by the same.

THIS RESOLUTION IS PASSED AND APPROVED THIS 2nd DAY OF November, 2021 BY THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF MILFORD, SEWARD COUNTY, NEBRASKA.


Chair

ATTEST:


MILFORD CITY CLERK

