

COMMUNITY REDEVELOPMENT AUTHORITY
YUTAN, NEBRASKA
December 20, 2022, 6:00 p.m.

Notice of the meeting was given in advance thereof by posting notice, a designated Method for giving notice, as shown by the Certificate of Posting Notice attached to these minutes. Notice of this meeting was given to all members of the Community Redevelopment Authority and a copy of their acknowledgment of receipt of notice and the agenda is attached to these minutes. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

Meeting was called to order at 6:00 pm by Chairman Long Board Members Long, Gay, Duffy, Egr, and Rath were present. No Board Members were absent. Long informed all individuals present of the location of the poster regarding the Open Meetings Act.

a) A motion to approve the minutes of the November 2, 2022, meeting was made by Egr and seconded by Gay YEA: All. No: None, Motion carried.

b) TIF Administrator Heaton introduced new member, Nate Rath.

Nate Rath briefly introduced himself and his background.

c) Discussion on Cost Certifications

a. Guest Melvin Sudbeck & Jim Lang – Mr. Lang spoke to the fact the Sudbeck homes has lost documentation that will help validate their cost certification claims, due to a change in software. Lang claims that while the rules for cost certifications haven't changed, the level of scrutiny has. Long stated that the CRA has asked for a year for documentation, and Lang presented a breakdown of the cost of certifications. The CRA board asked TIF Administrator Heaton to review the documents with the CRA attorney and CPA. Also held a discussion on what will be acceptable to the state auditor and who will pay for that if it happens. Rath questioned Subdeck's ability to go back on finding documentation, that he was able to for jobs he did at his own home. Sudbeck had an engineer document that the costs were valid. Duffy asked if the rules haven't changed and why the confusion, Sudbeck claims we are asking for too much. Heaton will double-check documents with CPA and State to determine validity, and if they will be accepted in lieu of invoices. Will schedule a meeting within 6 weeks to discuss this further.

d) Approval of Claims

a. Sudbeck Homes Semi-Annual Payment - \$95,901.36

i. Phase one \$36,732.42

ii. Phase two \$32,141.78

iii. Phase three \$27,027.16

1. A motion to Table payment of \$95,901.36 to Sudbeck Homes was made by Duffy and seconded by Gay YEA: Gay, Long, Egr, Rath, Duffy NO: None ABSTAIN: None Motion Carried.

- b. A motion to accept payment to Thompsons and Sons Loan of \$4,818.80 was made by Duffy and seconded by Gay YEA: Gay, Long, Egr, Rath, Duffy NO: None ABSTAIN: None Motion Carried.
- c. A motion to Accept payment on the paving loan in the amount of \$53,202.74 was made by Duffy and seconded by Gay. YEA: Gay, Long, Egr, Rath, Duffy NO: None ABSTAIN: None Motion Carried.
- d. A motion to Accept payment of \$150.00 to Cline Williams was made by Duffy and seconded by Gay YEA: Gay, Long, Egr, Rath, Duffy NO: None ABSTAIN: None Motion Carried.

e) CRA Budget Discussion

Heaton notified the group that he had prepared a budget for the members to review, but due to time constraints, no discussion was held, will discuss at next meeting

General Discussion

A motion to adjourn the meeting was made by Long and seconded by Gay YEA: All. NO: None. Motion carried. Meeting adjourned at 6:50 p.m.



J.C. Long, Chairman



Aaron Gay, Secretary/Treasurer