

**CITY MANAGER'S REPORT
FEBRUARY 15, 2016 MCCOOK CITY COUNCIL MEETING**

ITEM NO. 3E Public Hearing - Regarding the Redevelopment Plan for the Holiday Inn and Suites Redevelopment Project Area 2016 as to its conformity with the general plan for the development of the City as a whole.

ITEM NO. 3F Approve Resolution No. 2016-4 approving of a Redevelopment Plan of the City of McCook, Nebraska; approving a Redevelopment Project of the City of McCook, Nebraska; and approval of related actions for the purpose of the development of the 2016 Holiday Inn and Suites Hotel Project Area.

BACKGROUND:

At the February 11, 2013 Planning Commission meeting, the Planning Commission reviewed a study that determined whether certain areas qualified as blighted and substandard pursuant to the Nebraska Community Development Law. At that same meeting, the Planning Commission made a recommendation to the City Council requesting approval of Redevelopment Area #3 within the City of McCook, NE. The City Council approved the Redevelopment Area #3 at the February 18, 2013 City Council meeting. The area at issue regarding this current Redevelopment Plan is within Redevelopment Area #3.

This Redevelopment Plan has been prepared in conformance with State law and the Plan is included with this report. The Plan contemplates the building of a 70-80 unit hotel at the intersection of Highway 83 and H Street. In addition to the hotel structure, additional work, including site preparation and infrastructure extension will have to be completed in order to complete the proposed hotel project. To promote the development of the proposed area, the Developer is requesting that Tax Increment Financing (TIF) be a part of the financing package. The Holiday Inn and Suites Developer will be securing its own private loan to pay the TIF eligible costs in the amount of \$1,400,000. The City of McCook nor the McCook Economic Development Corporation would incur any financial liability as a result of this Plan. The estimated value of the finished project is \$6,750,000. The project will generate \$5.35 of private investment for every TIF dollar invested (ie. \$6,750,000/\$1,400,000). The details of the Plan outline the project and provide the essential elements that are required to comply with State law. We will be reviewing the Plan at the council meeting.

RECOMMENDATIONS:

ITEM NO. 3E Public Hearing - Regarding the Redevelopment Plan for the Holiday Inn and Suites Redevelopment Project Area 2016 as to its conformity with the general plan for the development of the City as a whole.

ITEM NO. 3F Approve Resolution No. 2016-4 approving of a Redevelopment Plan of the City of McCook, Nebraska; approving a Redevelopment Project of the City of McCook, Nebraska; and approval of related actions for the purpose of the development of the 2016 Holiday Inn and Suites Hotel Project Area.

APPROVALS:



February 10, 2016

Nathan A. Schneider, City Manager



February 10, 2016

Lea Ann Doak, City Clerk

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council of the City of McCook will hold a public hearing on a redevelopment plan for the real estate described in this notice, pursuant to the Nebraska Community Development Law.

The hearing will be held in the Council Chambers at the Municipal Center in McCook, Nebraska, 505 West "C" Street on the 15th day of February, 2016 at the hour of 6:30 p.m.

The property affected by this notice is described as follows:

A tract of land which is part of Lot 1, Block 2, Patton-Boyd Addition to the City of McCook, Red Willow County, Nebraska.

Beginning at the NE corner of Lot 1, Block 2, Patton-Boyd Addition, thence S00°30'36"W along the east line of Block 2 a distance of 100.00 feet; thence S01°03'01"W along the east line of Block 2 a distance of 42.10 feet; thence N89°12'12"W a distance of 224.58 feet; thence S39°37'29"W a distance of 51.27 feet; to a point on the east right-of-way line of Hwy 83; N21°51'36"W along said right of way line a distance of 196.88 feet; to a point on the south right-of-way line of "H" Street; thence S89°15'45"E along said right of way line a distance of 332.29 feet; to the point of beginning;

Said tract containing 1.01 acres, more or less, subject to any existing easements, right-of-ways or reservations of record.

A copy of the proposed plan is on file in the office of the City Clerk.

All interested parties shall be afforded at such public hearing a reasonable opportunity to express their views respecting the proposed redevelopment plan.

-s- Lea Ann Doak, City Clerk

Publish: January 29 and February 5, 2016.

RESOLUTION NO. 2016-04

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF MCCOOK, NEBRASKA APPROVING A REDEVELOPMENT PLAN; AND RELATED MATTERS

WHEREAS, the City of McCook, Nebraska, a municipal corporation and city of the first class (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, Neb. Rev. Stat., as amended (the "**Act**"), prescribes the requirements and procedures for the planning and implementation of redevelopment projects; and

WHEREAS, the City has previously declared the area legally described in **Attachment 1** attached hereto (the "**Redevelopment Project Area**") to be blighted and substandard and in need of redevelopment pursuant to the Act; and

WHEREAS, the Community Development Agency of the City of McCook, Nebraska (the "**Agency**") has prepared or caused to be prepared a Redevelopment Plan, (the "**Redevelopment Plan**"), in the form attached hereto as **Attachment 1**, for the redevelopment of the Redevelopment Project Area; and

WHEREAS, the Agency and the Planning Commission of the City (the "**Planning Commission**") have both reviewed the Redevelopment Plan and recommended its approval by the Mayor and Council of the City; and

WHEREAS, the City published and mailed notices of a public hearing regarding the consideration of the approval of the Redevelopment Plan pursuant to Section 18-2115 of the Act, and has on the date of this Resolution held a public hearing on the proposal to approve the Redevelopment Plan; and

WHEREAS, the City has reviewed the Redevelopment Plan and determined that the proposed land uses and building requirements described therein 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.

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

Section 1. The Redevelopment Plan is hereby determined to be feasible and in conformity with the general plan for the development of the City as a whole, and the Redevelopment Plan is in conformity with the legislative declarations and determinations set forth in the Act; and it is hereby found and determined, based on the analysis conducted by the Agency, that (a) the redevelopment project described in the Redevelopment Plan would not be economically feasible without the Project Area without the use of tax-increment financing, and (c) the costs and benefits of the redevelopment project, including costs and benefits to other affected political subdivisions, the economy of the City, and the demand for public and private services have been analyzed by the City and have been found to be in the long-term best interest of the community impacted by the redevelopment project. The City acknowledges receipt of the recommendations of the Agency and the Planning Commission with respect to the Redevelopment Plan.

Section 2. The Redevelopment Plan is hereby approved in substantially the form attached hereto, with such immaterial changes, additions, or deletions thereto as may be determined to be necessary by the Mayor in his sole and absolute discretion.

Section 3. The "cost benefit analysis" set forth in the Plan has been reviewed by the Mayor and Council and is hereby approved and adopted as required by Section 18-2113 of the Act.

Section 4. In accordance with Section 18-2147 of the Act, the City hereby provides that any ad valorem tax on real property in the Project Area for the benefit of any public body be divided as follows for a period of 15 years after the effective date which shall be established by a separate redevelopment contract as provided in Section 18-2147 of the Act. The taxes shall be divided as follows:

(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 Project Area in excess of such amount (the Redevelopment Project Valuation), if any, shall be allocated to, is pledged to, and, when collected, paid into a special fund of the Agency 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 Agency 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 Agency shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon real property in the Project Area shall be paid into the funds of the respective public bodies.

Section 5. The Mayor and Clerk are hereby authorized and directed to execute such documents and take such further actions as are necessary to carry out the purposes and intent of this Resolution and the Redevelopment Plan.

PASSED AND APPROVED this 15th of February, 2016.

CITY OF MCCOOK, NEBRASKA

ATTEST:

By: _____
Michael D. Gonzales, Mayor

By: _____
Lea Ann Doak, City Clerk

[S E A L]

ATTACHMENT 1

REDEVELOPMENT PLAN

CITY OF MCCOOK
REDEVELOPMENT PLAN FOR THE
Highway 83 and West H Street Intersection Area
Holiday Inn & Suites Redevelopment Project

I. INTRODUCTION.

The City of McCook, Nebraska, recognizes that blight is a threat to the continued stability and vitality of the City as a focal point of business, financial, social, cultural and civic activity of the region, and a focus of community pride and achievement. Therefore, the City has initiated a program of revitalization whose goal is to enhance the City of McCook as the center of government in the county-wide region; as the center of retail, business, industry, office, financial and entertainment activities, and of communication for the community, and as a center of tourism and meetings for the region. To reach this goal of maintaining the City of McCook as a multi-use center of the region, it will be necessary that the Highway 83 and H Street Intersection area be strengthened by capturing a share of the anticipated private market activity within the region. This area constitutes a primary entrance to the community. This plan seeks to enhance the Highway 83 and H Street Intersection area by assisting in the site acquisition, preparation and infrastructure extension allowing for the development of an 80 unit motel. The level of investment to finance the needed site acquisition, site preparation, infrastructure and planning will require the combined efforts of the public and private sectors. Municipal leadership is essential as the catalyst for major private investment.

This Redevelopment Plan covers an area consisting of approximately 43,960 square feet located east of and adjacent to Highway 83 and south of West H Street which is legally described and shown on Exhibit "A", attached hereto and incorporated herein by this reference ("Community Redevelopment Area"). Additionally, the adjoining public right-of-way is included in the Area. The Community Redevelopment Area was declared blighted and substandard by the McCook City Council on February 13, 2013. The Community Redevelopment Area has been determined, through the blight and substandard resolution, to be in need of revitalization and strengthening to ensure that it will contribute to the economic and social well-being of the City. All available evidence suggests that the area has not had the private investment necessary to contribute to the well-being of the community, nor would the area be reasonably anticipated to be developed without public action.

To encourage private investment in the Community Redevelopment Area, this Redevelopment Plan has been prepared to set forth the Highway 83 and H Street Intersection area Redevelopment Project ("Redevelopment Project"), which is considered to be of the highest priority in accomplishing the goal of revitalizing and strengthening the Community Redevelopment Area.

II. EXISTING SITUATION.

This section of the Redevelopment Plan examines the existing conditions within the designated Community Redevelopment Area. This section is divided into the following

subsections: existing land use, existing zoning, existing public improvements, and existing building condition/blighting influences.

A. Existing Land Use. The Community Redevelopment Area contains approximately 43,960 square feet. This use is shown on Exhibit "B". [attach google map showing site boundary]

B. Existing Zoning. The Community Redevelopment Area is zoned highway commercial. The intent of the General Commercial District is to provide for a variety of commercial, office and service, including motel uses which may develop substantial traffic. This district is adapted to McCook's largest commercial districts outside of downtown and is generally found along arterials or in areas that can be well buffered from residential districts.

C. Existing Public Improvements.

1. Street System. There is no internal street network or system constructed within the Community Redevelopment Area. Highway 83 forms the western boundary of the Community Redevelopment Area and is constructed as a four lane roadway. West H Street forms the northern boundary and is a two lane road.

2. Utilities. Public utilities are present within the Community Redevelopment Area.

D. Existing Building Conditions/Blighting Influences. Hanna Keelan Associates conducted a study entitled "2013 General Redevelopment Plan, McCook, Nebraska Study Area," ("Blight Study"). The "study area" for the Blight Study, which includes the Community Redevelopment Area, as well as additional property. The evaluation and subsequent findings of the Blight Study were based upon the criteria outlined in the Nebraska Community Development Law (Neb. Rev. Stat. § 18-2101 et seq.). The Blight Study determined that the study area exhibited a number of deficiencies applicable to the consideration of a "substandard and blight" designation including the existence of conditions which endanger life or property by fire or other causes, improper subdivision and dilapidation/deterioration. In addition, the Blight Study identified the existence of at least one condition within the study area that is a determinant of blight – the area substantially impairs or arrests the sound growth of the community and the average age of structures in the area is greater than 40 years. The City Council declared the Community Redevelopment Area blighted and substandard and eligible for a Redevelopment Project on February 13, 2013, by resolution of the McCook City Council, after a public hearing with notice pursuant to the Community Development Law. The Blight Study is incorporated herein by this reference. A copy of the Blight Study is available at the City of McCook Clerk's Office.

III. FUTURE SITUATION.

This section of the Redevelopment Plan examines the future conditions within the Community Redevelopment Area. This section is divided into the following subsections:

- A. Proposed Land Use Plan
- B. Conformance with the Comprehensive Plan; Conformance with the Community Development Law Declarations
- C. Relationship to Local Objectives
- D. Building Requirements and Standards after Redevelopment
- E. Proposed Changes and Actions
- F. Cost-Benefit Analysis
- G. Proposed Cost and Financing
- H. Procedure for Changes in the Approved Redevelopment Plan

A. Proposed Land Use Plan. Changes are contemplated in the current Land Use Plan for the area. The site will go from commercial development as a 4 story 70 - 80 unit motel. This plan does not contemplate demolition of structures existing on the site. The Redevelopment Project will primarily provide for site acquisition, preparation and utility extension for the development of a 80 unit motel with 3 stories. The proposed site plan for the area after completion of a Redevelopment Project is shown on attached Exhibit "C" which is attached hereto and incorporated herein by this reference. The land use plan shows a proposed Redevelopment Project including approximately 11,457 square feet (ground floor) of new construction for the motel.

In the event, the City determines that the private sector is unable to carry out any related public improvements necessitated by the Redevelopment Project (demolition or removal of existing buildings, right of way, roads, storm water drainage, sanitary sewer, etc.) without assistance from the City of McCook then the City may negotiate a specific redevelopment agreement with said redeveloper outlining the proposed Redevelopment Project, and what, if any, contributions are necessary from the City of McCook. In such case the written redevelopment agreement would include a site plan, Redevelopment Project description, specific funding arrangements, and specific covenants and responsibilities of the City and the redeveloper to implement the Redevelopment Project.

B. Conformance with the Comprehensive Plan; Conformance with the Community Development Law Declarations. In accordance with Nebraska State Law, the Redevelopment Plan described in this document has been designed to conform to the McCook Comprehensive Plan 2013 - 2014 ("Comp Plan"). The City Council finds that this redevelopment plan is feasible and in conformity with the general plan for the development of the City as a whole and the plan is in conformity with the legislative declarations and determinations set forth in the Community Development Law.

C. Relationship to Local Objectives. The proposed Community Redevelopment Area lies within the following boundary: See attached Exhibit "A."

The Redevelopment Plan has been developed on the basis of the goals, policies and actions adopted by the City for the community as a whole and for the Highway 83 and West H Street Intersection area. General goals, policies and actions relating to the community as a whole and for the Highway 83 and West H Street Intersection area are contained in the Comp Plan.

D. Building Requirements and Redevelopment Standards. The redevelopment of the Community Redevelopment Area should generally achieve the following requirements and standards:

1. Population Density. There are no dwelling units currently located within the Community Redevelopment Area, and none are proposed under this Redevelopment Plan. Consequently, there is no change proposed for the permanent population density within the Community Redevelopment Area. However, transient population will increase in the area consistent with the proposed project.

Redevelopment of the Community Redevelopment Area as a motel will help provide amenities and services to both the western sector of the City as well as the City as a whole. These improvements should increase the attractiveness of the areas, which in turn will spur additional development.

2. Land Coverage and Building Density. There no existing building located within the Community Redevelopment Area. After redevelopment project completion, building coverage will be approximately 11,457 square feet on the ground floor.

3. General Environment. Provide for the creation of hospitality and related service activities which will intensify and strengthen McCook as a focal point for local and regional development.

Provide for the establishment of a vibrant motel in order to increase the amount and variety of activity in the Highway 83 and West H Street Intersection area while maintaining good traffic flow, pedestrian movement and visual interest.

Provide an environment that minimizes automobile-pedestrian conflicts.

Assure that lighting, signs, pedestrian ways, and communication devices are oriented to the human scale.

4. Pedestrian ways and Open Spaces. Provide a pedestrian circulation system to facilitate the movement of pedestrians to and within the major development activities within the area.

5. Building Heights and Massing. Building heights and massing for the proposed project will comply with the highway commercial zone.

6. Circulation, Access and Parking. Provide for vehicular circulation through and access to the Community Redevelopment Area in a manner consistent with the needs of the development and the community.

Provide for an adequate supply of appropriately located parking in accordance with applicable zoning district regulations. Adequate parking needs to be provided so the motel does not generate parking problems for abutting commercial and residential streets.

7. Off-Street Loading, Service and Emergency Facilities. Provide for consolidated off-street loading and service facilities, with access to be provided (where feasible) from screened public service alleys, drives or courts and connected appropriately with the street system.

Provide for emergency vehicle access in a manner compatible with established design and environmental objectives.

Provide a maximum floor area ratio in accordance with applicable zoning district regulations in the Community Redevelopment Area.

E. Proposed Changes and Actions. The Community Redevelopment Area is anticipated to function as motel with related service for the community and the surrounding region. See Exhibit "C" for an example of a conceptual land use and site plan for the Community Redevelopment Area. This section describes the proposed changes needed, if any, to the zoning ordinances or maps, street layouts, street levels or grades, and building codes and ordinances, and actions to be taken to implement this Redevelopment Plan.

1. Zoning, Building Codes and Ordinances. The Community Redevelopment Area is zoned highway commercial. No additional changes to the City's Zoning Ordinances, Building Codes, or other local ordinances are contemplated to implement this Redevelopment Plan.

2. Traffic Flow, Street Layout and Street Grades. The only street adjacent to the Community Redevelopment Area is West H Street. The existing driveway access into the Community Redevelopment Area from West H Street and north bound Highway 83 will remain in place, and no improvements to the streets are anticipated.

3. Public Redevelopments, Improvements, Facilities, Utilities and Rehabilitations. In order to support the new land uses in the Community Redevelopment Area, the following proposed public redevelopments, improvements, facilities, utilities and rehabilitations may be needed:

- (i) Site acquisition
- (ii) Site preparation
- (iii) Public right-of-way improvements and curb cuts;

- (ii) Reroute sanitary sewer
- (iv) Other potential public improvements in and abutting the Community Redevelopment Area based upon the final approved site plan.

4. Site Preparation and Demolition. Site preparation will consist of excavation, backfill and compaction. In addition, soil boring, and testing will be required.

5. Private Redevelopment, Improvements, Facilities and Rehabilitation. The private improvements anticipated within the Community Redevelopment Area include construction of a room nationally branded hotel with paved parking.

6. Acquisition and Relocation. In the event there is any need to buy certain right of way and/or easements in order to facilitate public improvements within the Community Redevelopment Area, said City acquisition must be reviewed and will only be authorized as part of an approved Redevelopment Agreement with the redeveloper. Although none is anticipated, if the right of way and/or easement acquisition for public improvements involves relocation, the City shall relocate or provide assistance pursuant to the procedures described in the Relocation Assistance Act and pursuant to section 18-2154 of the Community Development Law.

7. Open Spaces, Pedestrian ways, Landscaping, Lighting, Parking. The proposed site plan and private sector improvements will comply with the City's minimum open space, pedestrian way, landscaping, lighting, and parking standards as defined in the Zoning and Subdivision Ordinances, Building Codes, or other local ordinances. In addition, the City may elect to require additional standards in these areas as described in a written redevelopment agreement in order to help remove blight and substandard conditions

F. Cost-Benefit Analysis. A City of McCook Redevelopment Project TIF Statutory Cost Benefit Analysis is incorporated herein by this reference ("Cost-Benefit Analysis") and is shown on Exhibit "D". The Cost-Benefit Analysis complies with the requirements of the Community Development Law in analyzing the costs and benefits of the Redevelopment Project, including costs and benefits to the economy of the community and the demand for public and private services.

G. Proposed Costs and Financing; Statements. In the event, the City determines that the private sector is unable to carry out the related public improvements associated with the motel without assistance from the City of McCook, then the City will either (i) solicit proposals from interested private sector redevelopers, asking interested redeveloper(s) to state their level of interest, proposed funding, time frame, ability to carry out the proposed public portion of the Redevelopment Project, and what, if any, contributions are necessary to be made by the City of McCook, or (ii) work with the redeveloper owner of the Community Redevelopment Area to

identify proposed funding, timeframe, ability to carry out the proposed Redevelopment Project, and what, if any, contributions are necessary to be made by the City of McCook.

Upon careful review of the redeveloper(s) responses, the City will be in a position to select a redeveloper of record to begin good faith negotiating on a specific written redevelopment agreement or negotiate with the redeveloper owner of the Community Redevelopment Area on a specific written redevelopment agreement. The written redevelopment agreement would include a site plan, motel description, specific funding arrangements, and specific covenants and responsibilities of the City and the redeveloper to implement the Redevelopment Project.

Estimated Redevelopment Project costs, including acquisition, preparation, and relocation costs are broken down as follows:

<u>POTENTIAL PUBLIC AND ELIGIBLE PRIVATE IMPROVEMENTS*</u>	
Legal	\$ 17,000
Site Acquisition	\$ 410,000
Site preparation	\$ 165,000
Utility & ROW improvements	\$ 187,000
Planning (Architecture, engineering, testing)	\$ 785,000
Total eligible costs	\$1,564,000
 TOTAL AMOUNT EQUALING AVAILABLE TIF not to exceed	 \$1,400,000

The figures above are estimates. Final figures are subject to a specific site plan, design specifications, City approval and public procurement procedures and regulations.

The Proposed Public Improvements and Eligible Private Improvements should not exceed the amount of funds available from the tax-increment financing indebtedness that the City Council may elect to issue, unless the redeveloper and/or City are able to secure and fund additional monies and such funds are identified in a written redevelopment agreement.

The public will fund as much of the above Proposed Public Improvements and Eligible Private Improvements as needed to the extent necessary to meet the public purpose and community goals, policies and standards. The City will not fund improvements that exceed the amount of funds available from tax-increment financing indebtedness that the City Council may elect to issue pursuant to section 18-2147 to 18-2151 of the Community Development Law, unless the redeveloper and/or City are able to secure and fund additional monies and such funds are identified in a written redevelopment agreement. The amount of the available proceeds for tax-increment financing is estimated at approximately \$1,400,000 assuming the motel will generate an estimated property valuation of \$6,750,000 over the estimated present property valuation base of \$68,824.

Any ad valorem tax levied upon the real property in a Redevelopment Project for the benefit of any public body shall be divided, for a period not to exceed fifteen (15) years after the effective date of such provision established in the redevelopment contract to be executed by the Redeveloper and the Community Development Agency. Said tax shall be divided as follows:

a. That portion of the ad valorem tax which is produced by the levy at the rate fixed each year by or for each such public body upon the Redevelopment Project valuation shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body; and

b. That portion of the ad valorem tax on real property in the Redevelopment Project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the authority to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such authority for financing or refinancing, in whole or in part, a Redevelopment Project. When such bonds, loans, notes, advances of money, or indebtedness, including interest and premiums due, have been paid, the authority shall so notify the county assessor and county treasurer and all ad valorem taxes upon taxable real property in such a Redevelopment Project shall be paid into the funds of the respective public bodies.

Because the redevelopment plan proposes to use tax-increment financing funds as authorized in section 18-2147 of the Community Development Law, the City Council finds as follows:

a. the Redevelopment Project in the plan would not be economically feasible without the use of tax-increment financing;

b. the Redevelopment Project would not occur in the community redevelopment area without the use of tax-increment financing; and

c. the costs and benefits of the Redevelopment Project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed by the governing body and been found to be in the long term best interest of the community impacted by the Redevelopment Project.

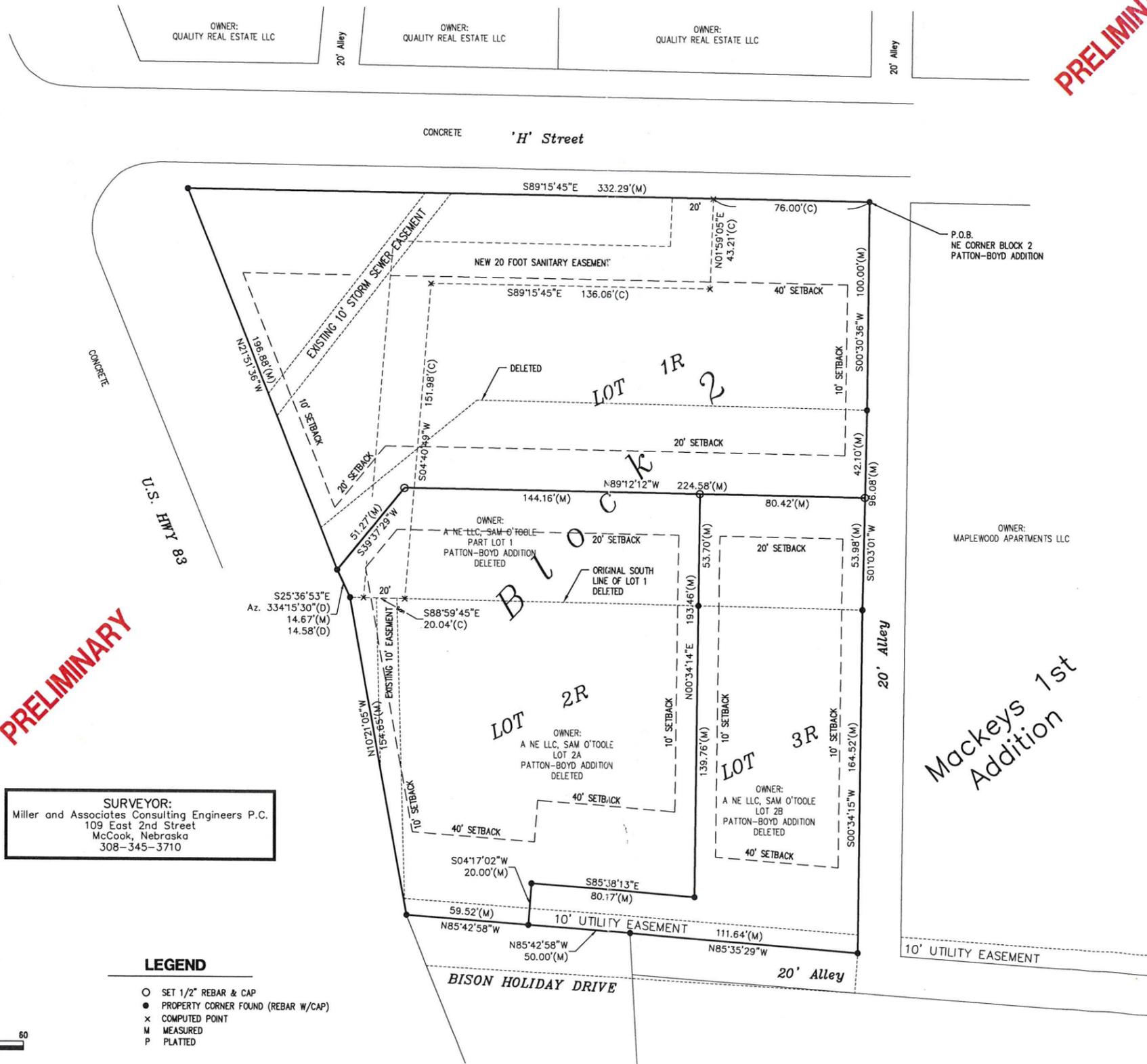
H. Procedure for Changes in the Approved Redevelopment Plan. If the City of McCook desires to modify this Redevelopment Plan, it may do so after holding a public hearing on the proposed change in accordance with applicable state and local laws. A redevelopment plan which has not been approved by the governing body when recommended by the authority may again be recommended to it with any modifications deemed advisable. A redevelopment plan may be modified at any time by the authority, provided, that if modified after the lease or sale of real property in the Redevelopment Project Area, the modification must be consented to by the redeveloper or redevelopers of such property or his successor, or their successors, in interest affected by the proposed modification. Where the proposed modification will substantially change the redevelopment plan as previously approved by the governing body the modification must similarly be approved by the governing body.

EXHIBIT "A"
REDEVELOPMENT AREA

Attach survey.

REPLAT No. 1 of BLOCK 2 PATTON-BOYD ADDITION TO THE CITY OF MCCOOK, RED WILLOW COUNTY, NEBRASKA

LOT 1 IS DELETED, LOT 2A AND LOT 2B ARE DELETED
NEW LOTS CREATED WILL BE LOT 1R, LOT 2R, LOT 3R BLOCK 2, PATTON-BOYD ADDITION TO THE CITY OF MCCOOK, RED WILLOW COUNTY NEBRASKA



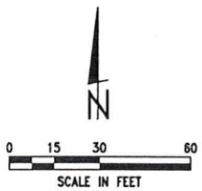
PRELIMINARY

PRELIMINARY

Mackeys 1st
Addition

SURVEYOR:
 Miller and Associates Consulting Engineers P.C.
 109 East 2nd Street
 McCook, Nebraska
 308-345-3710

- LEGEND**
- SET 1/2" REBAR & CAP
 - PROPERTY CORNER FOUND (REBAR W/CAP)
 - × COMPUTED POINT
 - M MEASURED
 - P PLATTED



DEDICATION
 McCook Lodging LLC and B&S Properties LLC, as it appears on the foregoing Plat and as described in the Surveyor's Certificate is with the free consent and in accordance with the desires of the undersigned owners and proprietors. The said owners hereby dedicate the streets, alleys, easements and other open areas to the Public use and benefit.

By: _____
 McCook Lodging LLC, Operating Partner: Kirti Trivedi

By: _____
 B&S Properties LLC, Owner: Samuel H. O'Toole

By: _____
 B&S Properties LLC, Owner: Bart J. Stromberger

ACKNOWLEDGMENT
 Personally appeared before me a Notary Public in and for the State of Nebraska, Kirti Trivedi, known to me to be the identical person whose name is affixed to the foregoing instrument and he acknowledges the same to be his voluntary act and deed.

Witness my hand and official Seal this _____ day of _____ 2016.
 My commission expires _____
 Notary Public _____

ACKNOWLEDGMENT
 Personally appeared before me a Notary Public in and for the State of Nebraska, Samuel H. O'Toole, known to me to be the identical person whose name is affixed to the foregoing instrument and he acknowledges the same to be his voluntary act and deed.

Witness my hand and official Seal this _____ day of _____ 2016.
 My commission expires _____
 Notary Public _____

ACKNOWLEDGMENT
 Personally appeared before me a Notary Public in and for the State of Nebraska, Bart J. Stromberger, known to me to be the identical person whose name is affixed to the foregoing instrument and he acknowledges the same to be his voluntary act and deed.

Witness my hand and official Seal this _____ day of _____ 2016.
 My commission expires _____
 Notary Public _____

PLANNING COMMISSION APPROVAL
 This Plat was duly approved by the City of McCook, Red Willow County, Nebraska Planning Commission on this _____ day of _____ 2016.

Nate Schneider, Secretary Kurt Vosburg, Chairman

MUNICIPAL APPROVAL
 This Plat was duly approved by the City of McCook, Red Willow County, Nebraska on this _____ day of _____ 2016.

LeAnn Doak, City Clerk Mike Gonzales, Mayor

RECORDING INFORMATION
 State of Nebraska) County of Red Willow)
 Instrument No. _____
 DATE: _____
 TIME: _____
 Register of Deeds: Tami Teel



SURVEYORS CERTIFICATE

I hereby state that during the month of February, 2016 I surveyed a tract of land which is part of Block 2 Patton-Boyd Addition to the City of McCook, Red Willow County, Nebraska. This tract of land will now be referred to as REPLAT NO. 1, of BLOCK 2, PATTON-BOYD ADDITION to the City of McCook, Red Willow County Nebraska and is more particularly described as follows:

Beginning at the NE corner of Block 2, Patton-Boyd Addition, thence S00°30'36"W along the east line of Block 2 a distance of 100.00 feet; thence S01°03'01"W along the east line of Block 2 a distance of 96.08 feet; thence S00°34'15"W along the east line of Block 2 a distance of 164.52 feet to the SE corner of BLOCK 2; thence N85°35'29"W along the south line of BLOCK 2 a distance of 111.64 feet; thence N85°42'58"W along the south line of BLOCK 2 a distance of 109.52 feet to a point on the east right of way line of Highway 83; thence N10°21'05"W along said right of way line a distance of 154.65 feet; thence N25°36'53"W along said right of way line a distance of 14.67 feet; thence N21°51'36"W along said right of way line a distance of 196.88 feet to a point on the south right of way line of West "H" Street; thence S89°15'45"E along said right of way line a distance of 332.29 feet to the point of beginning;

Said tract containing 2.16 acres (94,122.24 Sq. Ft.), more or less, subject to any existing easements, right-of-ways or reservations of record.

GERHARD H. DICENTA, RLS 514



OWNERS

McCook Lodging LLC
 P.O. Box 3847
 McCook, Nebraska 69001
 Kirti Trivedi - Operating Partner

B&S Properties LLC
 705 North Hwy 83
 P.O. Box 994
 McCook, Nebraska 69001
 Samuel H. O'Toole
 Bart J. Stromberger

ZONED: HIGHWAY COMMERCIAL

FRONT YARD SETBACK - 40'
 SIDE YARD SETBACK - 10'
 REAR SETBACK - 20'

DEVELOPERS:

McCook Lodging LLC
 P.O. Box 3847, McCook, Nebraska 69001
 Kirti Trivedi - Operating Partner

B&S Properties LLC
 P.O. Box 994, 705 North Highway 83
 Samuel H. Toole, Bart J. Stromberger

PLOTTED: 1/25/2016 2:40 PM SAMTB: 1/25/2016 2:40 PM C:\Projects\200-LS-624-15\SURVEY\200-LS-624-15\Drawings\Survey\Design\LE_Blow_200-LS-624-15.dwg Drawings\Survey\Design\LE_Blow_200-LS-624-15.dwg

EXHIBIT "B"

**INSERT AERIAL PHOTO OF SITE
[Google map]**



Google earth



EXHIBIT "C"
Site layout

EXHIBIT "D"
 STATUTORY COST BENEFIT ANALYSIS
 Holiday Inn & Suites Redevelopment Project

As authorized in the Nebraska Community Development Law, §18-2147, *Neb. Rev. Stat. (2012)*, the City of McCook has analyzed the costs and benefits of the proposed Holiday Inn & Suites Redevelopment Project, including:

Project Sources and Uses. Approximately \$1,400,000 in public funds from tax increment financing provided by the City of McCook will be required to complete the project. This investment by the city will leverage \$7,492,000 in private sector financing; a private investment of \$5.35 for every city dollar investment.

Use of Funds.

Description	Total Cost	Redeveloper	TIF
Site Acquisition	\$ 410,000.00		\$ 410,000.00
Site Preparation	\$ 165,000.00		\$ 165,000.00
Legal	\$ 17,000.00		\$ 17,000.00
Building	\$ 6,000,000.00	\$ 6,000,000.00	
Planning/ Arch/ Eng	\$ 785,000.00		\$ 785,000.00
Row & Utility	\$ 187,000.00	\$ 164,000.00	\$ 23,000.00
Concrete	\$ 283,000.00	\$ 283,000.00	
Fees/ OH/ Profit	\$ 450,000.00	\$ 450,000.00	
Financing	\$ 145,000.00	\$ 145,000.00	
Contingency	\$ 450,000.00	\$ 450,000.00	
Totals	\$ 8,892,000.00	\$ 7,492,000.00	\$1,400,000.00

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2016, valuation of \$68,824. Based on the 2015 levy this would result in a real property tax of less than \$1,338.98. It is anticipated that the assessed value will increase by \$6,750,000 as a result of the site redevelopment. This development will result in an estimated tax increase of over \$134,000 annually. The tax increment gained from this Redevelopment Project area would not be available for use as city general tax revenues, but would be used for eligible public and private improvements to enable this project to be realized.

Estimated 2016 assessed value:	\$68,824
Estimated value after completion	\$6,750,000
Increment value	\$6,750,000
Annual TIF generated (estimated)	\$134,000
TIF bond issue not to exceed	\$1,400,000

Public Infrastructure and Community Public Service Needs. The Project is currently served by sanitary sewer and potable water by the city. A sewer line will have to be relocated and right of way improvements made. A portion of the TIF funds will be used for these costs.

Employment Within the Project Area. Employment within the Project Area is expected to increase subject to increased usage of the motel by the public. After construction and a marketing effort, employment will increase by 40 full and part time employees. Temporary construction employment will increase during the construction. The construction period is expected to exceed 10 months. Current project employment is zero.

Employment in the City Outside the Project Area. The latest available labor statistics show that the Red Willow County labor pool is 5905, with a 2.8% unemployment rate.

Other Impacts. No are other impacts are expected.

Tax shifts. No shift of taxes or other negative impact is expected.

COPIES OF NOTICES MAILED TO:

McCook Community College
President
1205 East 3rd
McCook, NE 69001

Chairman of the Board
Educational Service Unit No 15
344 Main
PO Box 398
Trenton, NE 69044

Chairman of the Board
Middle Republican NRD
222 Center Ave
PO Box 47
Curtis, NE 690025-0047

Earl McNutt, Chairman
Red Willow County Commissioners
502 Norris Avenue
McCook, NE 69001

Tom Bredvick, President
McCook School District
600 West 7th
McCook, NE 69001

February 3, 2016

McCook Community College
President
1205 East 3rd
McCook, NE 69001

Enclosed, please find a copy of a published notice of public hearing under the Nebraska Community Development Law. The hearing will be held on the 15th day of February, 2016, at the hour of 6:30 p.m., in the Council Chambers at the McCook Municipal Center.

The purpose of the hearing is to receive comments on a proposed redevelopment plan for purposes of the Community Development Law. A map of the area affected is enclosed with this letter and is indicated as Lot 1R in the Preliminary Replat No. 1 of Block 2, Patton-Boyd Addition to the City of McCook, Red Willow County, Nebraska.

This notice is provided to your organization pursuant to law.

Respectfully,

Lea Ann Doak
City Clerk-Treasurer

Enclosures

February 3, 2016

Chairman of the Board
Educational Service Unit No. 15
344 Main
PO Box 398
Trenton NE 69044

Enclosed, please find a copy of a published notice of public hearing under the Nebraska Community Development Law. The hearing will be held on the 15th day of February, 2016, at the hour of 6:30 p.m., in the Council Chambers at the McCook Municipal Center.

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Respectfully,

Lea Ann Doak
City Clerk-Treasurer

Enclosures

February 3, 2016

Chairman of the Board
Middle Republican NRD
222 Center Avenue
PO Box 47
Curtis NE 690025-0047

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Respectfully,

Lea Ann Doak
City Clerk-Treasurer

Enclosures

February 3, 2016

Earl McNutt, Chairman
Red Willow County Commissioners
502 Norris Avenue
McCook NE 69001

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The purpose of the hearing is to receive comments on a proposed redevelopment plan for purposes of the Community Development Law. A map of the area affected is enclosed with this letter and is indicated as Lot 1R in the Preliminary Replat No. 1 of Block 2, Patton-Boyd Addition to the City of McCook, Red Willow County, Nebraska.

This notice is provided to your organization pursuant to law.

Respectfully,

Lea Ann Doak
City Clerk-Treasurer

Enclosures

February 3, 2016

Tom Bredvick, President
McCook School District
600 West 7th Street
McCook, NE 69001

Enclosed, please find a copy of a published notice of public hearing under the Nebraska Community Development Law. The hearing will be held on the 15th day of February, 2016, at the hour of 6:30 p.m., in the Council Chambers at the McCook Municipal Center.

The purpose of the hearing is to receive comments on a proposed redevelopment plan for purposes of the Community Development Law. A map of the area affected is enclosed with this letter and is indicated as Lot 1R in the Preliminary Replat No. 1 of Block 2, Patton-Boyd Addition to the City of McCook, Red Willow County, Nebraska.

This notice is provided to your organization pursuant to law.

Respectfully,

Lea Ann Doak
City Clerk-Treasurer

Enclosures

MCCOOK PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC2016-01

A RESOLUTION OF THE MCCOOK PLANNING AND ZONING COMMISSION, MAKING RECOMMENDATIONS WITH RESPECT TO A REDEVELOPMENT PLAN FOR AN AREA IN THE CITY OF MCCOOK PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT ACT.

WHEREAS, the Mayor and City Council of the City of McCook, Nebraska, (the "City") by its Ordinance, created the Community Development Agency of the City of McCook, Nebraska (the "Agency") pursuant to Sections 18-2101 through 18-2153, Reissue Revised Statutes of Nebraska, as amended (the "Act");

WHEREAS, the City has adopted and has in place a Comprehensive Plan, which includes a general plan for development of the City, within the meaning of Section 18-2110 of the Act;

WHEREAS, the Agency submitted a proposed Redevelopment Plan (a copy of which is identified as "Redevelopment Plan" attached hereto as Attachment A) to this Planning Commission of the City of McCook for recommendations with respect to the proposed Redevelopment Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE MCCOOK PLANNING AND ZONING COMMISSION, AS FOLLOWS:

RESOLVED, that the Planning Commission hereby makes the following findings with respect to the Redevelopment Plan:

1. The Planning Commission has reviewed the Redevelopment Plan as to its conformity with the general plan for the development of the City as a whole; and
2. The Planning Commission confirms that the area described in the Redevelopment Plan and the Redevelopment Plan is blighted and substandard as defined in the Nebraska Community Development Law.
3. The Planning Commission finds that the Redevelopment Plan, if implemented will help eliminate blight and substandard conditions in the area affected by the Plan.
4. The Planning Commission recommends the adoption and approval of the Redevelopment Plan, attached hereto as Attachment A, with such amendments, additions and deletions as are deemed necessary by the Agency.

PASSED AND APPROVED by the McCook Planning and Zoning Commission this 8th day of February, 2016.

**MCCOOK PLANNING COMMISSION
REGULAR MEETING**

MINUTES

Monday - February 8, 2016

5:15 P.M. - City Council Chambers

Present: Vice Chair Dueland; Commissioners Garey-Vickers, Hilker, Stevens, Wolford; City Manager Schneider; City Attorney Mustion; City Clerk Doak.

Absent: Chair Vosburg; Commissioners Harpst, Lyons, Shipshock, Siegfried.

Vice-Chair Dueland announced that a copy of the Open Meetings Act was posted by the entrance to the Council Chambers and available for public review.

1. Approve the minutes of the December 14, 2015 regular meeting.

Upon a motion by Commissioner Garey-Vickers, seconded by Commissioner Hilker, the Commission voted to approve the minutes of the December 14, 2015 meeting. The motion passed upon the following roll call vote: YEA: Dueland, Garey-Vickers, Hilker, Stevens, Wolford. NAY: None. ABSENT: Vosburg, Harpst, Lyons, Shipshock, Siegfried.

2. Public Hearing - request for a special exception to allow college/university use in a Residential Medium Density (RM) District as part of ownership change; a parcel located in Country Club Addition to the City of McCook, Red Willow County, Nebraska; 905 East 7th Street; McCook Community College, Division Mid-Plains Community College, with the City Attorney to act as Hearing Officer.

Upon a motion by Commissioner Dueland, seconded by Commissioner Wolford, the Commission voted to recess as the Planning Commission and convene as a Hearing Board for the purpose of receiving public comment on the request for a special exception to allow college/university use in a Residential Medium Density (RM) District as part of ownership change; a parcel located in Country Club Addition to the City of McCook, Red Willow County, Nebraska; 905 East 7th Street; McCook Community College, Division Mid-Plains Community College, with the City Attorney to act as Hearing Officer. The motion passed upon the following roll call vote: YEA: Dueland, Garey-Vickers, Hilker, Stevens, Wolford. NAY: None. ABSENT: Vosburg, Harpst, Lyons, Shipshock, Siegfried.

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the February 8, 2016 Planning Commission meeting (1 page); Exhibit #2 - Notice of Hearing (1 page); Exhibit #3 - Letter from Darin Morgan, Physical Resources Director, McCook Community College (1 page); Exhibit #4 - Land Use Application (5 pages); Exhibit #5 - Quitclaim Deed (2 pages); and Exhibit #6 - Area map (1 page).

City Manager Schneider reviewed the information presented in the City Manager's Report; "An application for a special exception has been submitted by McCook Community College to allow for a college in the RM District. The location of the building is 905 East 7th Street, McCook. The building is formerly known as the Republican Valley Event Center and Elk's Club. McCook

Community College already has its campus in the RM District. This would be a continuation of its campus. When reviewing the A-I considerations established for special exception, Staff believes the requested use fits the neighborhood."

Darin Morgan, McCook Community College Physical Resources Director, addressed the Commission regarding the request. At this time there are no definite plans for the property, the property is vacated, and they have been in contact with the City so that maintenance of the area will continue to meet city standards. Taking care of the special exception now, will allow them to be ready for the necessary permitting, as they move forward.

No one else was present to comment.

Upon a motion by Commissioner Hilker, seconded by Commissioner Wolford, the Commission voted to close the public hearing and reconvene as a Planning Commission. The motion passed upon the following roll call vote: YEA: Dueland, Garey-Vickers, Hilker, Stevens, Wolford. NAY: None. ABSENT: Vosburg, Harpst, Lyons, Shipshock, Siegfried.

3. Recommend to the City Council approval of the request for a special exception to allow college/university use in a Residential Medium Density (RM) District as part of ownership change; a parcel located in Country Club Addition to the City of McCook, Red Willow County, Nebraska; 905 East 7th Street; McCook Community College, Division Mid-Plains Community College; that the granting of the special exception will not adversely affect the public interest; and that satisfactory provisions and arrangements have been made by the applicant concerning Special Exception Considerations a - i.

Upon a motion by Commissioner Garey-Vickers, seconded by Commissioner Hilker, the Commission voted to recommend to the City Council approval of the request for a special exception to allow college/university use in a Residential Medium Density (RM) District as part of ownership change; a parcel located in Country Club Addition to the City of McCook, Red Willow County, Nebraska; 905 East 7th Street; McCook Community College, Division Mid-Plains Community College; that the granting of the special exception will not adversely affect the public interest; and that satisfactory provisions and arrangements have been made by the applicant concerning Special Exception Considerations a - i. The motion passed upon the following roll call vote: YEA: Dueland, Garey-Vickers, Hilker, Stevens, Wolford. NAY: None. ABSENT: Vosburg, Harpst, Lyons, Shipshock, Siegfried.

4. Review the Redevelopment Plan for the Holiday Inn and Suites Redevelopment Project Area 2016 as to its conformity with the general plan for the development of the City as a whole.

City Manger Schneider reviewed the proposed Redevelopment Plan in its entirety with the Commission.

5. Adopt Resolution No. PC2016-01 recommending approval of a Redevelopment Plan of the City of McCook, Nebraska, approving a Redevelopment Project of the City of McCook, Nebraska; and approval of related actions for the purpose of the development of the 2016 Holiday Inn and Suites Hotel Project Area.

Commissioner Wolford introduced a motion to adopt Resolution No. PC2016-01 recommending approval of a Redevelopment Plan of the City of McCook, Nebraska, approving a Redevelopment Project of the City of McCook, Nebraska; and approval of related actions for the purpose of the

development of the 2016 Holiday Inn and Suites Hotel Project Area. Commissioner Garey-Vickers seconded the motion.

Dr. Deepak Gangahar, Developer, addressed the Commission regarding their proposal. They have a commitment to purchase additional property to the south which will give them about a one acre parcel, the structure will be a 4 story, brick and wood frame structure for 70 - 80 rooms, a pool, a boardroom; they will construct a detention pond on the property; parking will be one stall per room; they will have a national franchise; and no funding will be coming from the City, they will be securing their own loan.

City Manager Schneider stated that at this time only the Redevelopment Plan is being considered as to its conformity to the general plan for development of the City as a whole and that it meets state requirements. The Redevelopment Contract will be brought back to the Community Development Authority and City Council for approval.

Vice-Chair Dueland then stated, "Should the motion on the floor be approved as stated?" The motion passed upon the following roll call vote: YEA: Dueland, Garey-Vickers, Hilker, Stevens, Wolford. NAY: None. ABSENT: Vosburg, Harpst, Lyons, Shipshock, Siegfried.

6. Public Hearing - Consider Preliminary Replat No. 1 of Block 2, Patton-Boyd Addition to the City of McCook, Red Willow County, Nebraska.

Upon a motion by Commissioner Dueland, seconded by Commissioner Garey-Vickers, the Commission voted to recess as the Planning Commission and convene as a Hearing Board for the purpose of receiving public comment on the proposed Preliminary Replat No. 1 of Block 2, Patton-Boyd Addition to the City of McCook, Red Willow County, Nebraska. The motion passed upon the following roll call vote: YEA: Dueland, Garey-Vickers, Hilker, Stevens, Wolford. NAY: None. ABSENT: Vosburg, Harpst, Lyons, Shipshock, Siegfried.

The Commission received into evidence Exhibit #1 - City Manager's Report prepared for the December 14, 2015 Planning Commission meeting (1 page); Exhibit #2 - Notice of Hearing published (1 page); and Exhibit #3 - map of Replat No. 1 of Block 1, Patton-Boyd Addition (2 pages).

City Manager Schneider reviewed the information presented in the City Manager's Report; "These items are an effort to clean up the Patton-Boyd Addition to the City of McCook in anticipation of future development. In conjunction with Item No. 5, it has become clear that the Patton-Boyd Addition needs to be adjusted to clean up some of the difficulties that could be created with the addition of a hotel. Some of the concerns are that there would be one lot in the middle of this area that could not be developed due to street frontage concerns and that the description of the lots as they currently exist in the Patton-Boyd Addition were becoming overly burdensome due to prior splits and adjustments. This is just a preliminary approval. It is tied into the successful culmination of a land contract between the property owners to the north and south. If no agreement is reached, this matter will be pulled. If the developer to the north does not develop the hotel/the redevelopment agreement is not approved, this matter will be pulled.

No one else was present to comment.

Upon a motion by Commissioner Dueland, seconded by Commissioner Wolford, the Commission voted to close the public hearing and reconvene as a Planning Commission. The motion passed upon

the following roll call vote: YEA: Dueland, Garey-Vickers, Hilker, Stevens, Wolford. NAY: None. ABSENT: Vosburg, Harpst, Lyons, Shipshock, Siegfried.

7. Recommend approval to the McCook City Council of Replat No. 1 of Block 2, Patton-Boyd Addition to the City of McCook, Red Willow County, Nebraska.

Upon a motion by Commissioner Wolford, seconded by Commissioner Garey-Vickers, the Commission voted to recommend approval to the McCook City Council of Replat No. 1 of Block 2, Patton-Boyd Addition to the City of McCook, Red Willow County, Nebraska pending approval of the Redevelopment Contract for the 2016 Holiday Inn and Suites Hotel Project Area. The motion passed upon the following roll call vote: YEA: Dueland, Garey-Vickers, Hilker, Stevens, Wolford. NAY: None. ABSENT: Vosburg, Harpst, Lyons, Shipshock, Siegfried.

▪ **Adjournment.**

With no further business, Vice-Chair Dueland declared the Planning Commission meeting adjourned at 6:07 P.M.

Lea Ann Doak
Recording Secretary