Madison City Council Chambers
211 S. Lincoln Street
Madison, NE 68748

Community Redevelopment Authority
Agenda

March 18, 2026

ACKNOWLEDGEMENT OF OPEN MEETINGS ACT

ROLL CALL

CONSENT AGENDA ***(one motion to approve items 1 – 3)***

1. December 22, 2025 Meeting Minutes
2. Treasurer's Report
3. Claims

PUBLIC HEARINGS AND RELATED ACTION

REGULAR AGENDA

1. Discussion/Action on Multi-Use Residential Development and Preliminary Concept Plan for Horizon View Phase II as presented by JEO.
2. Discussion/Action on Purchase Option Agreement for CRA-owned lots addressed as 1010, 1014, 1102, 1106, 1110 and 1114 South Ingram Street, Madison, NE.
3. Election of Officers
   a. Chair
   b. Vice-Chair
   c. Secretary – Andrew Colvin
   d. Treasurer – Amy Wegener

ECONOMIC DEVELOPMENT REPORT

ADJOURN

The Community Redevelopment Authority will review the above matters and take such action as they deem appropriate and necessary. *The Community Redevelopment Authority reserves the right to enter executive session on certain matters authorized under the Nebraska Open Meetings Act.*

CITY OF MADISON, NEBRASKA

COMMUNITY REDEVELOPMENT AUTHORITY

December, 22, 2025 Meeting Minutes

The Madison Community Redevelopment Authority was called to order on December 22, 2025, at 1:00 PM in the Council Chambers. Members present: Knight, Mora, Osnes, and Jones; absent: Jackson. A quorum was established.

Acknowledgment of the Open Meetings Act was noted on the north wall of the chamber.

The consent agenda included approval of the minutes from November 19, 2025, the Treasurer's Report showing an ending balance of $39,061.43, and claims (none). It was noted that a $20,000 payment to the City for the Horizon View lot will appear on the next report. A motion to approve the consent agenda was made by Mora and seconded by Knight. The motion carried unanimously with all members voting yes.

Under the regular agenda, the board discussed proposals for a multi-use residential development. Four proposals were received: McLaury Engineering, ACES, Olson, and JEO. After reviewing differences in deliverables, including optional 3D renderings, the board agreed that JEO demonstrated initiative and offered the lowest bid. A motion to approve JEO's proposal for $11,000 was made by Osnes and seconded by Knight. The motion carried unanimously.

Andy Colvin will notify JEO and prepare a scope of services agreement for the January 14 City Council meeting.

The board received an update on potential development of six CRA-owned lots in Sunset Ridge. Andy Colvin reported outreach to Arrowhead Development of Seward. A site visit with Arrowhead's owner, Thomas Kayton, is scheduled for December 23. No formal action was taken.

The board discussed transitioning CRA agenda and minutes management to the Economic Development Director to improve communication, record-keeping, and website updates. Andy Colvin will begin organizing agendas and minutes and ensure compliance with the Open Meetings Act.

The meeting adjourned at 1:30 PM. The next meeting is scheduled for January 14, 2026.

TREASURER'S REPORT

02/28/26	*Begin Balance*	*Disbursed*	*Received*	*End Balance*
CRA - TIF Funds	$ 3,156.85	0.00	$6.53	$ 3,163.38
CRA - Operations	$ 19,657.33		$40.62	$ 19,697.95
CRA - Land Purchase	$ 22,629.74	0.00	$46.78	$ 22,676.52

Final Master Plan Summary

1. **Existing Conditions**
    a. Perimeter Description
        i. North – Horizon View Subdivision (Mix of Single Family and Two-Family Dwellings
        ii. East – South Main Street
        iii. South – U.S. Highway 81
        iv. West – Agriculture Land Use with desire for future development
    b. Utilities
        i. Storm – Horizon View Subdivision storm network outlets at the north boundary line of project area and travel west prior to heading back north.
        ii. Sanitary – North of back of curb along W 14th Street
        iii. Water – South of back of curb along W 14th Street
    c. Topography
        i. Approximately 25 feet of elevation difference from high point to low point
            1. Increased design challenges to accommodate recommended design standards of street grades
            2. Opportunity to create basement walk-out scenarios for houses
        ii. High point located in south east corner of project area with a break point forcing majority of site flows to drain either North or West

2. **Madison CRA Desirables**
    a. Transition of housing types
    b. Secondary Access to existing street networks
    c. Neighborhood Park / Recreation Space
    d. Parking for multi-family housing options
    e. Considerations of future storm water collection areas off-site
    f. Consideration of future street connection to both 827th Street and S Ingram Street

3. **Concept Timeline**
    a. Concepts A, B, and C were developed initially based on the information shared at the kickoff meeting with the Madison CRA
    b. Concepts D and E serve as the Final Master Plans with modifications made to address the Madison CRA feedback from the initial concepts.

4. **Proposed Layout General Information**
    a. Housing type diversity
        i. To protect the existing Horizon View Subdivision home owners, a transition of housing types from single family to duplexes and multi-family was implemented

ii. The 8-plex footprint shown on most concepts is replicated from the Norfolk Victory Village project JEO was involved in design of. (2-story building with 4 units per floor)

b. Northern Boundary Design Alternatives
    i. The intent for the proposed single family lots is for basement walkouts to take advantage of the existing grades.
        1. A drainage swale will be needed to separate flows between the existing and proposed homes. The city will need to consider maintenance responsibilities of this drainage swale. If the property is designated as an outlot, the city would need to maintain. If the drainage swale is an easement to the home-owners, then the city is not responsible for maintenance.
        2. An alternative solution is to create a full pipe network for these storm flows at an added cost not included in the estimates.
    ii. In addition to a drainage swale separating the properties, a trail system was considered. The disadvantage of adding a trail is the reduction of lot depths throughout the development. It was determined that if a trail system is desirable, that the sidewalk width adjacent to one side of the street would be built at a wider width.
        1. The city needs to consider maintenance of this trail and informing homeowners adjacent to this street that snow removals would only occur on the side of the street with a designated trail.
c. Mini Roundabout
    i. Due to the significant increase in traffic as future expansion is considered beyond this project, a mini-roundabout was proposed near the main entrance.
        1. Reduces speeds of drivers navigating steeper slopes from the south
        2. Reduces amount of traffic traveling through Horizon View Subdivision
d. Multi-Family Parking
    i. The city of Madison parking requirements for multi-family housing are two spaces per unit
    ii. The concepts generally provide a conservative amount of parking spaces above the required amount with the intent to show more than what is needed knowing design layouts may need to be altered to accommodate difficult grades.
    iii. JEO recommended to provide layouts that eliminate street-side parking to reduce the amount of conflicts of parked vehicles and passing through vehicles.
e. Building Orientation

i. Due to the location of the multi-family units, consideration needs to be made to better accommodate the topography.
ii. JEO recommends to stick to layouts similar to Concept E to allow for tiered parking lots and easier constructability.
    1. The alternatives are still possible, but would like require significant walls to accomdoate going against the grades.

HIGHWAY 81

HORIZON VIEW SUBDIVISION

S MAIN STREET

LiDAR Exhibit

MADISON, NE

GRAPHIC SCALE

0 20 40 80

UNIT OF MEASURE IS FEET

SCALE: 1"=40

JEO CONSULTING GROUP

1-800-723-6987

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Concept A

Madison, NE

REQUIRED PARKING = 2 SPACES/UNIT

32 UNITS = 64 REQUIRED SPACES

TOTAL PARKING = 77 SPACES
(55 INDIVIDUAL + 22 GARAGE SPACES)

EXISTING STORM
PROPOSED STORM
EXISTING WATER
PROPOSED WATER

PROPOSED EASEMENT
EXISTING SANITARY
PROPOSED SANITARY
PROPOSED SIDEWALK

PROPOSED SINGLE FAMILY (5)
PROPOSED DUPLEX (10 UNITS)
PROPOSED APARTMENT (32 UNITS)
PROPOSED PAVEMENT

GRAPHIC SCALE
0 20 40 80
UNIT OF MEASURE IS FEET

SCALE: 1"=40'

JEO CONSULTING GROUP
1-800-733-8967

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Concept B

Madison, NE

REQUIRED PARKING = 2 SPACES/UNIT

32 UNITS = 64 REQUIRED SPACES

TOTAL PARKING = 84 SPACES
(60 INDIVIDUAL + 24 GARAGE SPACES)

EXISTING STORM
PROPOSED STORM
EXISTING WATER
PROPOSED WATER
PROPOSED EASEMENT
EXISTING SANITARY
PROPOSED SANITARY
PROPOSED SIDEWALK
PROPOSED SINGLE FAMILY (5)
PROPOSED DUPLEX (10 UNITS)
PROPOSED APARTMENT (32 UNITS)
PROPOSED PAVEMENT

GRAPHIC SCALE
0 20 40 80
UNIT OF MEASURE IS FEET

SCALE: 1"=40'

JEO CONSULTING GROUP
1-800-723-8567



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Concept C

Madison, NE

REQUIRED PARKING = 2 SPACES/UNIT

40 UNITS = 80 REQUIRED SPACES

TOTAL PARKING = 98 SPACES
(78 INDIVIDUAL + 20 GARAGE SPACES)

- EXISTING STORM
- PROPOSED STORM
- EXISTING WATER
- PROPOSED WATER
- PROPOSED EASEMENT
- EXISTING SANITARY
- PROPOSED SANITARY
- PROPOSED SIDEWALK
- PROPOSED SINGLE FAMILY (5)
- PROPOSED DUPLEX (4 UNITS)
- PROPOSED APARTMENT (40 UNITS)
- PROPOSED PAVEMENT

GRAPHIC SCALE
0 20 40 80
UNIT OF MEASURE IS FEET

SCALE: 1"=40'

JEO CONSULTING GROUP
1-800-733-8567



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Concept D

Madison, NE

REQUIRED PARKING = 2 SPACES/UNIT

32 UNITS = 64 REQUIRED SPACES

TOTAL PARKING = 76 SPACES
(54 INDIVIDUAL + 22 GARAGE SPACES)

- EXISTING STORM
- PROPOSED STORM
- EXISTING WATER
- PROPOSED WATER
- PROPOSED EASEMENT
- EXISTING SANITARY
- PROPOSED SANITARY
- PROPOSED SIDEWALK
- PROPOSED SINGLE FAMILY (5)
- PROPOSED DUPLEX (10 UNITS)
- PROPOSED APARTMENT (32 UNITS)
- PROPOSED PAVEMENT

GRAPHIC SCALE
0 20 40 80
UNIT OF MEASURE IS FEET

SCALE: 1"=40'

JEO CONSULTING GROUP
1-800-723-3567

Concept E

Madison, NE

REQUIRED PARKING = 2 SPACES/UNIT

40 UNITS = 80 REQUIRED SPACES

TOTAL PARKING = 80 INDIVIDUAL SPACES

EXISTING STORM

PROPOSED STORM

EXISTING WATER

PROPOSED WATER

PROPOSED EASEMENT

EXISTING SANITARY

PROPOSED SANITARY

PROPOSED SIDEWALK

PROPOSED SINGLE FAMILY (5)

PROPOSED DUPLEX (10 UNITS)

PROPOSED APARTMENT (32 UNITS)

PROPOSED PAVEMENT

GRAPHIC SCALE

0 20 40 80

UNIT OF MEASURE IS FEET

SCALE: 1"=40'

JEO CONSULTING GROUP 1-800-723-3567

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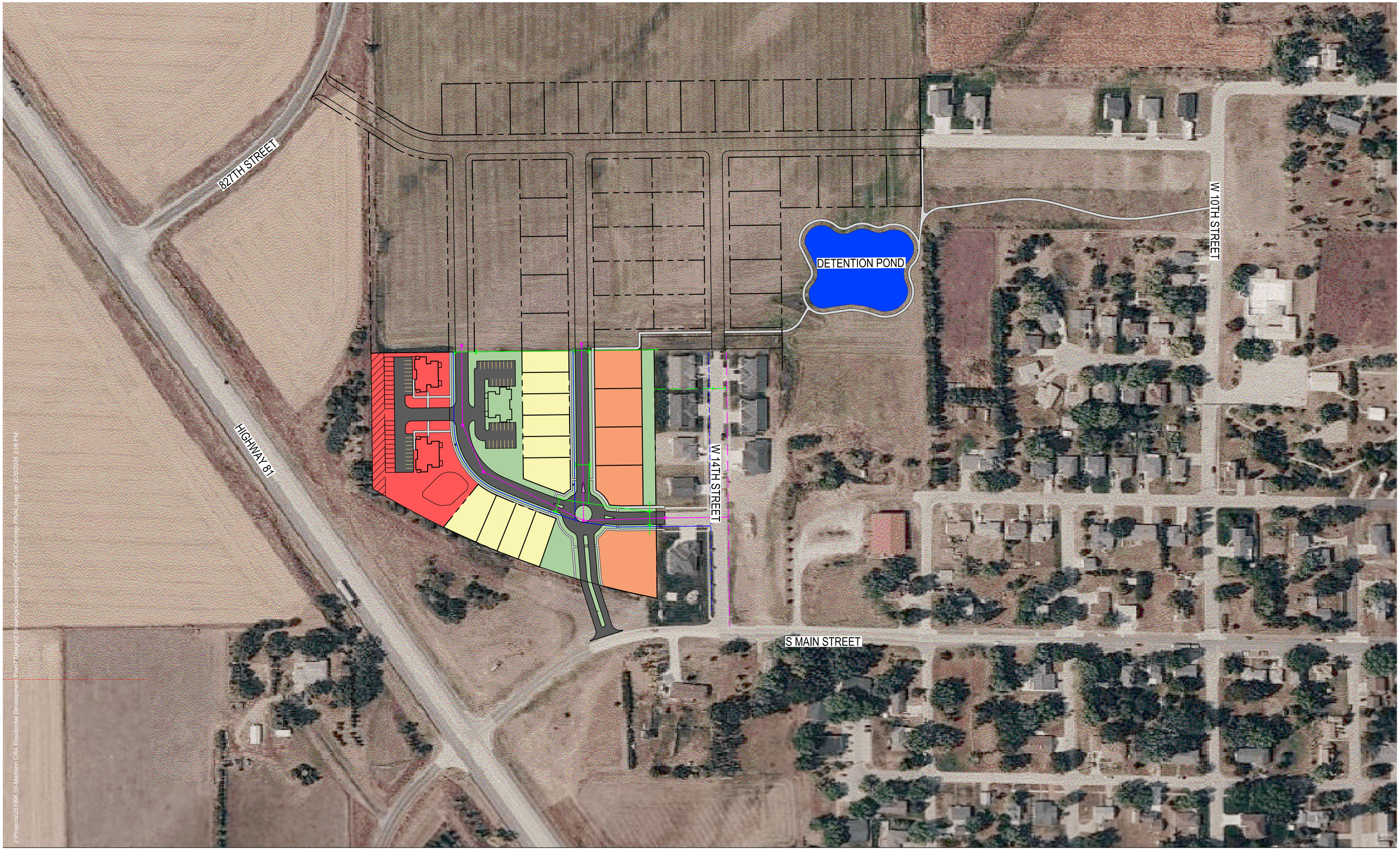

Concept D

Madison, NE

REQUIRED PARKING = 2 SPACES/UNIT

32 UNITS = 64 REQUIRED SPACES

TOTAL PARKING = 76 SPACES
(54 INDIVIDUAL + 22 GARAGE SPACES)

EXISTING STORM
PROPOSED STORM
EXISTING WATER
PROPOSED WATER

PROPOSED EASEMENT
EXISTING SANITARY
PROPOSED SANITARY
PROPOSED SIDEWALK

PROPOSED SINGLE FAMILY (5)
PROPOSED DUPLEX (10 UNITS)
PROPOSED APARTMENT (32 UNITS)
PROPOSED PAVEMENT

GRAPHIC SCALE
0 20 40 80
UNIT OF MEASURE IS FEET

SCALE: 1"=40'

JEO CONSULTING GROUP
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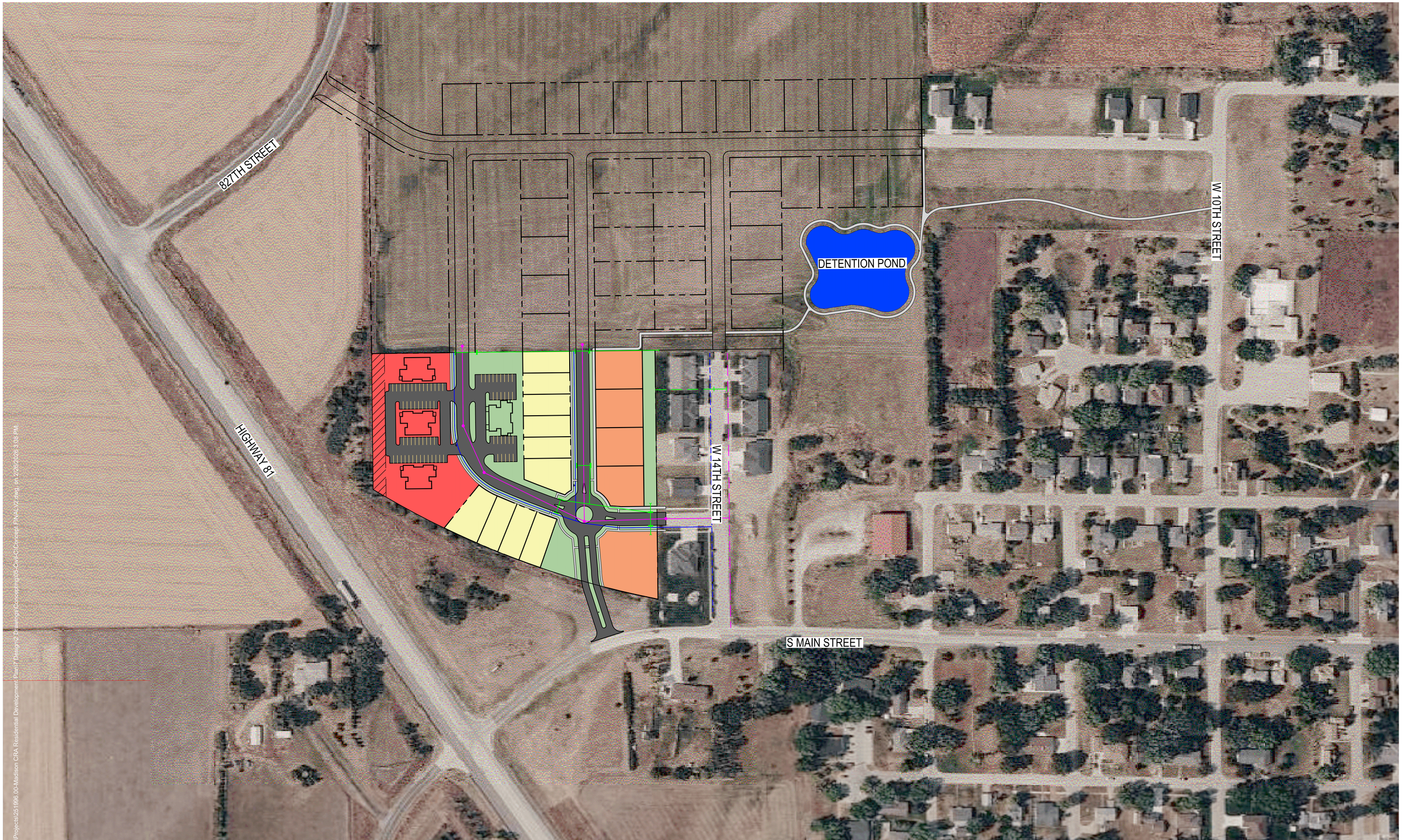

Concept E

Madison, NE

REQUIRED PARKING = 2 SPACES/UNIT
40 UNITS = 80 REQUIRED SPACES
TOTAL PARKING = 80 INDIVIDUAL SPACES

EXISTING STORM
PROPOSED STORM
EXISTING WATER
PROPOSED WATER

PROPOSED EASEMENT
EXISTING SANITARY
PROPOSED SANITARY
PROPOSED SIDEWALK

PROPOSED SINGLE FAMILY (5)
PROPOSED DUPLEX (10 UNITS)
PROPOSED APARTMENT (40 UNITS)
PROPOSED PAVEMENT

GRAPHIC SCALE
0 20 40 80
UNIT OF MEASURE IS FEET
SCALE: 1"=40'

ENGINEER'S CONCEPTUAL OPINION OF PROBABLE COST
Project Name: Madison CRA Residential Development Plan
Project Location: Madison, Nebraska
JEO Project No. 251996.00

Date Prepared:
March 10, 2026

ESTIMATE OF QUANTITIES

Item #	Description	Unit	Quantity	Unit Price	Total
CONCEPT A - INFRASTRUCTURE IMPROVEMENTS					
GROUP A - GRADING AND EROSION CONTROL					
1.	Mobilization	LS	1	$6,000.00	$6,000
2.	Bonding and Insurance	LS	1	$1,000.00	$1,000
3.	Construction Entrance	EA	1	$3,000.00	$3,000
4.	Site Grading	CY	35,000	$3.00	$105,000
5.	Stripping and Topsoiling	CY	6,000	$3.00	$18,000
6.	Seeding, Fertilizer and Mulch	ACRE	5.8	$1,250.00	$7,188
				Total Opinion of Construction Cost - Group A	**$140,188**
GROUP B - ROADWAY					
1.	Mobilization	LS	1	$15,000.00	$15,000
2.	Bonding and Insurance	LS	1	$3,000.00	$3,000
3.	Temporary Traffic Control Measures	LS	1	$1,000.00	$1,000
4.	Subgrade Preparation	SY	4,877	$3.00	$14,632
5.	7" Concrete Pavement	SY	4,877	$65.00	$317,019
6.	Install Stop Sign with Street Sign and Post	EA	4	$400.00	$1,600
				Total Opinion of Construction Cost - Group B	**$352,251**
GROUP C - STORM SEWER					
1.	Mobilization	LS	1	$6,000.00	$6,000
2.	Bonding and Insurance	LS	1	$1,000.00	$1,000
3.	18" RCP, Class III	LF	908	$75.00	$68,100
4.	18" RCP Flared End Section	EA	3	$1,000.00	$3,000
5.	Curb Inlet (y=12')	EA	10	$8,000.00	$80,000
				Total Opinion of Construction Cost - Group C	**$158,100**
GROUP D - SANITARY SEWER					
1.	Mobilization	LS	1	$6,000.00	$6,000
2.	Bonding and Insurance	LS	1	$1,000.00	$1,000
3.	Remove Pavement	SY	118	$15.00	$1,763
4.	7" Concrete Pavement	SY	118	$65.00	$7,641
5.	8" PVC Sanitary Sewer, SDR 35, Directionally Bored	LF	40	$85.00	$3,400
6.	8" PVC Sanitary Sewer Main, SDR 35	LF	1,157	$60.00	$69,420
7.	4" PVC Sanitary Sewer Service, SDR 26	LF	450	$50.00	$22,500
8.	48" Dia. Concrete Manhole	VF	54	$800.00	$43,200
9.	8" x 4" Wye, PVC	EA	15	$350.00	$5,250
10.	Connect to Existing Sanitary Sewer Main	EA	1	$1,000.00	$1,000
				Total Opinion of Construction Cost - Group D	**$161,174**
GROUP E - WATER MAIN					
1.	Mobilization	LS	1	$5,000.00	$5,000
2.	Bonding and Insurance	LS	1	$1,000.00	$1,000
3.	6" PVC Water Main, DR 18	LF	1278	$60.00	$76,680
4.	6" Gate Valve and Box, MJ	EA	3	$2,000.00	$6,000
5.	6" 22.5° Bend, MJ	EA	4	$750.00	$3,000
6.	6" x 6" x 6" Tee, MJ	EA	2	$750.00	$1,500
7.	6" Fire Hydrant Assembly	EA	2	$9,000.00	$18,000
8.	Connect to Existing Water Main	EA	1	$2,000.00	$2,000
				Total Opinion of Construction Cost - Group E	**$113,180**
GROUP F - APARTMENT ROADWAY					
1.	Mobilization	LS	1	$6,000.00	$6,000
2.	Bonding and Insurance	LS	1	$1,000.00	$1,000
3.	Temporary Traffic Control Measures	LS	1	$1,000.00	$1,000
4.	Subgrade Preparation	SY	2,119	$3.00	$6,358
5.	7" Concrete Pavement	SY	2,119	$65.00	$137,757
6.	Install Stop Sign with Street Sign and Post	EA	1	$400.00	$400
				Total Opinion of Construction Cost - Group F	**$152,515**
				Construction Subtotal - All Groups	$1,077,408
				Contingency 20%	$215,490
				CONCEPT A - Total Opinion of Construction Cost - All Groups	**$1,292,898**

JEO Consulting Group Inc.'s (JEO) Opinions of Probable Cost provided for herein are to be made on the basis of JEO's experience and qualifications and represent JEO's best judgment. However, since JEO has no control over the cost of labor, materials, equipment, or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, JEO cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from Opinions of Probable Cost prepared by JEO.

ENGINEER'S CONCEPTUAL OPINION OF PROBABLE COST
Project Name: Madison CRA Residential Development Plan
Project Location: Madison, Nebraska
JEO Project No. 251996.00

Date Prepared:
March 10, 2026

ESTIMATE OF QUANTITIES

Item #	Description	Unit	Quantity	Unit Price	Total
CONCEPT B - INFRASTRUCTURE IMPROVEMENTS					
GROUP A - GRADING AND EROSION CONTROL					
1.	Mobilization	LS	1	$6,000.00	$6,000
2.	Bonding and Insurance	LS	1	$1,000.00	$1,000
3.	Construction Entrance	EA	1	$3,000.00	$3,000
4.	Site Grading	CY	35,000	$3.00	$105,000
5.	Stripping and Topsoiling	CY	6,000	$3.00	$18,000
6.	Seeding, Fertilizer and Mulch	ACRE	5.7	$1,250.00	$7,063
				Total Opinion of Construction Cost - Group A	**$140,063**
GROUP B - ROADWAY					
1.	Mobilization	LS	1	$15,000.00	$15,000
2.	Bonding and Insurance	LS	1	$3,000.00	$3,000
3.	Temporary Traffic Control Measures	LS	1	$1,000.00	$1,000
4.	Subgrade Preparation	SY	4,949	$3.00	$14,847
5.	7" Concrete Pavement	SY	4,949	$65.00	$321,678
6.	Install Stop Sign with Street Sign and Post	EA	4	$400.00	$1,600
				Total Opinion of Construction Cost - Group B	**$357,124**
GROUP C - STORM SEWER					
1.	Mobilization	LS	1	$7,000.00	$7,000
2.	Bonding and Insurance	LS	1	$1,500.00	$1,500
3.	18" RCP, Class III	LF	911	$75.00	$68,325
4.	18" RCP Flared End Section	EA	3	$1,000.00	$3,000
5.	Curb Inlet (y=12')	EA	10	$8,000.00	$80,000
				Total Opinion of Construction Cost - Group C	**$159,825**
GROUP D - SANITARY SEWER					
1.	Mobilization	LS	1	$6,000.00	$6,000
2.	Bonding and Insurance	LS	1	$1,000.00	$1,000
3.	Remove Pavement	SY	118	$15.00	$1,763
4.	7" Concrete Pavement	SY	118	$65.00	$7,641
5.	8" PVC Sanitary Sewer, SDR 35, Directionally Bored	LF	40	$85.00	$3,400
6.	8" PVC Sanitary Sewer Main, SDR 35	LF	1,159	$60.00	$69,540
7.	4" PVC Sanitary Sewer Service, SDR 26	LF	450	$50.00	$22,500
8.	48" Dia. Concrete Manhole	VF	54	$800.00	$43,200
9.	8" x 4" Wye, PVC	EA	15	$350.00	$5,250
10.	Connect to Existing Sanitary Sewer Main	EA	1	$1,000.00	$1,000
				Total Opinion of Construction Cost - Group D	**$161,294**
GROUP E - WATER MAIN					
1.	Mobilization	LS	1	$5,000.00	$5,000
2.	Bonding and Insurance	LS	1	$1,000.00	$1,000
3.	6" PVC Water Main, DR 18	LF	1283	$60.00	$76,980
4.	6" Gate Valve and Box, MJ	EA	3	$2,000.00	$6,000
5.	6" 22.5° Bend, MJ	EA	4	$750.00	$3,000
6.	6" x 6" x 6" Tee, MJ	EA	2	$750.00	$1,500
7.	6" Fire Hydrant Assembly	EA	2	$9,000.00	$18,000
8.	Connect to Existing Water Main	EA	1	$2,000.00	$2,000
				Total Opinion of Construction Cost - Group E	**$113,480**
GROUP F - APARTMENT ROADWAY					
1.	Mobilization	LS	1	$6,000.00	$6,000
2.	Bonding and Insurance	LS	1	$1,000.00	$1,000
3.	Temporary Traffic Control Measures	LS	1	$1,000.00	$1,000
4.	Subgrade Preparation	SY	2,035	$3.00	$6,104
5.	7" Concrete Pavement	SY	2,035	$65.00	$132,261
6.	Install Stop Sign with Street Sign and Post	EA	1	$400.00	$400
				Total Opinion of Construction Cost - Group F	**$146,765**
				Construction Subtotal - All Groups	$1,078,551
				Contingency 20%	$215,720
				CONCEPT B - Total Opinion of Construction Cost - All Groups	**$1,294,271**

JEO Consulting Group Inc.'s (JEO) Opinions of Probable Cost provided for herein are to be made on the basis of JEO's experience and qualifications and represent JEO's best judgment. However, since JEO has no control over the cost of labor, materials, equipment, or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, JEO cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from Opinions of Probable Cost prepared by JEO.

ENGINEER'S CONCEPTUAL OPINION OF PROBABLE COST
Project Name: Madison CRA Residential Development Plan
Project Location: Madison, Nebraska
JEO Project No. 251996.00

Date Prepared:
March 10, 2026

ESTIMATE OF QUANTITIES

Item #	Description	Unit	Quantity	Unit Price	Total
CONCEPT C - INFRASTRUCTURE IMPROVEMENTS					
GROUP A - GRADING AND EROSION CONTROL					
1.	Mobilization	LS	1	$6,000.00	$6,000
2.	Bonding and Insurance	LS	1	$1,000.00	$1,000
3.	Construction Entrance	EA	1	$3,000.00	$3,000
4.	Site Grading	CY	35,000	$3.00	$105,000
5.	Stripping and Topsoiling	CY	6,000	$3.00	$18,000
6.	Seeding, Fertilizer and Mulch	ACRE	5.4	$1,250.00	$6,750
				Total Opinion of Construction Cost - Group A	**$139,750**
GROUP B - ROADWAY					
1.	Mobilization	LS	1	$15,000.00	$15,000
2.	Bonding and Insurance	LS	1	$3,500.00	$3,500
3.	Temporary Traffic Control Measures	LS	1	$1,000.00	$1,000
4.	Subgrade Preparation	SY	4,996	$3.00	$14,987
5.	7" Concrete Pavement	SY	4,996	$65.00	$324,711
6.	Install Stop Sign with Street Sign and Post	EA	3	$400.00	$1,200
				Total Opinion of Construction Cost - Group B	**$360,398**
GROUP C - STORM SEWER					
1.	Mobilization	LS	1	$7,000.00	$7,000
2.	Bonding and Insurance	LS	1	$1,500.00	$1,500
3.	18" RCP, Class III	LF	911	$75.00	$68,325
4.	18" RCP Flared End Section	EA	3	$1,000.00	$3,000
5.	Curb Inlet (y=12')	EA	10	$8,000.00	$80,000
				Total Opinion of Construction Cost - Group C	**$159,825**
GROUP D - SANITARY SEWER					
1.	Mobilization	LS	1	$6,000.00	$6,000
2.	Bonding and Insurance	LS	1	$1,500.00	$1,500
3.	Remove Pavement	SY	118	$15.00	$1,763
4.	7" Concrete Pavement	SY	118	$65.00	$7,641
5.	8" PVC Sanitary Sewer, SDR 35, Directionally Bored	LF	40	$85.00	$3,400
6.	8" PVC Sanitary Sewer Main, SDR 35	LF	1,155	$60.00	$69,300
7.	4" PVC Sanitary Sewer Service, SDR 26	LF	270	$50.00	$13,500
8.	48" Dia. Concrete Manhole	VF	54	$800.00	$43,200
9.	8" x 4" Wye, PVC	EA	9	$350.00	$3,150
10.	Connect to Existing Sanitary Sewer Main	EA	1	$1,000.00	$1,000
				Total Opinion of Construction Cost - Group D	**$150,454**
GROUP E - WATER MAIN					
1.	Mobilization	LS	1	$5,000.00	$5,000
2.	Bonding and Insurance	LS	1	$1,000.00	$1,000
3.	6" PVC Water Main, DR 18	LF	1278	$60.00	$76,680
4.	6" Gate Valve and Box, MJ	EA	3	$2,000.00	$6,000
5.	6" 22.5° Bend, MJ	EA	4	$750.00	$3,000
6.	6" x 6" x 6" Tee, MJ	EA	2	$750.00	$1,500
7.	6" Fire Hydrant Assembly	EA	2	$9,000.00	$18,000
8.	Connect to Existing Water Main	EA	1	$2,000.00	$2,000
				Total Opinion of Construction Cost - Group E	**$113,180**
GROUP F- APARTMENT ROADWAY					
1.	Mobilization	LS	1	$11,000.00	$11,000
2.	Bonding and Insurance	LS	1	$2,500.00	$2,500
3.	Temporary Traffic Control Measures	LS	1	$1,000.00	$1,000
4.	Subgrade Preparation	SY	3,121	$3.00	$9,364
5.	7" Concrete Pavement	SY	3,121	$65.00	$202,887
6.	Install Stop Sign with Street Sign and Post	EA	1	$400.00	$400
				Total Opinion of Construction Cost - Group F	**$227,151**
				Construction Subtotal - All Groups	$1,150,758
				Contingency 20%	$230,160
				CONCEPT C - Total Opinion of Construction Cost - All Groups	**$1,380,918**

JEO Consulting Group Inc.'s (JEO) Opinions of Probable Cost provided for herein are to be made on the basis of JEO's experience and qualifications and represent JEO's best judgment. However, since JEO has no control over the cost of labor, materials, equipment, or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, JEO cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from Opinions of Probable Cost prepared by JEO.

ENGINEER'S CONCEPTUAL OPINION OF PROBABLE COST
Project Name: Madison CRA Residential Development Plan
Project Location: Madison, Nebraska
JEO Project No. 251996.00

Date Prepared:
March 10, 2026

ESTIMATE OF QUANTITIES

Item #	Description	Unit	Quantity	Unit Price	Total
CONCEPT D - INFRASTRUCTURE IMPROVEMENTS					
GROUP A - GRADING AND EROSION CONTROL					
1.	Mobilization	LS	1	$6,000.00	$6,000
2.	Bonding and Insurance	LS	1	$1,500.00	$1,500
3.	Construction Entrance	EA	1	$3,000.00	$3,000
4.	Site Grading	CY	35,000	$3.00	$105,000
5.	Stripping and Topsoiling	CY	6,000	$3.00	$18,000
6.	Seeding, Fertilizer and Mulch	ACRE	5.8	$1,250.00	$7,188
				Total Opinion of Construction Cost - Group A	**$140,688**
GROUP B - ROADWAY					
1.	Mobilization	LS	1	$15,000.00	$15,000
2.	Bonding and Insurance	LS	1	$3,000.00	$3,000
3.	Temporary Traffic Control Measures	LS	1	$1,000.00	$1,000
4.	Subgrade Preparation	SY	4,877	$3.00	$14,632
5.	7" Concrete Pavement	SY	4,877	$65.00	$317,019
6.	Install Stop Sign with Street Sign and Post	EA	4	$400.00	$1,600
				Total Opinion of Construction Cost - Group B	**$352,251**
GROUP C - STORM SEWER					
1.	Mobilization	LS	1	$6,000.00	$6,000
2.	Bonding and Insurance	LS	1	$1,500.00	$1,500
3.	18" RCP, Class III	LF	908	$75.00	$68,100
4.	18" RCP Flared End Section	EA	3	$1,000.00	$3,000
5.	Curb Inlet (y=12')	EA	10	$8,000.00	$80,000
				Total Opinion of Construction Cost - Group C	**$158,600**
GROUP D - SANITARY SEWER					
1.	Mobilization	LS	1	$7,500.00	$7,500
2.	Bonding and Insurance	LS	1	$1,500.00	$1,500
3.	Remove Pavement	SY	118	$15.00	$1,763
4.	7" Concrete Pavement	SY	118	$65.00	$7,641
5.	8" PVC Sanitary Sewer, SDR 35, Directionally Bored	LF	40	$85.00	$3,400
6.	8" PVC Sanitary Sewer Main, SDR 35	LF	1,306	$60.00	$78,360
7.	4" PVC Sanitary Sewer Service, SDR 26	LF	450	$50.00	$22,500
8.	48" Dia. Concrete Manhole	VF	54	$800.00	$43,200
9.	8" x 4" Wye, PVC	EA	15	$350.00	$5,250
10.	Connect to Existing Sanitary Sewer Main	EA	1	$1,000.00	$1,000
				Total Opinion of Construction Cost - Group D	**$172,114**
GROUP E - WATER MAIN					
1.	Mobilization	LS	1	$5,000.00	$5,000
2.	Bonding and Insurance	LS	1	$1,000.00	$1,000
3.	6" PVC Water Main, DR 18	LF	1278	$60.00	$76,680
4.	6" Gate Valve and Box, MJ	EA	3	$2,000.00	$6,000
5.	6" 22.5° Bend, MJ	EA	4	$750.00	$3,000
6.	6" x 6" x 6" Tee, MJ	EA	2	$750.00	$1,500
7.	6" Fire Hydrant Assembly	EA	2	$9,000.00	$18,000
8.	Connect to Existing Water Main	EA	1	$2,000.00	$2,000
				Total Opinion of Construction Cost - Group E	**$113,180**
GROUP F - APARTMENT ROADWAY					
1.	Mobilization	LS	1	$9,000.00	$9,000
2.	Bonding and Insurance	LS	1	$2,000.00	$2,000
3.	Temporary Traffic Control Measures	LS	1	$1,000.00	$1,000
4.	Subgrade Preparation	SY	2,931	$3.00	$8,794
5.	7" Concrete Pavement	SY	2,931	$65.00	$190,537
6.	Install Stop Sign with Street Sign and Post	EA	2	$400.00	$800
				Total Opinion of Construction Cost - Group D	**$212,131**
				Construction Subtotal - All Groups	$1,148,964
				Contingency 20%	$229,800
				CONCEPT D - Total Opinion of Construction Cost - All Groups	**$1,378,764**

JEO Consulting Group Inc.'s (JEO) Opinions of Probable Cost provided for herein are to be made on the basis of JEO's experience and qualifications and represent JEO's best judgment. However, since JEO has no control over the cost of labor, materials, equipment, or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, JEO cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from Opinions of Probable Cost prepared by JEO.

ENGINEER'S CONCEPTUAL OPINION OF PROBABLE COST
Project Name: Madison CRA Residential Development Plan
Project Location: Madison, Nebraska
JEO Project No. 251996.00

Date Prepared:
March 10, 2026

ESTIMATE OF QUANTITIES

Item #	Description	Unit	Quantity	Unit Price	Total
CONCEPT E - INFRASTRUCTURE IMPROVEMENTS					
GROUP A - GRADING AND EROSION CONTROL					
1.	Mobilization	LS	1	$6,000.00	$6,000
2.	Bonding and Insurance	LS	1	$1,500.00	$1,500
3.	Construction Entrance	EA	1	$3,000.00	$3,000
4.	Site Grading	CY	35,000	$3.00	$105,000
5.	Stripping and Topsoiling	CY	6,000	$3.00	$18,000
6.	Seeding, Fertilizer and Mulch	ACRE	5.8	$1,250.00	$7,188
				Total Opinion of Construction Cost - Group A	**$140,688**
GROUP B - ROADWAY					
1.	Mobilization	LS	1	$15,000.00	$15,000
2.	Bonding and Insurance	LS	1	$3,000.00	$3,000
3.	Temporary Traffic Control Measures	LS	1	$1,000.00	$1,000
4.	Subgrade Preparation	SY	4,817	$3.00	$14,450
5.	7" Concrete Pavement	SY	4,817	$65.00	$313,083
6.	Install Stop Sign with Street Sign and Post	EA	4	$400.00	$1,600
				Total Opinion of Construction Cost - Group B	**$348,133**
GROUP C - STORM SEWER					
1.	Mobilization	LS	1	$6,000.00	$6,000
2.	Bonding and Insurance	LS	1	$1,500.00	$1,500
3.	18" RCP, Class III	LF	908	$75.00	$68,100
4.	18" RCP Flared End Section	EA	3	$1,000.00	$3,000
5.	Curb Inlet (y=12')	EA	10	$8,000.00	$80,000
				Total Opinion of Construction Cost - Group C	**$158,600**
GROUP D - SANITARY SEWER					
1.	Mobilization	LS	1	$7,500.00	$7,500
2.	Bonding and Insurance	LS	1	$1,500.00	$1,500
3.	Remove Pavement	SY	118	$15.00	$1,763
4.	7" Concrete Pavement	SY	118	$65.00	$7,641
5.	8" PVC Sanitary Sewer, SDR 35, Directionally Bored	LF	40	$85.00	$3,400
6.	8" PVC Sanitary Sewer Main, SDR 35	LF	1,306	$60.00	$78,360
7.	4" PVC Sanitary Sewer Service, SDR 26	LF	450	$50.00	$22,500
8.	48" Dia. Concrete Manhole	VF	54	$800.00	$43,200
9.	8" x 4" Wye, PVC	EA	15	$350.00	$5,250
10.	Connect to Existing Sanitary Sewer Main	EA	1	$1,000.00	$1,000
				Total Opinion of Construction Cost - Group D	**$172,114**
GROUP E - WATER MAIN					
1.	Mobilization	LS	1	$5,000.00	$5,000
2.	Bonding and Insurance	LS	1	$1,000.00	$1,000
3.	6" PVC Water Main, DR 18	LF	1278	$60.00	$76,680
4.	6" Gate Valve and Box, MJ	EA	3	$2,000.00	$6,000
5.	6" 22.5° Bend, MJ	EA	4	$750.00	$3,000
6.	6" x 6" x 6" Tee, MJ	EA	2	$750.00	$1,500
7.	6" Fire Hydrant Assembly	EA	2	$9,000.00	$18,000
8.	Connect to Existing Water Main	EA	1	$2,000.00	$2,000
				Total Opinion of Construction Cost - Group E	**$113,180**
GROUP F - APARTMENT ROADWAY					
1.	Mobilization	LS	1	$12,000.00	$12,000
2.	Bonding and Insurance	LS	1	$2,500.00	$2,500
3.	Temporary Traffic Control Measures	LS	1	$1,000.00	$1,000
4.	Subgrade Preparation	SY	3,862	$3.00	$11,587
5.	7" Concrete Pavement	SY	3,862	$65.00	$251,044
6.	Install Stop Sign with Street Sign and Post	EA	4	$400.00	$1,600
				Total Opinion of Construction Cost - Group F	**$279,731**
				Construction Subtotal - All Groups	$1,212,446
				Contingency 20%	$242,490
				CONCEPT E - Total Opinion of Construction Cost - All Groups	**$1,454,936**

JEO Consulting Group Inc.'s (JEO) Opinions of Probable Cost provided for herein are to be made on the basis of JEO's experience and qualifications and represent JEO's best judgment. However, since JEO has no control over the cost of labor, materials, equipment, or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, JEO cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from Opinions of Probable Cost prepared by JEO.

CRA Agenda Memo

Date: March 18, 2026

To: Community Redevelopment Authority

From: Andrew Colvin, Economic Development Director

Subject: Purchase Option Agreement (POA) Proposal

Background: The Madison CRA currently has six remaining lots for sale on South Ingram. The lots are priced at $15,000 each. Activity on home construction has been slow over the last several years, due to several factors - home construction costs, and economic realities since the COVID-19 Pandemic have all had an impact.

Discussion: Since my time starting as Economic Development Director, I have made several attempts to reach out to several organizations and developers to discuss the advantages of building in Madison; namely, the availability of shovel-ready residential lots at very affordable prices. A conversation that started with the Center for Rural Affairs has led to a potential project whereby a developer has expressed interest in acquiring all six lots from the CRA to construct single family homes. Rural Affairs has Rural Workforce Housing Funds available to be redirected to Madison. The program was designed to be an incentive for affordable workforce housing that works in the form of a revolving loan; when paid back, it is available for additional projects.

K. Herman Development would be the developer for the lots. Single-family homes would be placed on the lots. Each home would have a poured basement foundation. The homes are pre-built modular structured from Bonnavilla Homes. The homes are pre-built single family structures that meet all of the same codes and standards as a stick-built home on site – 2x6 exterior walls, attached garages, unfinished basements, and all of the finishes.

The agreement you have for discussion has the following terms:

This Agreement grants a designated Developer an exclusive option to purchase six residential lots within the Sunset Ridge Subdivision for the purpose of constructing single-family homes. The agreement is designed to support the Developer's application for **Rural Workforce Housing Funds (RWHF)**.

Key Terms & Conditions

- Property: Lots 9, 10, 11, 12, 13, and 14 of Sunset Ridge Subdivision (1010–1114 S. Ingram St.).
- Option Fee: A non-refundable $500.00 fee paid by the Developer upon execution. This fee does not apply toward the purchase price.
- Purchase Price: $10,000.00 per lot, payable in full at the time of closing for each respective lot.
- RWHF Contingency: The entire agreement is contingent upon the Developer receiving an award of Rural Workforce Housing Funds.
- If no award is received within 18 months, the agreement terminates automatically.
- The CRA retains the $500 fee regardless of the funding outcome.
- Option Period: Once funding is secured, the Developer has 18 months to exercise the option to purchase any or all of the lots.
- Closing Requirements: To close on a lot, the Developer must provide the CRA with a signed purchase order or construction contract for a home on that specific lot. Closing must occur within 30 days of this notice.

Responsibilities & Restrictions

- Use Restriction: All lots purchased must be used exclusively for single-family residential housing.
- Title & Costs: The CRA will provide a general warranty deed and pay for title insurance and documentary stamps. The Developer is responsible for recording fees and other standard buyer closing costs.
- Default: If the Developer fails to close after exercising an option, the CRA's sole remedy is to retain the portion of the option fee for that lot and terminate the agreement for that specific parcel.

Financial Consideration: The lots are currently priced at $15,000. This agreement would provide a "volume incentive" price of $10,000 for each of the six lots. Aside from the lot sale, the City of Madison would receive sales tax on all of the homes, as well as property taxes that would also go to all of the taxing entities.

Staff Recommendation: This agreement aligns with the CRA's mission to encourage residential redevelopment while protecting public assets through a non-refundable fee and a strict requirement for construction contracts prior to the transfer of deed.

PURCHASE OPTION AGREEMENT

Sunset Ridge Subdivision – Lots 9–14

City of Madison, Madison County, Nebraska

PARTIES

This Purchase Option Agreement ("Agreement") is entered into as of the _____ day of _____, 20___ ("Effective Date"), by and between:

Madison Community Redevelopment Authority, a public body corporate and politic organized under the laws of the State of Nebraska ("CRA"); and

_____, a Nebraska limited liability company ("Developer").

CRA and Developer are sometimes referred to herein individually as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, the CRA is the owner of certain real property located in the City of Madison, Madison County, Nebraska, legally described as Lots 9 through 14, Sunset Ridge Subdivision, with street addresses at 1010, 1014, 1102, 1106, 1110, and 1114 South Ingram Street (individually a "Lot" and collectively the "Property"); and

WHEREAS, the CRA desires to encourage residential construction and community redevelopment on the Property; and

WHEREAS, Developer desires to acquire an option to purchase the Lots for the purpose of constructing single-family residential homes thereon, and the Parties intend this Agreement to support Developer's application for Rural Workforce Housing Funds in connection with the Project; and

WHEREAS, this Agreement and the obligations of the Parties hereunder are expressly contingent upon the award of Rural Workforce Housing Funds for the Project, as more fully set forth in Section 3 below;

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. PROPERTY DESCRIPTION

The Property subject to this Agreement consists of six (6) residential lots in the Sunset Ridge Subdivision, City of Madison, Madison County, Nebraska, legally described as Lots 9, 10, 11, 12, 13, and 14 of said subdivision, as platted and recorded in the office of the Register of Deeds of Madison County, Nebraska. The Lots and their respective street addresses are:

Lot 14: 1010 South Ingram Street

Lot 13: 1014 South Ingram Street

Lot 12: 1102 South Ingram Street

Lot 11: 1106 South Ingram Street

Lot 10: 1110 South Ingram Street

Lot 9: 1114 South Ingram Street

2. OPTION CONSIDERATION

In consideration for the CRA granting this option, Developer shall pay to CRA a non-refundable option fee of Five Hundred Dollars ($500.00) (the “Option Fee”), payable in full upon execution of this Agreement. The Option Fee is non-refundable under all circumstances, including if Developer elects not to exercise the option in whole or in part, or if this Agreement is terminated pursuant to Section 3. The Option Fee shall not be credited toward the Purchase Price of any Lot.

3. CONTINGENCY – RURAL WORKFORCE HOUSING FUNDS

(a) This Agreement and all obligations of the Parties hereunder, including the option rights granted to Developer in Section 4, are expressly contingent upon Developer receiving a formal award of Rural Workforce Housing Funds ("RWHF Award") from the applicable state or administering agency for the residential development project contemplated by this Agreement (the "Project").

(b) Developer shall diligently pursue and apply for the RWHF Award and shall promptly notify CRA in writing upon receipt of the RWHF Award or upon receipt of any notice of denial or ineligibility.

(c) If Developer has not received a RWHF Award on or before the date that is eighteen (18) months from the Effective Date, or if Developer receives written notice that the RWHF Award has been denied, this Agreement shall automatically terminate and be of no further force or effect, and neither Party shall have any further obligation to the other, except that the Option Fee shall be retained by CRA as provided in Section 2.

(d) Upon Developer's receipt of the RWHF Award, Developer shall deliver written notice thereof to CRA within five (5) business days, and the Option Period described in Section 4 shall commence as of the date of such notice (the "Option Commencement Date"), unless the Parties agree in writing to a different commencement date.

4. OPTION PERIOD

Subject to satisfaction of the contingency set forth in Section 3, Developer shall have the exclusive right and option to purchase any or all of the Lots, individually or in any combination, at any time during a period of eighteen (18) months commencing on the Option Commencement Date and expiring at 5:00 p.m. Central Time on the date that is eighteen (18) months thereafter (the “Option Period”), unless sooner terminated in accordance with the terms hereof. Closing on individual Lots

may occur at different times throughout the Option Period as provided in Section 6. The Option Period may be extended beyond eighteen (18) months upon the mutual written agreement of both Parties, executed prior to expiration of the then-current Option Period.

5. PURCHASE PRICE

The purchase price for each Lot shall be Ten Thousand Dollars ($10,000.00) per Lot (the "Purchase Price"), payable in full at closing on each respective Lot.

6. EXERCISE OF OPTION AND CLOSING

(a) Developer may exercise its option to purchase any number of Lots, in any combination, at any time during the Option Period by delivering written notice to CRA (an "Exercise Notice") identifying the specific Lot(s) to be purchased.

(b) Closing on each exercised Lot shall occur upon Developer providing to CRA a purchase order or construction contract for the construction of a home or homes on the applicable Lot(s). Developer shall deliver a copy of such purchase order or construction contract to CRA concurrently with or promptly following the Exercise Notice, and closing shall occur within thirty (30) days thereafter, unless the Parties mutually agree in writing to an alternate closing date.

(c) The option as to any Lot not included in a timely Exercise Notice shall automatically expire upon expiration of the Option Period and shall be of no further force or effect.

7. TITLE AND CLOSING

(a) At closing, CRA shall convey each purchased Lot to Developer by general warranty deed, free and clear of all liens and encumbrances, except for easements, restrictions, and covenants of record, real property taxes for the current year (to be prorated), and other matters acceptable to Developer.

(b) CRA shall provide Developer with a commitment for title insurance issued by a title company acceptable to Developer, evidencing marketable title to each Lot.

(c) CRA shall pay the cost of the title commitment and any documentary transfer taxes; Developer shall pay recording fees and other customary buyer closing costs.

(d) Real estate taxes and special assessments shall be prorated as of the date of closing.

8. USE RESTRICTION

Each Lot purchased pursuant to this Agreement shall be used solely for the construction of single-family residential housing.

9. DEFAULT

(a) Developer Default. If Developer fails to close on any Lot within the required time after delivering an Exercise Notice, CRA's sole remedy shall be to retain the Option Fee attributable to such Lot, and this Agreement shall terminate as to the defaulted Lot(s).

(b) CRA Default. If CRA fails to convey title to any Lot upon proper exercise of the option and tender of the Purchase Price, Developer may: (i) terminate this Agreement as to such Lot; or (ii) seek specific performance of this Agreement.

10. ASSIGNMENT

Developer may not assign this Agreement or any interest herein without the prior written consent of CRA, which consent shall not be unreasonably withheld, conditioned, or delayed. Any permitted assignment shall not release Developer from its obligations hereunder unless expressly agreed in writing by CRA.

11. GENERAL PROVISIONS

(a) Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Nebraska. Any dispute arising hereunder shall be resolved in the courts of Madison County, Nebraska.

(b) Entire Agreement. This Agreement constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes all prior negotiations, representations, and agreements, whether oral or written.

(c) Amendments. This Agreement may not be amended or modified except by a written instrument signed by authorized representatives of both Parties.

(d) Notices. All notices shall be in writing and delivered by hand, certified mail (return receipt requested), or overnight courier to:

CRA:

Madison Community Redevelopment Authority

[Address], Madison, Nebraska [Zip]

Attention: [Name/Title]

Developer:

_____

[Address], [City], Nebraska [Zip]

Attention: [Name/Title]

(e) Severability. If any provision of this Agreement is held invalid or unenforceable, the remaining provisions shall continue in full force and effect.

(f) Counterparts. This Agreement may be executed in one or more counterparts, including by electronic signature, each deemed an original and all together constituting one instrument.

(g) Recording. This Agreement, or a memorandum thereof, may be recorded in the real property records of Madison County, Nebraska at the election of either Party.

(h) Authority. Each Party represents that it has full legal authority to enter into this Agreement and that the person signing on its behalf is duly authorized to do so.

SIGNATURES

IN WITNESS WHEREOF, the Parties have executed this Purchase Option Agreement as of the date first written above.

MADISON COMMUNITY REDEVELOPMENT AUTHORITY

By: _____
Name: _____
Title: _____
Date: _____

_____

By: _____
Name: _____
Title: _____
Date: _____

STATE OF NEBRASKA)
) ss.
COUNTY OF MADISON)

The foregoing instrument was acknowledged before me this _____ day of _____, 20___, by _____, as _____ of Madison Community Redevelopment Authority, on behalf of said authority.

Notary Public: _____
My Commission Expires: _____

STATE OF NEBRASKA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20___, by _____, as _____ of _____ Development LLC, on behalf of said limited liability company.

Notary Public: _____
My Commission Expires: _____