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

Community Redevelopment Authority
Agenda

August 20th, 2026

ACKNOWLEDGEMENT OF OPEN MEETINGS ACT

ROLL CALL

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

1. April 13th, 2026 Meeting Minutes
2. Treasurer's Report
3. Claims

PUBLIC HEARINGS AND RELATED ACTION

REGULAR AGENDA

1. Discussion/Action on an exception to the Covenants for Horizon View Subdivision, to allow the purchase of an adjacent lot without a proposed structure.
2. Discussion/Action on Reinstatement of the Horizon View Homeowners Association.

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

April 13, 2026 Meeting Minutes

The Madison Community Redevelopment Authority was called to order on March 13, 2026 at 5:52 PM in the Council Chambers. Members present: Mora, Knight, and Jones; absent: Osnes and 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 March 18, 2026, the Treasurer's Report, and claims. Discussion was held regarding a billing discrepancy with JEO; staff will follow up for clarification and present updated information at the May meeting.

A motion to approve the consent agenda was made by Knight and seconded by Mora. The motion carried unanimously with all members voting yes.

Purchase Option Agreement – Horizon Phase II

Staff presented a proposed one-year option agreement for approximately 7.7 acres related to Horizon Phase II. The option is necessary for a Low-Income Housing Tax Credit application for a proposed senior housing development. The purchase price is $77,000. Staff noted the application timeline and potential outcomes.

A motion to approve the purchase agreement and authorize Jones to sign was made by Knight and seconded by Mora. The motion carried unanimously with all members voting yes.

Payment to Nebraska Realty

The Board discussed issuing payment to Nebraska Realty to fulfill contractual commission obligations related to the sale of CRA-owned lots on South Ingram. Payment will be issued per lot closing, not to exceed $3,000 in total.

A motion to authorize payment to Nebraska Realty in an amount not to exceed $3,000, payable as lots close was made by Knight and seconded by Mora. The motion carried unanimously with all members voting yes.

.Economic Development Report

Andy provided updates on potential expansion discussions with Thermal Design and reported the City of Madison was awarded a $15,000 Civic and Community Center Financing Fund planning grant, with a $15,000 local match, for planning related to the Children's Learning Center and library.

The meeting adjourned at 6:15 PM. The next meeting is scheduled for January 14, 2026.

TREASURER'S REPORT

07/31/26	*Begin Balance*	*Disbursed*	*Received*	*End Balance*
CRA - TIF Funds	$ 2,881.92	(2,828.08)	$0.58	$ 54.42
CRA - Operations	$ 8,491.82	0.00	$499.61	$ 8,991.43
CRA - Land Purchase	$ 22,874.23	0.00	$50.51	$ 22,924.74