

**VILLAGE OF WATERLOO
RESOLUTION NO. 07-14-20-06**

WHEREAS, the Village of Waterloo acting as the Community Development Agency of the Village of Waterloo, Nebraska (the "Agency") and Homes at River Road, LLC (the "Developer") previously entered into a Redevelopment Contract dated January 14, 2004, and amendments dated February 9, 2005; July 17, 2006; July 9, 2007; June 23, 2008; July 16, 2009; November 8, 2011; December 13, 2011; July 30, 2013; July 8, 2014; July 14, 2015; June 28, 2016; July 25, 2017; July 17, 2018; August 21, 2018; and July 9, 2019 (together, the "Redevelopment Contract") to develop the Project; and,

WHEREAS, the Agency and the Developer desire that the Redevelopment Contract be amended and assigned to extend the right of the Developer to pledge the remaining unpledged lots in the Project Area for purposes of dividing *ad valorem* real estate taxes pursuant to § 18-2147 of the Revised Statutes of Nebraska and upon the fulfillment of certain conditions.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF WATERLOO, NEBRASKA, AS FOLLOWS:

THAT, the Amended Redevelopment Contract between Community Development Agency of the Village of Waterloo, Nebraska (the "Agency") and Homes at River Road, LLC (the "Developer") is hereby approved.

PASSED THIS 17 DAY OF July, 2020

ATTEST:

Melissa Johnson
Melissa Johnson
Village Clerk



Travis Harlow
Travis Harlow
Chairperson

AMENDED REDEVELOPMENT CONTRACT

This Amended Redevelopment Contract is made and entered into on this 14 day of July, 2020 between Community Development Agency of the Village of Waterloo, Nebraska (the "Agency") and Homes at River Road, LLC (the "Developer").

WITNESSETH:

WHEREAS, the Agency is a duly organized and existing Community Development Agency, a body politic and corporate under the laws of the State of Nebraska, with lawful power and authority to enter into the Amended Redevelopment Contract pursuant to Sections 18-2101 to 18-2154 Reissue Revised Statutes of Nebraska (collectively, the "Act"); and,

WHEREAS, the Agency and the Developer previously entered into a Redevelopment Contract dated January 14, 2004, and subsequent amendments thereto dated February 9, 2005; July 17, 2006; July 9, 2007; June 23, 2008; July 16, 2009; November 8, 2011; December 13, 2011, July 30, 2013, July 7, 2014, July 15, 2015, June 28, 2016, July 25, 2017, July 17, 2018, August 21, 2018, and July 9, 2019 (collectively, the "Redevelopment Contract") to redevelop the Redevelopment Area; and

WHEREAS, the Agency and the Developer desire that the Redevelopment Contract be amended to pledge additional lots in the Redevelopment Area for the purpose of dividing taxes pursuant to § 18-2147 of the Act.

NOW, THEREFORE, in consideration of the promises, covenants, and agreements herein set forth, the Agency and the Developer do hereby amend the Redevelopment Contract as follows:

1. The Agency and the Developer hereby amend the Redevelopment Contract by adding lots, legally described in Exhibit A, attached hereto and made a part hereof, to the Redevelopment Project; and, further providing that the *ad valorem* real estate taxes for the benefit of any public body on such additional lots be divided for a period of fifteen years as provided in § 18-2147 of the Act, with an effective date of January 1, 2019. The Agency hereby pledges such excess *ad valorem* real estate taxes available to the Agency for the fifteen-year period as security and payment for the Series A and B Bonds issued by the Agency on January 15, 2004.
2. The provisions of the Redevelopment Contract, not in conflict with the above provision, shall remain in full force and effect.

IN WITNESS WHEREOF, Developer and Agency have signed this Amended Redevelopment Contract effective at the date and year first above written.

**Homes at River Road, LLC (“Developer”)
First State Bank, vacant lot owner**

BY: Grant Pedersen
ITS: Exec. Vice Pres.

**Community Development Agency of the
Village of Waterloo, Nebraska (“Agency”)**

BY: Travis Haydon
ITS: Chairperson

ATTEST:

Melissa Johnson
Secretary/Clerk

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 14 day of July, 2020, before me, a notary public in and for said county and state, personally came Grant Pedersen, Exec vice Pres. of First State Bank a Nebraska corporation, known to me to be the identical person who signed the foregoing instrument and acknowledged the execution thereof to be the voluntary act and deed of said corporation.

WITNESS my hand and notarial seal at Omaha, in said county and state, the day and year last above written.



Meagan Pruitt
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 14 day of July, 2020, before me, a notary public in and for said county and state, personally came Travis Harlow, Chairperson of Community Development Agency of the Village of Waterloo, Nebraska, a Nebraska public body, known to me to be the identical person who signed the foregoing instrument and acknowledged the execution thereof to be the voluntary act and deed of said Agency.

WITNESS my hand and notarial seal at Omaha, in said county and state, the day and year last above written.



Meagan Pruitt
Notary Public

EXHIBIT A

DESCRIPTION OF PREMISES

(Amended Project Area approved July 14, 2020)

Lots 62, 63, 94, 99, 102 of Homes at River Road, 1st Addition, a subdivision to the Village of Waterloo, as platted and recorded in Douglas County, Nebraska;

Rescind certification and recertify Lots 78, 93, 98 of Homes at River Road, 1st Addition, a subdivision to the Village of Waterloo, as platted and recorded in Douglas County, Nebraska recorded in 2009 TIF# 1538;