City of Bennington
Community Development Agency Meeting Agenda
Monday, May 11, 2026; 6:00 P.M.
City Office, 15505 Warehouse Street
Bennington, NE
402-238-2375

1. Call to Order - Roll Call – Open Meetings Act

2. Approval of August 25, 2025 Community Development Agency Meeting Minutes
   A. Motion

3. Public Comments on any Agenda Item

4. Proposed Amended Redevelopment Project pursuant to the Nebraska Community Development Law which involves partial funding known as Tax Increment Financing, by BPW Smart Development, LLC on Lots 1 of the Bennington Park Plaza Subdivision, City of Bennington, generally located east of North 160th Street and north of North fourth Street, Bennington Nebraska
   A. Presentation, Staff and Applicant

5. Resolution No. CDA 2026-1 of the Community Development Agency Recommending Approval of the Amended Redevelopment Plan for the Prairie Ridge Townhomes Redevelopment Project to the Bennington City Council
   A. Motion

6. Adjourn

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1. Call to Order - Roll Call – Open Meetings Act

2. Approval of Consent Agenda
    A. April 13, 2026 City Council Meeting Minutes
    B. April 2026 Bills Paid
    C. Keno Receipts: April 8.75%: $8,558.69
    D. Water Safety Week Proclamation – May 16-22, 2026
    E. JEO Consulting Invoices for:
        i. General Engineering Invoice No. 173081 totaling $4,175.00
        ii. Public Works Building Invoice No. 172913 totaling $2,015.75
        iii. Sanitary Sewer Improvements Invoice No. 173378 totaling $640.00
        iv. Bennington Road Bridge Repair Invoice No. 173217 totaling $1,812.50
            a. Motion

3. Proposed Amended Redevelopment Project pursuant to the Nebraska Community Development Law which involves partial funding known as Tax Increment Financing, by BPW Smart Development, LLC on Lots 1 of the Bennington Park Plaza Subdivision, City of Bennington, generally located east of North 160th Street and north of North fourth Street, Bennington Nebraska
    A. Applicant and Staff Reports
    B. Public Hearing
    C. Resolution No. 2026-04 Approval of the Amended Redevelopment Plan for the Prairie Ridge Townhomes Redevelopment Project
        i. Motion to Approve

4. Street Closure and Event Application
    A. Douglas County Farm Bureau Tractor Show – Rob Gottsch
        i. Saturday August 15 from 7 a.m. to 1:00 p.m. on Warehouse Street from 156th Street to Molley Street
            a. Motion

B. Bennington Daze – Nicki Byars
    i. Beer Garden and Dance on Saturday June 6 from 6 a.m. to Sunday June 7 at 1 a.m. on South Second Street from Molley to Stark Streets
    ii. Parade on Saturday June 6 from 10 a.m. to 12:30 p.m. on Bennington Road from 168th to 156th Street and south to the Papio Creek Bridge
        a. Motion

C. Bennington Chamber and Community Foundation Farmer's Market 2026 – Nikki Thomsen
    i. Bennington Daze Closure on Saturday June 6 from 7 a.m. to 2:30 p.m. on Warehouse Street from 156th Street to Stark Street and South Second Street from Molley Street to Stark Street
    ii. Remaining Markets on Saturdays from 7 a.m. to 12:30 p.m. on Warehouse Street from 156th Street to South Second Street ending at Stark Street
        a. Motion

5. Special Designated Liquor License and Street Closure Applications – Bennington Daze
    A. Bennington Jaycees, Pfeifler
    12 p.m. – Saturday, June 6 to 2 a.m. – Sunday, June 7
    B. JDUB's Hangout, West
    12 p.m. Saturday, June 7 to 12 a.m. - Sunday, June 8
    C. Stumble Inn, Neiman
    4 p.m. Saturday, June 7 to 12 a.m. – Sunday, June 8
    D. Monolithic Brewing Company, Hartung
    11 a.m. – Saturday June 6 to 2 a.m. – Sunday June 7
    E. The Warehouse, Nelson
    11 a.m. to 6 p.m. – Saturday, June 1
        i. Motion to Approve

6. Annual Report on the Bennington ASIP Program

7. Library Report

8. Police Report

9. Public Works Report

10. Office Report

11. Project Tracker

12. Public Comments – This is the proper time for public comments on any topic or matter which is not on the agenda.

13. Adjourn

Anyone desiring to speak on an agenda item that involves a public hearing is invited to do so. All those who wish to address the Council during such a public hearing should stand, state your name and address and limit yourself to three minutes. Anyone desiring to speak for a longer period of time should make arrangements with the City Clerk prior to the meeting. This procedure will assure that everyone will be heard by the Council for those agenda items that involve a public hearing. Individuals requiring physical or sensory accommodations should contact the City Clerk at 402-238-2375. Thank you. Clint Adams, Mayor