City of Bennington
Community Development Agency Meeting Agenda
Monday, November 9, 2026; 6:00 P.M.
City Office, 15505 Warehouse St.
Bennington, NE
402-238-2375

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

2. Approval of October 13, 2026 Community Development Agency Meeting Minutes
   A. Motion

3. Public Comments on any Agenda Item

4. Proposed Amendment to the Redevelopment Contract with Bennington Capital Growth, LLC for The Haven at Bennington Redevelopment Project
   A. Staff and Redeveloper Comments

5. Resolution No. CDA 2026-4 of the Community Development Agency Approving the Amendment to Redevelopment Contract (Amendment No. 1) involving the Redevelopment Contract dated August 25, 2025 for The Haven at Bennington Redevelopment Project
   A. Motion

6. Adjourn

City of Bennington
Community Development Agency Meeting Minutes
Tuesday, October 13, 2026; 6:00 P.M.
City Office, 15505 Warehouse St.
Bennington, NE
402-238-2375

Call to Order – Roll Call – Open Meetings Act
Chairman Clint Adams called the Community Development Agency meeting to order at 6:00 p.m. on Tuesday, October 13, 2026. In attendance were Agency Members Clint Adams, Kaye Bridgeford, Rob Hamilton, and Shane Pekny. Agency Member Adam Lee was absent. City Clerk Mindi Laaker identified the Open Meetings Act location that is available to the public.

Approval of June 8, 2026 Community Development Agency Meeting Minutes
Motion by Pekny, second by Bridgeford to approve the June 8, 2026 meeting minutes. All voted in favor and the motion carried.

Public Comments on any Agenda Item
There were no comments.

Proposed 2026 Bennington Downtown Redevelopment Plan pursuant to the Nebraska Community Development Law by the City of Bennington for the Downtown Area of the City of Bennington
City Engineer Julie Ogden and City Attorney Jeff Miller presented the Plan which provides general goals and objectives for redevelopment and improvement projects in the downtown area, and is consistent with the Comprehensive Development Plan.

Resolution No. CDA 2026-3 of the Community Development Agency Recommending Approval of the 2026 Bennington Downtown Redevelopment Plan to the Bennington City Council
Motion by Bridgeford, second by Pekny to approve the Plan based on compliance with the Community Development Act and conformity with the general plan for the development of the City. All voted in favor and the motion carried.

Adjourn
Motion by Bridgeford, second by Pekny to adjourn the meeting at 6:07 p.m. All voted in favor and the motion carried.

AMENDMENT TO REDEVELOPMENT CONTRACT
Amendment No. 1

This Amendment to Redevelopment Contract ("Amendment") is made and entered into as of the 9th day of November, 2026, by and between the Community Development Agency of the City of Bennington, Nebraska ("Agency"), and Bennington Capital Growth, LLC, a Nebraska limited liability company ("Redeveloper").

WITNESSETH:

WHEREAS, the Agency and the Redeveloper entered into a Redevelopment Contract dated August 25, 2025 for The Haven at Bennington Redevelopment Project ("Contract"); and

WHEREAS, the Contract in Section 6.02(a) included an Event of Default if the Redeveloper failed to commence construction on the Project on or before November 1, 2025; and

WHEREAS, pursuant to Section 7.03 of the Contract the parties desire to amend Section 6.02(a) of the Contract on the terms set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein set forth, the Agency and the Redeveloper do hereby agree to amend Section 6.02(a) of the Contract as follows:

1. Section 6.02 Additional Remedies of Agency.

The following are defined as an "Event of Default":

(a) The Redeveloper shall fail to commence construction of the Project on or before April 1, 2027, as may otherwise be amended pursuant to any amendment to the Project approved by the Agency, or shall abandon construction work related to the Project, once commenced, for any period of ninety (90) days, excepting forced delays described in Section 6.04. For the purposes of this Contract, commence construction shall mean and require that the Redeveloper has a proper building permit from the City for the Project, that the Redeveloper has also provided the City with the penal bond required by Sections 4.01(b) and 4.08 of the Contract, and also that excavation on the site for footings/foundation has begun; or

2. Miscellaneous Provisions.

(a) Effectiveness. This Amendment shall become effective when and only when counterparts of this Amendment have been duly executed by both the Agency and the Redeveloper.

(b) Ratification of Contract. Except as amended by this Amendment, the Contract shall remain in full force and effect and is hereby ratified and confirmed in all respects. Each party acknowledges and agrees to all terms of the Contract, as the same are amended by this Amendment, and makes and restates each representation and warranty set forth therein as if made on the date of this Amendment.

IN WITNESS WHEREOF, the Agency and the Redeveloper have signed this Amendment to Redevelopment Contract as of the date and year first above written.

COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF BENNINGTON, NEBRASKA

By:_____
Clint Adams, Chairperson

ATTEST:

_____
Mindi J. Laaker, City Clerk

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on this _____ day of _____, 2026, by Clint Adams and Mindi J. Laaker, the Chairperson and City Clerk, respectively, of the Community Development Agency of the City of Bennington, Nebraska, on behalf of said Agency.

(S E A L)

_____
Notary Public

BENNINGTON CAPITAL GROWTH, LLC, a Nebraska limited liability company,

JEH ENTERPRISES, LLC, a Nebraska limited liability company, its Manager

By:_____
Joshuwa Hannum, Managing Member

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on this _____ day of _____, 2026, by Joshuwa Hannum, Managing Member of JEH Enterprises, LLC, a Nebraska limited liability company, which is the Manager of Bennington Capital Growth, LLC, a Nebraska limited liability company, on behalf of the company.

(S E A L)

_____
Notary Public

CITY OF BENNINGTON, NEBRASKA
COMMUNITY DEVELOPMENT AGENCY

RESOLUTION NO. CDA 2026-4

A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF BENNINGTON, NEBRASKA, APPROVING THE AMENDMENT TO REDEVELOPMENT CONTRACT (AMENDMENT NO. 1) INVOLVING THE REDEVELOPMENT CONTRACT DATED AUGUST 25, 2025 FOR THE HAVEN AT BENNINGTON REDEVELOPMENT PROJECT.

WHEREAS, the Community Development Agency of the City of Bennington, Nebraska (the "Agency") has, pursuant to the Nebraska Community Development Law, Nebraska Revised Statutes §§ 18-2101 to 18-2147, as amended (the "Act"), entered into a Redevelopment Contract dated August 25, 2025 (the "Contract") with Bennington Capital Growth, LLC, a Nebraska limited liability company (the "Redeveloper"), for The Haven at Bennington Redevelopment Project (the "Project"); and

WHEREAS, the Contract in Section 6.02(a) included an Event of Default if the Redeveloper failed to commence construction on the Project on or before November 1, 2025; and

WHEREAS, pursuant to Section 7.03 of the Contract the parties desire to amend Section 6.02(a) of the Contract on the terms set forth in the Amendment to Redevelopment Contract (Amendment No. 1) (the "Amendment").

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Amendment which is attached hereto and incorporated herein as Exhibit "A" is hereby approved and the Chairman of the Agency and the City Clerk are hereby authorized and directed to execute the same.

2. This Resolution shall be construed and interpreted in accordance with the laws of the State of Nebraska. All suits and actions arising out of this Resolution shall be instituted in a court of competent jurisdiction in the State, except to the extent necessary for enforcement by any trustee or receiver appointed by or pursuant to the provisions of this Resolution, for remedies under this Resolution.

3. If any section, paragraph, clause or provision of this Resolution shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Resolution.

4. Any resolution of the City or the Agency and any part of any resolution, inconsistent with this Resolution, is hereby repealed to the extent of such inconsistency.

5. This Resolution shall take effect and be in full force from and after its passage by the Agency of the City as provided by law.

PASSED AND APPROVED this 9th day of November, 2026.

COMMUNITY DEVELOPMENT AGENCY OF
THE CITY OF BENNINGTON, NEBRASKA

By: _____
Chairperson Clint Adams

ATTEST:

_____
Mindi J. Laaker, City Clerk