The Acting Mayor and City Council (Community Development Agency) of the City Of Pierce met in regular session on Monday, February 09, 2026 at 7:00 P.M. at the Pierce Fire Hall. Present: Acting Mayor Lee Acklie, City Council Members Will Fogle, Kyle Stuchlik, and Jared Baumann. Also Present: City Clerk Cathy Furstenau, City Administrator Chad Anderson, City Attorney Ted Lohrberg, Randee Falter, Police Chief Brett Oestreich, Police Sargent Troy Becker, Andrew Willis with Cline Williams Wright Johnson & Oldfather, LLP, Kent & Shari Kruger, and a few residents of the Pierce Community. Not present was Mayor Tom Meyer.

Advance notice of the meeting was published in the Pierce County Leader. Advance notice of the meeting was also given to the Mayor and all members of the City Council. The Mayor and the City Council Members have signed an Acknowledgment Of Receipt Of Notice Of Meeting dated February 09, 2026. Availability of the agenda was communicated in the advance notice in the Pierce County Leader and in the notice to the Mayor and City Council. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

The audience was notified that a copy of the Open Meetings Act is posted inside the west entrance of the Pierce Fire Hall on the north wall.

Andrew Willis with Cline Williams Wright Johnson & Oldfather, LLP, explained to the Acting Mayor and City Council that the purpose of the Amendment is to identify and provide for the implementation of a redevelopment project on a site within the Redevelopment Area that will aid in the removal of blight and substandard conditions in the Redevelopment Area. The project site consists of the following (5) lots: 2204 North Street., 2216 North St., 2226 North St.., 2234 North St., and 2240 North St., together with the adjacent public right of way. The Pierce Prosperity Foundation (PPF) as the developer will utilize Tax Increment Financing as a financial tool to fund the paving of the new street that would otherwise be cost prohibitive. The cost of the improvements is estimated to be around $250,000.

Motion by Stuchlik and seconded by Fogle to approve a Resolution of the Community Development Agency of the City of Pierce, Nebraska Approving and Adopting an Amendment to the Redevelopment Plan of the City of Pierce, Nebraska to Implement the Pierce Prosperity Foundation (PPF) Housing Redevelopment Project; Adopting a Cost Benefit Analysis for the Redevelopment Project; and Taking Other Actions Required or Permitted Under the Community Development Law. Voting Aye: Baumann, Acklie, Fogle, and Stuchlik. Nay: None. Motion carried.

Motion by Fogle and seconded by Stuchlik to approve a Resolution of the Community Development Agency of the City of Pierce, Nebraska Approving the Redevelopment Agreement for the PPF Housing Redevelopment Project and Authorizing the Use of Tax Increment Financing for Said Project; And Taking Other Actions Required or Permitted Under the Community Development Law. Voting Aye: Acklie, Stuchlik, Fogle, and Baumann. Nay: None. Motion carried.

Motion by Stuchlik and seconded by Fogle to adjourn. Motion carried.

Cathy Furstenau
City Clerk

Tom Meyer
Mayor