

AGENDA
COMMUNITY REDEVELOPMENT AUTHORITY
August 25, 2015

1. 4:00 p.m. - Call the meeting to order

Anyone desiring to view the Open Meetings Act may do so. The document is available for public inspection and is located on the south wall of the City Council Chambers.

The Community Redevelopment Authority may go into closed session to discuss certain agenda items to protect the public interest or to prevent the needless injury to the reputation of an individual and if such individual has not requested a public hearing.

2. Action to approve the Minutes – July 28, 2015
3. Action to approve the Claims
4. Public Hearing: Budget Hearing (Advertised time: 4:00 p.m.)
5. CRA Resolution 2015-3: Adopting the 2015-2016 Budget
6. Action to recommend to the Wayne City Council the reappointment of Ken Chamberlain to the Community Redevelopment Authority
7. Discussion regarding other potential properties of interest
8. Adjourn

NEXT MEETING IS SCHEDULED FOR SEPTEMBER 29, 2015

July 28, 2015

The Wayne Community Redevelopment Authority met in regular session at City Hall on Tuesday, July 28, 2015, at 4:00 o'clock p.m. Chair Ken Chamberlain called the meeting to order with the following in attendance: Members Cale Giese, Jon Meyer, Nick Muir and Randy Larson; City Administrator Lowell Johnson; and City Attorney Amy Miller. Absent: Members Mark Lenihan and Corby Schweers; and City Clerk Betty McGuire.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on July 16, 2015, and a copy of the meeting notice and agenda were simultaneously given to the Chair and all members of the Community Redevelopment Authority. All proceedings hereafter shown were taken while the Authority convened in open session.

Chair Chamberlain advised the public that a copy of the Open Meetings Act was located on the south wall of the Council Chambers and was available for public inspection. In addition, he advised the public that the Community Redevelopment Authority may go into closed session to discuss certain agenda items to protect the public interest or to prevent the needless injury to the reputation of an individual and if such individual has not requested a public hearing.

Member Muir made a motion, which was seconded by Member Larson, to approve the minutes of the June 30, 2015, meeting. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan and Schweers who were absent, the Chair declared the motion carried.

Member Larson made a motion, which was seconded by Member Meyer, to approve the following CRA Claims:

➤ Bryan Wiggins and Jessica Chamberlin – DPA Loan	\$10,000.00
➤ City of Wayne Attorney Fees - \$2,400.00	
Notice - \$325.24	
Filing Fees - \$46.00	
Less City’s half of Opportunity Park - \$2,311.13	460.11
➤ City of Wayne – Street Fund for Western Ridge	\$30,000.00
➤ Progressive Properties – Incentive of \$11,500, less	
\$2,358.10 storm water assessment	\$9,141.90
➤ City of Wayne – storm water assessment	\$2,358.10

Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan and Schweers who were absent, the Chair declared the motion carried.

No action was taken on Agenda Item No. 3 – consideration and action to reimburse the Street Department Fund the amount of \$30,000 for Western Ridge infrastructure improvements, since it was included in the claims that had already been approved.

The following Resolution would approve the amended Redevelopment Plan/Contract for The Jug Store, LLC, and authorize the issuance of a tax increment revenue bond. The bond will increase from \$210,000 to \$230,000. This allows the builder to use their first 14 years of taxes to help pay for the building costs.

Member Giese introduced CRA Resolution No. 2015-2 and moved for its approval; Member Muir seconded.

CRA RESOLUTION NO. 2015-2

A RESOLUTION ADOPTED THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF WAYNE; AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF A TAX INCREMENT REVENUE BOND, NOTE OR OTHER OBLIGATION; PROVIDING FOR THE TERMS AND PROVISIONS OF SAID BOND, NOTE OR OTHER OBLIGATION; PLEDGING CERTAIN REVENUES OF THE AUTHORITY PURSUANT TO THE COMMUNITY DEVELOPMENT LAW; AUTHORIZING THE SALE OF SAID BOND, NOTE OR OTHER OBLIGATION; PROVIDING FOR A GRANT OF THE PROCEEDS OF SAID BOND, NOTE OR OTHER OBLIGATION; PROVIDING FOR THE TERMS AND THE SALE OF THE BOND, NOTE OR OTHER OBLIGATION; PROVIDING FOR PREPAYMENT OF SAID BOND, NOTE OR OTHER OBLIGATION; PAYING THE COSTS OF ISSUANCE THEREOF; PRESCRIBING THE FORM AND CERTAIN DETAILS OF THE BOND, NOTE OR OTHER OBLIGATION; PLEDGING CERTAIN TAX REVENUE AND OTHER REVENUE TO THE PAYMENT OF THE PRINCIPAL AND INTEREST ON THE BOND, NOTE OR OTHER OBLIGATION AS THE SAME BECOME DUE; LIMITING PAYMENT OF THE BOND, NOTE OR OTHER OBLIGATION TO SUCH TAX REVENUES; CREATING AND ESTABLISHING FUNDS AND ACCOUNTS; DELEGATING, AUTHORIZING AND DIRECTING THE TREASURER OF THE

AUTHORITY TO EXERCISE HER INDEPENDENT DISCRETION AND JUDGMENT IN DETERMINING AND FINALIZING CERTAIN TERMS AND PROVISIONS OF THE BOND, NOTE OR OTHER OBLIGATION NOT SPECIFIED HEREIN; APPROVING THE REDEVELOPMENT CONTRACT; TAKING OTHER ACTIONS AND MAKING OTHER COVENANTS AND AGREEMENTS IN CONNECTION WITH THE FOREGOING; PROVIDING FOR THIS RESOLUTION TO TAKE EFFECT; AND RELATED MATTERS

Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan and Schweers who were absent, the Chair declared the motion carried.

Joel Hansen, Zoning Administrator, advised the CRA that he received a request to replat the lot lines in the Savidge Court cul de sac in the Western Ridge Subdivision. The two center lots in this cul de sac will not have much of a buildable area. Kelby Herman suggested replatting the lots like they did in Bressler Court. In addition, Alex Wieland has purchased and built a home on one of these lots. The replatting of these lots will also take care of, or clean up an issue on the Wieland property, where the contractor built the patio over the original lot line. This action can be done by way of an administrative subdivision, which alleviates the need to go before the Planning Commission and the City Council for approval.

Discussion then took place on what the price of the lots in that cul de sac should be once they are replatted into bigger lots.

Member Muir made a motion, which was seconded by Member Giese, approving the request to replat the lot lines in the Savidge Court cul de sac in the Western Ridge Subdivision and to also include the price change to reflect \$13,000 per lot rather than what is currently listed. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan and Schweers who were absent, the Chair declared the motion carried.

Discussion took place regarding the purchase of the 111 Fairgrounds Avenue Tax Certificates. Attorney Miller advised the CRA that because of the way things were filed in the County Assessor's office, the City is sitting in a fairly good position. Purchasing the tax certificates would allow the CRA to acquire the property without having to get a release from the

bank and without having to get the property owner's consent or signature on a purchase agreement. Once the tax certificates are purchased, however, the property could not be foreclosed upon for three years. The tax certificates total approximately \$15,571.78.

Member Giese made a motion, which was seconded by Member Muir, directing City staff to purchase the tax certificates on 111 Fairgrounds Avenue. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan and Schweers who were absent and Member Larson who abstained, the Chair declared the motion carried.

Discussion took place regarding other potential properties of interest.

Member Giese made a motion, which was seconded by Member Muir, to adjourn the meeting. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan and Schweers who were absent, the Chair declared the motion carried, and the meeting adjourned at 4:50 p.m.

City of Wayne
CRA Claims List
August 25, 2015

8/03/15	Wayne Co Treasurer – Tax Certificates on 111 Fairground	\$ 19,919.52
8/25/15	City of Wayne – attorney fees-----	800.00
	Notice -----	51.82
		\$ 851.82
	Total	\$20,771.34

CITY OF WAYNE
APPROVED BUDGET
AS OF: SEPTEMBER 30TH, 2015

85 -COMMUNITY REDEV AUTHORITY

REVENUES	2014-2015 (-----)					2015-2016 (-----)		
	2011-2012 ACTUAL	2012-2013 ACTUAL	2013-2014 ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET	APPROVED BUDGET
INT REVENUE - LOCAL								
85-392.00 FARM RENT	1,609	0	0	0	0	0	0	0
TOTAL INT REVENUE - LOCAL	1,609	0	0	0	0	0	0	0
MISC & OTHER REVENUE								
85-422.02 Incentive loan repayment	0	0	20,000	100,000	20,000	40,000	65,000	65,000
85-425.00 SALE OF REAL PROPERTY	4,785	15,382	224,966	200,000	8,900	8,900	200,000	200,000
TOTAL MISC & OTHER REVENUE	4,785	15,382	244,966	300,000	28,900	48,900	265,000	265,000
TOTAL REVENUES	6,393	15,382	244,966	300,000	28,900	48,900	265,000	265,000

CITY OF WAYNE
APPROVED BUDGET
AS OF: SEPTEMBER 30TH, 2015

85 -COMMUNITY REDEV AUTHORITY
COMMUNITY DEV AGENCY

	2011-2012 ACTUAL	2012-2013 ACTUAL	2013-2014 ACTUAL	CURRENT BUDGET	2014-2015 Y-T-D ACTUAL	PROJECTED YEAR END	2015-2016 REQUESTED BUDGET	APPROVED BUDGET
DEPARTMENTAL EXPENDITURES								
COMMODITIES								
85-850-37.00 CDA PROFESSIONAL SERVICES	912	4,458	15,494	15,000	8,077	8,077	15,000	15,000
85-850-45.00 CDA MISCELLANEOUS	0	35	40	0	0	0	0	0
85-850-45.01 CDA TAXES ON LAND	5,090	4,998	5,529	5,000	5,663	5,663	6,000	6,000
85-850-47.00 CDA STATE LICENSES & FEES	0	0	0	0	0	0	0	0
85-850-64.00 INTEREST ON DEBT - CITY LOAN	0	0	0	0	0	0	0	0
85-850-64.01 PRINCIPAL REDEFT - CITY LOAN	0	0	0	0	0	0	0	0
85-850-70.00 HOUSING CONST INCENTIVE LOAN	0	0	0	190,000	0	0	160,000	160,000
85-850-70.01 TRANSFERS OUT ST WEST RIDGE EX	0	0	30,000	30,000	0	30,000	50,000	50,000
85-850-70.02 TRANSFER OUT EL LANDFILL	0	0	0	0	0	0	0	0
85-850-74.00 TRANSFERS OUT	0	0	0	0	0	0	0	0
TOTAL COMMODITIES	6,002	9,491	51,062	240,000	13,740	43,740	231,000	231,000
PERMANENT NOTES:								
850-45.01 CDA TAXES ON LAND								
Western Ridge Lots, PFC properties, S&M Liquid Tire Property								
CAPITAL OUTLAY								
85-850-85.00 CDA LAND	0	0	0	314,763	4,060	4,060	0	0
TOTAL CAPITAL OUTLAY	0	0	0	314,763	4,060	4,060	0	0
CONTINGENCY								
85-850-98.00 CONTINGENCY	0	0	0	0	0	0	207,070	207,070
TOTAL CONTINGENCY	0	0	0	0	0	0	207,070	207,070
TOTAL COMMUNITY DEV AGENCY	6,002	9,491	51,062	554,763	17,800	47,800	438,070	438,070
TOTAL EXPENDITURES	6,002	9,491	51,062	554,763	17,800	47,800	438,070	438,070
REVENUE OVER/(UNDER) EXPENDITURES	391	5,891	193,904	254,763	11,100	1,100	173,070	173,070

City of Wayne TIF Projects

8/14/2015

Completed TIF projects		2013 Assessed Value	
Approved	Issued	Assessed Value	Assessed Value
\$ 250,000.00	\$ 250,000.00	\$ 2,585,730.00	\$ 2,585,730.00
\$ 150,000.00	\$ 150,000.00	\$ 328,635.00	\$ 328,635.00
\$ 400,000.00	\$ 400,000.00	\$ 2,914,365.00	\$ 2,914,365.00

TIF completion date	County Project #/name	Completed construction	Lot Numbers
complete	Wayne East	The Oaks	
complete	Wayne East	1 commercial bldg	

Fund	Current TIF projects	2013 Assessed Value		2014 Assessed Value		2015 Assessed Value		TIF completion date	County Project #	Planned Construction	
		Approved	Issued	Assessed Value	Assessed Value	Assessed Value	Assessed Value				
62	Angel Acres (Benscoter)	\$ 210,000.00	\$ 210,000.00	\$ 249,730.00	\$ 522,030.00	\$ 522,030.00	\$ 522,030.00	12/30/2028	Project 19	1 house 1 townhome	1, 2, 3
		\$ 150,000.00	\$ 150,000.00		\$ 227,065.00	\$ 227,065.00		12/31/2028	Project 26	2 houses	23, 18
63	MZRB Properties (McManigals)	\$ 50,000.00	\$ 50,000.00	\$ 311,040.00	\$ 311,040.00	\$ 311,040.00	\$ 311,040.00	12/30/2028	Project 15	1 6 apartment complex	
65	Progressive Properties	\$ 38,000.00	\$ 38,000.00	\$ 133,620.00	\$ 133,620.00	\$ 133,620.00	\$ 133,620.00	12/31/2027	Project 13	1 duplex	
66	Western Ridge III (Pick Meyer)	\$ 120,000.00	\$ 93,000.00	\$ 489,280.00	\$ 685,530.00	\$ 685,530.00	\$ 685,530.00	12/30/2028	Project 20	Commercial Bldg	
67	Chad Sebade	\$ 40,000.00	\$ 40,000.00	\$ 5,910.00	\$ 188,595.00	\$ 188,595.00	\$ 188,595.00	12/30/2028	Project 18	3 apartment complex	
68	Progressive Properties 6th street	\$ 108,646.00	\$ 108,646.00		\$ 11,890.00	\$ 11,890.00	\$ 11,890.00	12/30/2028	Project 17	10 apartment complex	
69	Wayne Rentals/Tom Jacobsen	\$ 250,000.00	\$ 250,000.00	\$ 41,580.00	\$ 353,710.00	\$ 353,710.00	\$ 353,710.00	12/30/2028	Project 21	12 - 30 apartment complex	
86	Ken Jorgensen	\$ 230,000.00	\$ 200,000.00					12/30/2028	Project 25	Commercial Bldg	
87	Mid Plains Grain	\$ 200,000.00	\$ 200,000.00		\$ 686,875.00	\$ 686,875.00	\$ 686,875.00	12/30/2028	Project 24	Commercial Bldg	
91	Bomgaars	\$ 190,000.00	\$ 190,000.00	\$ 1,347,950.00	\$ 1,347,950.00	\$ 1,347,950.00	\$ 1,347,950.00	12/31/2026	Project 9	Commercial Bldg	1, 12, 20, 21, 22, 24, 25, 51, 52, 53, 54, 55
		\$ 500,000.00	\$ 325,000.00	\$ 1,139,020.00	\$ 1,285,645.00	\$ 1,285,645.00	\$ 1,285,645.00	6/1/2025	Project 4		3, 6, 7, 11, 17
				\$ 538,235.00	\$ 582,945.00	\$ 582,945.00	\$ 582,945.00		Project 5		15
				\$ 86,190.00	\$ 94,920.00	\$ 94,920.00	\$ 94,920.00		Project 7		2, 8
	Western Ridge (City is developer)			\$ 200,515.00	\$ 211,840.00	\$ 211,840.00	\$ 211,840.00		Project 11		9, 10, 13, 39, Western Ridge 3, 4, 5, 6
92											Neihardt & 1 Bressler Court
		\$ 75,000.00	\$ 75,000.00	\$ 479,400.00	\$ 1,280,890.00	\$ 1,280,890.00	\$ 1,280,890.00	12/31/2024	Project 22	6 houses & 2 commercial bldg	8, 9, 10, 11
93	Louis Benscoter (Windom Ridge LLC Benscoter subdivision)	\$ 135,000.00	\$ 135,000.00	\$ 243,065.00	\$ 243,065.00	\$ 243,065.00	\$ 243,065.00	12/31/2026	Project 6		12, 14, 15, 16, 18
		\$ 467,000.00	\$ 467,000.00	\$ 382,390.00	\$ 387,230.00	\$ 387,230.00	\$ 387,230.00	12/31/2026	Project 12		3, 1
		\$ 130,000.00	\$ 130,000.00	\$ 149,735.00	\$ 149,735.00	\$ 149,735.00	\$ 149,735.00		Project 14		
94	Northeast Ne Investors	\$ 467,000.00	\$ 467,000.00	\$ 147,195.00	\$ 117,195.00	\$ 117,195.00	\$ 117,195.00	12/31/2026	Project 23	Hotel	1, 19
96	Progressive Properties/ Nebraska street	\$ 130,000.00	\$ 130,000.00	\$ 2,158,530.00	\$ 2,158,530.00	\$ 2,158,530.00	\$ 2,158,530.00	12/30/2028	Project 10	1 - 5 apartment complex	
99	Windom Ridge	\$ 84,700.00	\$ 84,700.00	\$ 268,360.00	\$ 402,950.00	\$ 402,950.00	\$ 402,950.00	12/31/2027	Project 16	2 - 4 apartment complexes	
		\$ 2,978,346.00	\$ 2,546,346.00	\$ 8,896,425.00	\$ 11,904,930.00	\$ 11,904,930.00	\$ 11,904,930.00		Project 8		
		\$ 450,000.00	\$ -	\$ -	\$ -	\$ -	\$ -				
		\$ 3,828,346.00	\$ 2,946,346.00	\$ 11,810,790.00	\$ 14,819,295.00	\$ 14,819,295.00	\$ 14,819,295.00				

Increase in TIF Projects 2
 Angel Village
 (Windom Ridge LLC)
 Bonds to be issued
Total TIF projects \$ 3,828,346.00 \$ 2,946,346.00
 Potential Project
 Robert Woehler & Sons

CRA RESOLUTION 2015-3

**A RESOLUTION OF THE COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF WAYNE, NEBRASKA, ADOPTING THE
2015-2016 BUDGET.**

WHEREAS, the budget for the Community Redevelopment Authority (CRA) of the City of Wayne, Nebraska, for the 2014-2015 fiscal year was approved by the Wayne City Council on September 16, 2014; and

WHEREAS, notice of the public hearing on the 2015-2016 budget was published one time in the Wayne Herald; and

WHEREAS, the public hearing on the budget was held on August 25, 2015; and

WHEREAS, the CRA heard evidence for and against the budget.

NOW, THEREFORE, BE IT RESOLVED by the CRA that the 2015-2016 Budget for the CRA be approved and adopted.

PASSED AND APPROVED this 25th day of August, 2015.

**THE COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF WAYNE,
NEBRASKA**

By _____
Chair

ATTEST:

By: _____
City Clerk