

AGENDA
COMMUNITY REDEVELOPMENT AUTHORITY
September 29, 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 – August 25, 2015
3. Action to approve the Claims
4. Action to request the Wayne City Council to consider transferring the unallocated portion (\$54,930.88) of the 1.85% dedicated to economic development to the Wayne Community Redevelopment Authority as well as any future overages
5. Discussion regarding other potential properties of interest
6. Adjourn

NEXT MEETING IS SCHEDULED FOR OCTOBER 27, 2015

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

Chair Chamberlain declared the time was at hand for the public hearing on the proposed FY2015-2016 budget.

Nancy Braden, Finance Director, presented the CRA budget. The fiscal year begins October 1, 2015. The total revenues proposed for the FY2015-2016 budget is \$1,064,505, with expenses of \$1,235,564. This includes all of the TIF projects. She advised that the CRA, in the future, could ask the City Council for a levy from the General Fund property taxes, which would be similar to what the Airport Authority does.

She noted that the original money the CRA received from the City came from the Electric Fund – which was the unallocated portion of the 1.85% dedicated to economic development. There is still money in that account, and she recommended that the CRA consider requesting that money from the City to be used for economic development. She noted that about \$50,000 is in that account at this time.

Member Muir was in favor or asking for the \$50,000 and any future overages from that 1.85% collected from the electric customers.

Wes Blecke, Director of WAED, also was in favor of this recommendation.

The CRA requested a balance sheet for the CRA to review.

Member Lenihan arrived at 4:12 p.m.

City Clerk McGuire had not received any communication for or against this public hearing.

There being no further comments, Chair Chamberlain closed the public hearing.

Chair Chamberlain stated the following CRA Resolution would adopt the 2015-2016 budget.

Member Muir introduced CRA Resolution No. 2015-3 and moved for its approval; Member Schweers seconded.

CRA RESOLUTION NO. 2015-3

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

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

Chair Chamberlain advised the CRA that his term will be expiring on the CRA. He would be willing to serve a 5-year term, if the CRA was in favor of the same.

Member Lenihan made a motion, which was seconded by Member Giese, to recommend to the Wayne City Council the reappointment of Ken Chamberlain to the Community Redevelopment Authority. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer and Larson who were absent, 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 Meyer and Larson who were absent, the Chair declared the motion carried, and the meeting adjourned at 4:40 p.m.

City of Wayne
CRA Claims List
September 29, 2015

9/29/15	Advanced Consulting Engineering – lot splits	\$ 1,168.80
9/29/15	City of Wayne – attorney fees-----800.00	
	Notice ----- 136.08	\$ 936.08
	Total	\$ 2,104.88

City of Wayne CRA cash

Date	Cash Balance	Western Ridge Cash	City Loan \$300,000 Housing loan cash	Land purchase	Tax Liens purchased Pick Property	CRA Cash
9/30/14	\$ 169,239.65	\$ 90,577.51	\$ 140,000.00	\$ (171,318.48)		\$ 112,627.34
11/25/14						\$ (78.00)
11/25/14			\$ (10,000.00)			
11/25/14			\$ 10,000.00			
12/30/14						\$ (255.00)
1/6/15				\$ (4,060.00)		
2/2/15			\$ 20,000.00			\$ 10.00
2/24/15				\$ (750.00)		\$ (1,005.00)
3/2/15		\$ (150.00)		\$ (1,421.04)		
3/3/15		\$ (4,242.44)				
3/3/15		\$ 8,900.35				
3/31/15		\$ (750.00)				\$ (260.00)
5/26/15						\$ (4,622.25)
5/26/15						\$ (216.50)
6/12/15			\$ (10,000.00)			
7/15/15			\$ (10,000.00)			
7/28/15						\$ (460.11)
7/28/15		\$ (30,000.00)				
7/28/15		\$ (11,500.00)			\$ (19,919.52)	
8/3/15						\$ (851.82)
8/25/14						\$ (936.08)
9/14/15		\$ 25,459.54				
9/29/15		\$ (1,168.80)				
11/30/14	\$ 120,962.98	\$ 77,126.16	\$ 140,000.00	\$ (177,549.52)	\$ (19,919.52)	\$ 103,952.58

Construction Incentive Loans outstanding

Property Address	Date issued	Amount	Due Date
Progressive Properties, 1102 W 7th St			
Wayne, NE 68787	12/14/2013	\$ 10,000.00	12/14/15
MZRB, 214 Blaine St			
Wayne, NE 68787	4/19/2014	\$ 30,000.00	4/19/16
Wayne Rentals, 1508 Claycomb			
Wayne, NE 68787	4/3/2014	\$ 35,000.00	4/3/17
Windom Ridge Housing, 57773 882 RD			
Newcastle, NE 68757	4/3/2014	\$ 20,000.00	4/5/17
Progressive Properties, 1102 W 7th St			
Wayne, NE 68787	4/19/2014	\$ 25,000.00	4/19/16
		\$ 120,000.00	

BALANCE SHEET

AS OF: SEPTEMBER 30TH, 2015

85 -COMMUNITY REDEV AUTHORITY

ACCOUNT# TITLE

ASSETS

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85-1001	CASH IN BANK	123,067.86	
85-1070	HERMAN HOUSING LOAN	30,000.00	
85-1071	WAYNE RENTAL HOUSING LOAN	35,000.00	
85-1072	WINDOM RIDGE HOUSING LOAN	20,000.00	
85-1073	HOMESTEAD HOUSING LOAN	20,000.00	
85-1074	MZRB INC HOUSING LOAN	30,000.00	
85-1075	PROGRESSIVE PROPERTIES	25,000.00	
85-1076	Joshua & Heidi Piersanti DPA	10,000.00	
85-1077	Mike & Brooke Sturm DPA	10,000.00	
85-1091	LAND	<u>211,117.11</u>	
			<u>514,184.97</u>

TOTAL ASSETS 514,184.97

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LIABILITIES

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85-2023	Due EL Residential Const loan	<u>300,000.00</u>	
	TOTAL LIABILITIES		<u>300,000.00</u>

EQUITY

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85-2150	FUND BALANCE	<u>260,356.76</u>	
	TOTAL BEGINNING EQUITY		260,356.76

TOTAL REVENUE	42,859.89	
TOTAL EXPENSES	<u>89,031.68</u>	
TOTAL REVENUE OVER/(UNDER) EXPENSES	(46,171.79)	

TOTAL EQUITY & REV. OVER/(UNDER) EXP. 214,184.97

TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP. 514,184.97

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CITY OF WAYNE
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: SEPTEMBER 30TH, 2015

85 -COMMUNITY REDEV AUTHORITY
 FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE SUMMARY</u>					
MISC & OTHER REVENUE	<u>300,000.00</u>	<u>25,459.54</u>	<u>42,859.89</u>	<u>14.29</u>	<u>257,140.11</u>
TOTAL REVENUES	<u>300,000.00</u>	<u>25,459.54</u>	<u>42,859.89</u>	<u>14.29</u>	<u>257,140.11</u>
	=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>					
COMMUNITY DEV AGENCY	<u>554,763.00</u>	<u>0.00</u>	<u>89,031.68</u>	<u>16.05</u>	<u>465,731.32</u>
TOTAL EXPENDITURES	<u>554,763.00</u>	<u>0.00</u>	<u>89,031.68</u>	<u>16.05</u>	<u>465,731.32</u>
	=====	=====	=====	=====	=====
REVENUES OVER/(UNDER) EXPENDITURES	(254,763.00)	25,459.54 (46,171.79)		(208,591.21)

CITY OF WAYNE
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: SEPTEMBER 30TH, 2015

85 -COMMUNITY REDEV AUTHORITY

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
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<u>INT REVENUE - LOCAL</u>					
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<u>MISC & OTHER REVENUE</u>					
85-422.02 Incentive loan repayment	100,000.00	0.00	20,000.00	20.00	80,000.00
85-425.00 SALE OF REAL PROPERTY	<u>200,000.00</u>	<u>25,459.54</u>	<u>22,859.89</u>	<u>11.43</u>	<u>177,140.11</u>
TOTAL MISC & OTHER REVENUE	300,000.00	25,459.54	42,859.89	14.29	257,140.11
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TOTAL REVENUES	300,000.00	25,459.54	42,859.89	14.29	257,140.11
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CITY OF WAYNE
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: SEPTEMBER 30TH, 2015

85 -COMMUNITY REDEV AUTHORITY
 COMMUNITY DEV AGENCY

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>COMMODITIES</u>					
85-850-32.00 PUBLICATIONS	0.00	0.00	377.06	0.00 (377.06)
85-850-37.00 CDA PROFESSIONAL SERVICES	15,000.00	0.00	8,965.62	59.77	6,034.38
85-850-45.01 CDA TAXES ON LAND	5,000.00	0.00	5,663.48	113.27 (663.48)
85-850-47.00 CDA STATE LICNESES & FEES	0.00	0.00	46.00	0.00 (46.00)
85-850-70.00 HOUSING CONST INCENTIVE LO	190,000.00	0.00	20,000.00	10.53	170,000.00
85-850-70.01 TRANSFERS OUT ST WEST RIDG	<u>30,000.00</u>	<u>0.00</u>	<u>30,000.00</u>	<u>100.00</u>	<u>0.00</u>
TOTAL COMMODITIES	240,000.00	0.00	65,052.16	27.11	174,947.84
<u>CAPITAL OUTLAY</u>					
85-850-85.00 CDA LAND	314,763.00	0.00	4,060.00	1.29	310,703.00
85-850-85.01 TAX CREDITS 111 FAIRGROUND	<u>0.00</u>	<u>0.00</u>	<u>19,919.52</u>	<u>0.00 (</u>	<u>19,919.52)</u>
TOTAL CAPITAL OUTLAY	314,763.00	0.00	23,979.52	7.62	290,783.48
<u>CONTINGENCY</u>					
TOTAL COMMUNITY DEV AGENCY	554,763.00	0.00	89,031.68	16.05	465,731.32
TOTAL EXPENDITURES	554,763.00	0.00	89,031.68	16.05	465,731.32
REVENUES OVER/(UNDER) EXPENDITURES	(254,763.00)	25,459.54 (46,171.79)	(208,591.21)

*** END OF REPORT ***

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		\$ 120,000.00	

DPA Loans outstanding

Joshua & Heidi Piersanti, 1002 Bressler Ct Wayne, NE 68787	4/10/2014	\$	10,000.00	4/10/2024
Brooke Hague & Mike Sturm, 803 Jaxon St. Wayne, NE 68787	8/29/2014	\$	10,000.00	8/29/2024
Matthew Samuelson, 805 Neihardt Ave Wayne, NE 68787	6/12/2015	\$	10,000.00	6/12/2025
Bryan Wiggins, 1012 LaPorte St, Wayne, NE 68787	7/15/2015	\$	10,000.00	7/21/2025
		\$	40,000.00	
Pending DPA loans				
David Lindner	private LOT	\$	10,000.00	
Matt Shear	private LOT	\$	10,000.00	
		\$	20,000.00	
Loans turned back or Repaid				
Kelby Herman		\$	20,000.00	11/30/2012
Windom Ridge		\$	20,000.00	4/3/2014
Kelby Herman		\$	20,000.00	5/8/2014
Progressive Properties - Lot 12		\$	20,000.00	7/21/2014
Alex Wieland	11/25/2014	\$	10,000.00	repaid funds had other funds available
Homestead Homes	4/5/2014	\$	20,000.00	Repaid
		\$	110,000.00	