

June 24, 2014

The Wayne Community Redevelopment Authority met in regular session at City Hall on Tuesday, June 24, 2014, at 4:07 o'clock p.m. Chair Ken Chamberlain called the meeting to order with the following in attendance: Members Jon Meyer, Corby Schweers, and Randy Larson; City Attorney Amy Miller; City Administrator Lowell Johnson; and City Clerk Betty McGuire. Absent: Members Cale Giese, Mark Lenihan and Nick Muir.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on June 12, 2014, 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 Schweers made a motion, which was seconded by Member Larson, to approve the minutes of the May 27, 2014, meeting. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Giese, Lenihan and Muir who were absent, the Chair declared the motion carried.

Member Muir arrived at 4:08 p.m.

There were no claims.

Chair Chamberlain stated the following CRA Resolution would approve the Redevelopment Plan of “The Jug Store, LLC” on behalf of Ken Jorgensen. This went before the Planning Commission on June 11, 2014, and they passed a Resolution recommending the adoption and approval of the plan. The tax increment financing amount for this project is estimated to be \$210,000.

Member Larson introduced CRA Resolution No. 2014-6 and moved for its approval; Member Muir seconded.

CRA RESOLUTION NO. 2014-6

A RESOLUTION RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN OF THE CITY OF WAYNE, NEBRASKA, INCLUDING A REDEVELOPMENT CONTRACT; APPROVING A REDEVELOPMENT PROJECT OF THE CITY OF WAYNE, NEBRASKA; AND APPROVAL OF RELATED ACTIONS

Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Giese and Lenihan who were absent and Member Schweers who abstained due to a conflict of interest, the Chair declared the motion carried.

Chair Chamberlain stated the following Resolution is a supplemental Resolution which rescinds Resolution No. 2014-4 acted on at the last meeting authorizing the issuance of a tax increment revenue bond for Wayne Rentals, LLC. The interest rate in CRA Resolution 2014-4 was 5% and it should have been 6% as reflected in the Redevelopment Plan.

Member Muir introduced CRA Resolution 2014-7 and moved for its approval; Member Schweers seconded.

CRA RESOLUTION NO. 2014-7

A SUPPLEMENTAL RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF WAYNE, NEBRASKA, RESCINDING CRA RESOLUTION NO. 2014-4 OF THE AUTHORITY; AUTHORIZING THE ISSUANCE OF A TAX INCREMENT REVENUE BOND; PROVIDING FOR THE TERMS AND PROVISIONS OF SAID BOND; PLEDGING REVENUES OF THE AUTHORITY PURSUANT TO THE COMMUNITY DEVELOPMENT LAW; AUTHORIZING THE SALE OF SAID BOND; PROVIDING FOR A GRANT; PROVIDING FOR A REDEVELOPMENT CONTRACT AND PROVIDING FOR THIS RESOLUTION TO TAKE EFFECT.

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

Discussion took place on other “potential properties of interest.” Contact has been made with the property owner who owns the property in front of the Pacific Coast Feather property. The president of the company is interested in selling the property. Attorney Miller was directed to contact them with a proposal.

The CRA discussed the City Council’s action to deny their request to annex the Pacific Coast property.

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