

July 29, 2014

The Wayne Community Redevelopment Authority met in regular session at City Hall on Tuesday, July 29, 2014, at 4:00 o'clock p.m. Chair Ken Chamberlain called the meeting to order with the following in attendance: Members Cale Giese, Corby Schweers, Nick Muir, and Randy Larson; City Attorney Eric Knutson; City Administrator Lowell Johnson; and City Clerk Betty McGuire. Absent: Members Jon Meyer and Mark Lenihan.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on July 17, 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 Muir made a motion, which was seconded by Member Schweers, to approve the minutes of the June 24, 2014, meeting. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer and Lenihan who were absent, the Chair declared the motion carried.

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

- Pieper & Miller – PCF Property Purchase \$170,568.48
- Pieper & Miller – Refund overpayment on 10th Street Property \$2,419.00
- Pieper & Miller – Legal Fees Western Ridge & PCF Property \$2,025.00

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

Chair Chamberlain stated the following CRA Resolution would authorize the issuance of a tax increment revenue bond for “The Jug Store, LLC” on behalf of Ken Jorgensen. This is the final step in the process. The bond amount is \$210,000.00.

Member Muir introduced CRA Resolution No. 2014-8 and moved for its approval; Member Schweers seconded.

CRA RESOLUTION NO. 2014-8

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF WAYNE, NEBRASKA, 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.

Member Meyer arrived at 4:04 p.m.

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

Nancy Braden, Finance Director, on behalf of the City of Wayne, was requesting the Community Redevelopment Authority to reimburse the Street Department Fund the

amount of \$30,000 for Western Ridge improvements. The sale of the lots in Western Ridge will not pay for the entire infrastructure costs that were made to that development. She noted that there is still \$101,000.00 in the CRA account.

Member Muir made a motion, which was seconded by Member Giese, approving the reimbursement of \$30,000 from the CRA to the City of Wayne Street Department Fund for Western Ridge infrastructure improvements. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Member Lenihan who was absent, the Chair declared the motion carried.

Nancy Braden, Finance Director, on behalf of the City of Wayne, was requesting the Community Redevelopment Authority to reimburse the Electric Fund the remaining amount due on the loan for the landfill site acquisition for \$33,331.25 (Kardell Industrial Park property). The Transfer Station Fund paid for the loan, but in order to keep cash in the CRA account, the money has never been reimbursed back to the Electric Fund. This request comes from the recommendation of the City's auditor.

Member Giese made a motion, which was seconded by Member Muir, approving the reimbursement of \$33,331.25 from the CRA to the City of Wayne Electric Fund for the landfill site acquisition (Kardell Industrial Park property). Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Member Lenihan who was absent, the Chair declared the motion carried.

Nancy Braden, Finance Director, recommended that the CRA ask the City of Wayne to consider forgiving the balance of the loan (\$126,943.65) on the Kardell Industrial Park Site acquisition. All of the property in that site has been sold, and there

are no monies left to reimburse the City on this loan unless it is taken from the CRA cash balance. This also was a recommendation of the City's auditor.

Member Schweers made a motion, which was seconded by Member Meyer, to make a request to the City of Wayne to forgive the balance of the loan on the Kardell Industrial Park Site in the amount of \$126,943.65. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Member Lenihan who was absent, the Chair declared the motion carried.

Member Muir made a motion, which was seconded by Member Larson, to set the public hearing on the 2014-2015 Community Redevelopment Authority budget for August 26, 2014, at or about 4:00 p.m. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Member Lenihan who was absent, the Chair declared the motion carried.

Discussion took place on other "potential properties of interest." An update was given on the Canadian property. Administrator Johnson would contact them with an offer. In regard to the Pacific Coast Feather property, Member Schweers stated he had visited with Wes Blecke, Executive Director of WAED, who thought if the Pacific Coast Feather property could get cleaned up and be a little more ready than it is, it would be easier for him to market. Discussion then took place regarding TIF, annexation, using CDBG funds for cleaning up the property, etc.

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 Member Lenihan who was absent, the Chair declared the motion carried, and the meeting adjourned at 4:30 p.m.

