

AGENDA
COMMUNITY REDEVELOPMENT AUTHORITY
April 26, 2016

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 – March 29, 2016
3. Action to approve the Claims
4. Action to consider counteroffer from Kelby Herman to purchase Lots 16 and 27, Western Ridge Subdivision, and Lots 35, 36, 37, and 38, Western Ridge Subdivision
5. Discussion regarding other potential properties of interest
6. Adjourn

NEXT MEETING IS SCHEDULED FOR MAY 31, 2016

March 29, 2016

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, March 29, 2016, at 4:00 o'clock p.m. Chair Ken Chamberlain called the meeting to order with the following in attendance: Members Cale Giese, Mark Lenihan, and Nick Muir; City Administrator Lowell Johnson; City Attorney Amy Miller; and City Clerk Betty McGuire. Absent: Members Jon Meyer, Corby Schweers and Randy Larson.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on March 17, 2016, 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 Giese made a motion, which was seconded by Member Lenihan, to approve the minutes of the February 23, 2016, meeting. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer, Schweers and Larson who were absent, the Chair declared the motion carried.

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

➤ Kyle Stuchlik – Down Payment Assistance	\$10,000.00
➤ Matt Sharer – Down Payment Assistance	\$10,000.00
➤ City of Wayne: Attorney’s Fees	800.00
Notice	30.00
➤ Wayne County Treasurer:	
Property Taxes - Western Ridge	3,763.68
Property Taxes - Opportunity Park	1,943.96

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

Nancy Braden, Finance Director, advised the CRA that Lou Benscoter has requested that agenda item nos. 4 and 5 relating to the “Angel Village Housing Project 2016” be pulled from the agenda. He is looking at what he can do with his original tax increment financing and original LB840 applications.

Kelby Herman, who was not present, was asking the CRA to give consideration to his proposal to purchase Lots 16 and 27 (which is now Lot 1) of the Western Ridge Subdivision for the total sum of \$15,000.00. He will build two homes on those lots within 12 months. The original prices on these lots were \$12,000 (Lot 27) and \$6,500 (Lot 16).

It was noted that Lucas Thompson purchased two lots – one for \$9,000 and one for \$5,000, and he was given until December, 2018, to have the homes built.

Chair Chamberlain did not have any issues with Mr. Herman’s proposal, in light of the fact that he will have two houses built on these lots within one year.

Member Giese made a motion, which was seconded by Member Muir, to enter into executive session, in order to protect the public interest, to discuss real estate negotiations on the proposal of Kelby Herman to purchase Lots 16 and 27 (which is now Lot 1) in the Western Ridge Subdivision, and to allow Attorney Miller, Administrator Johnson, City Clerk McGuire, Finance Director Nancy Braden and Street Superintendent Joel Hansen to be in attendance. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer, Schweers and Larson who were absent, the Chair declared the motion carried, and executive session began at 4:30 p.m.

Chair Chamberlain again stated that the matter to be discussed in executive session, which is to protect the public interest, concerns real estate negotiations on Kelby Herman's proposal to purchase Lots 16 and 27 (which is now Lot 1), in the Western Ridge Subdivision.

Member Giese made a motion, which was seconded by Member Muir, to resume open session. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer, Schweers and Larson who were absent, the Chair declared the motion carried, and open session resumed at 4:33 p.m.

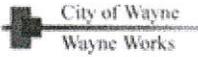
Member Giese made a motion, which was seconded by Member Lenihan, directing staff to negotiate a purchase price with Kelby Herman on Lots 16 and 27 (which is now Lot 1), in the Western Ridge Subdivision. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer, Schweers, 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, Schweers and Larson who were absent, the Chair declared the motion carried, and the meeting adjourned at 4:42 p.m.

City of Wayne
CRA Claims List
April 26, 2016

3/26/16	City of Wayne – attorney fees-----	800.00	
	Notice -----	33.41	\$ 833.41
	Total		\$ 833.41



Account	Name	Balance
Fund: 800 - COMMUNITY REDEV AUTHORITY		
Assets		
800-1002000	COMMUNITY REDEV AUTHORITY	219,940.34
800-1020600	tax credits 111 Fairground receivable	19,919.52
800-1036501	HERMAN HOUSING LOAN	30,000.00
800-1036502	WAYNE RENTAL HOUSING LOAN	35,000.00
800-1036503	WINDOM RIDGE HOUSING LOAN	20,000.00
800-1036504	HOMESTEAD HOUSING LOAN	0.00
800-1036505	MZRB INC HOUSING LOAN	30,000.00
800-1036506	PROGRESSIVE PROPERTIES	25,000.00
800-1036507	Joshua & Heidi Piersanti DPA	10,000.00
800-1036508	Mike & Brooke Sturm DPA	10,000.00
800-1036509	M & J Samulson DPA	10,000.00
800-1036510	B Wiggins DPA	10,000.00
800-1780100	Due from Other Funds	0.00
800-3050100	LAND	208,125.15
	Total Assets:	627,985.01
		<u>627,985.01</u>
Liability		
800-4020100	Vouchers Payable	0.00
800-4600280	Due to other Fund (Wester Ridge)	0.00
800-4600281	DUE TO OTHER FUNDS (Kardell)	0.00
800-4600282	Due to General Fund	979.72
800-4600283	Due EL Residential Const loan	300,000.00
800-4600284	DUE TO EL - 10TH/MAIN HOUSES	0.00
	Total Liability:	300,979.72
Equity		
800-6400000	FUND BALANCE	228,027.93
	Total Beginning Equity:	228,027.93
Total Revenue		129,930.88
Total Expense		30,953.52
Revenues Over/Under Expenses		98,977.36
	Total Equity and Current Surplus (Deficit):	327,005.29
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>627,985.01</u>

*Loan Adjustments
will be added & deducted
at year end*

City of Wayne CRA cash

	Cash Balance		Western Ridge Cash	City Loan \$300,000	Land purchase	Tax Liens purchased	Kardell Ind Cash	CRA Cash
9/30/15	\$ 120,962.98	\$ 77,126.16	\$ 140,000.00	\$ (177,549.52)	\$ (19,919.52)	\$ -	\$ 101,305.86	
10/13/15		\$ (279.68)						\$ (843.64)
10/27/15								\$ 54,930.88
11/18/15								\$ (832.90)
11/24/15								\$ (830.85)
12/29/15								\$ (828.81)
2/4/16								\$ (800.00)
2/26/16								
3/7/16			\$ (10,000.00)					
3/11/16			\$ 10,000.00					
3/24/16			\$ (10,000.00)					
3/28/16								
3/26/16		\$ (3,763.68)						\$ (830.00)
4/5/16			\$ 35,000.00					\$ (1,943.96)
4/19/16			\$ 30,000.00					
3/21/16	\$ 219,940.34	\$ 73,082.80	\$ 195,000.00	\$ (177,549.52)	\$ (19,919.52)	\$ -	\$ 149,326.58	

Construction Incentive Loans outstanding

	Date issued	Amount	Due Date
Windom Ridge Housing, 57773 882 RD Newcastle, NE 68757	04/03/2013	\$ 20,000.00	4/5/17
Progressive Properties, 1102 W 7th St Wayne, NE 68787	04/19/2013	\$ 25,000.00	4/19/16
		\$ 45,000.00	

DPA Loans outstanding

Joshua & Heidi Piersanti, 1002 Bressler Ct Wayne, NE 68787	04/10/2014	\$ 10,000.00	04/10/2024
Brooke Hague & Mike Sturm, 803 Jaxon St. Wayne, NE 68787	08/29/2014	\$ 10,000.00	08/29/2024
Matthew Samuelson, 805 Neihardt Ave Wayne, NE 68787	06/12/2015	\$ 10,000.00	06/12/2025
Bryan Wiggins, 1012 LaPorte St, Wayne, NE 68787	07/15/2015	\$ 10,000.00	07/21/2025
Kyle Stuchlik Jaxon Street	03/07/2016	\$ 10,000.00	03/07/2026
Matt Shear	03/24/2016	\$ 10,000.00	03/24/2026
		\$ 50,000.00	
Pending DPA loans			
David Lindner	private LOT	\$ 10,000.00	
Asher & Michelle Davison	Western Ridge	\$ 10,000.00	
		\$ 20,000.00	
Loans turned back or Repaid			
Kelby Herman		\$ 20,000.00	11/30/2012
Windom Ridge		\$ 20,000.00	04/03/2014
Kelby Herman		\$ 20,000.00	05/08/2014
Progressive Properties - Lot 12		\$ 20,000.00	07/21/2014
Alex Wieland	11/25/2014	\$ 10,000.00	returned funds had other funds available
Homestead Homes		\$ 20,000.00	2/2/15
Progressive Properties, 1102 W 7th St Wayne, NE 68787	12/14/2012	\$ 10,000.00	12/14/15
MZRB, 214 Blaine St			
Wayne, NE 68787	04/19/2013	\$ 30,000.00	4/19/16
Wayne Rentals, 1508 Claycomb Wayne, NE 68787	04/03/2013	\$ 35,000.00	4/3/16
		\$ 185,000.00	

Attachment A

Wayne Community Redevelopment Authority (CRA)
Western Ridge Building Requirements

WESTERN RIDGE II PLANNED UNIT DEVELOPMENT

This is a legal and binding document, if you have questions contact an attorney. Please read carefully and initial where necessary.

The Western Ridge II Subdivision, Phase I, Phase II & Phase III lots will be sold with the same guidelines; however the lot prices vary. Phase I was partially funded by a Nebraska Affordable Housing Trust Fund project to provide a variety of single family home options for home buyers. To understand the process, buyers must first identify their buying intentions:

New Construction Home Buyers:

All lots will have a \$5,000 performance lien placed on them by granting a deed of trust to the CRA that will be subordinated to all other loans used to purchase and develop the property. If a house is completed as determined by the issuance of an Occupancy Permit within a period that ends on December 15 after the second construction season following the date of closing of the sale of the lot and the requirements as listed below are met, the CRA will remove the performance lien. If the additional requirements are not met and a house is not completed within the required completion date then the performance lien may be subject to foreclosure by the CRA. _____

Additional Requirements:

- No lots will be allowed to be combined or split except to build town homes. _____
- No dwelling shall have a roof with a less than 4:12 pitch. _____
- All construction of single family dwellings and accessory structures shall be new. All new construction must be built at a minimum to Current City Building Code. _____
- Every house must be constructed with an attached or unattached two car garage with paved access to a public street _____
- A minimum shade canopy of two large deciduous trees selected from a CRA approved species list is required to be maintained perpetually on each residential lot in the subdivision _____
- Prior to planting any trees within public street right-of-way, approval for such planting must be approved from the City of Wayne Street Department _____

- A \$170 drainage fee will be collected at the time the lot is purchased. If A permanent detention area with the holding capacity of 1" of runoff from the impermeable surfaces on the lot (2,000 SF of roof and 2,000 SF of driveway and sidewalk would need 12 cubic yards of detention in the yard or detention dam below)-is installed with the written approval of the city the drainage fee will be reimbursed to the contracting party. _____.
- Within thirty (30) days after receipt of a Certificate of Occupancy for the dwelling, the Owner must have minimal landscaping completed, weather permitting, as follows:
 - A. Seeding or sodding of all open areas
 - B. Planting of the two required large shade trees
 If weather does not permit, minimal landscaping items A. and B. must be completed within 6 months. _____
- If the owner does not complete and perpetually maintain the landscaping items A. & B. as listed above, the landscaping items A & B will be completed by the city and the home owner will be billed for the cost. _____

I have read and understand each of the initialed purchase requirements listed above.

Buyer

Buyer

Date

Date

Attest

Attest

Date

Date

Last amended 2/23/16

City of Wayne
Western Ridge II Addition

	lot #	Sale price		
Phase I	1	Sold		
	2	Sold		
	3	Sold		
	4	Sold		
	5	Sold		
	6	Sold		
	7	Sold		
	8	Sold		
	9	Sold		
	10	Sold		
	11	Sold		
	12	Sold		
	13	Sold		
		14	\$ 12,000.00	
		15	Sold	
		16	\$ 12,000.00	Sale Pending
		17	Sold	
Phase II	18	\$ 12,000.00		
	19	\$ 12,000.00		
	20	Sold		
	21	Sold		
	22	Sold		
	23	\$ 9,000.00		
	24	Sold		
	25	Sold		
	26	Sold		
	50	\$ 12,000.00		
	51	Sold		
	52	Sold		
	53	Sold		
	54	Sold		
	55	Sold		
Phase III	56	\$ 12,000.00		
	34	\$ 12,000.00	Sale Pending	
	35	\$ 12,000.00		
	36	\$ 9,000.00		
	37	\$ 9,000.00		
	38	\$ 9,000.00		
	39	Sold		
	40	Sold		
	47	\$ 9,000.00		
	48	\$ 9,000.00		
	49	\$ 9,000.00		
		57	Sold	
Administrative Replat of Lots 27 -33 amended plat of Western Ridge				
27	1	\$ 12,000.00	Sale Pending	
28	2	Sold		
29	3	Sold		
30	4	Sold		
31	5	Sold		
32	6	Sold		
33	7	\$ 12,000.00		
Bressler Court Administrative Replat of Lots 41-46 of the Amended				
46 - 45	1	Sold		
44 - 43	2	Sold		
42 - 41	3	\$ 15,000.00	First Right Refusal	



57 Sold 49 48 47 Bressler Court 1 Sold 2 Sold

LaPorte Avenue

Bressler Court

3 First Right Refusal

56 Sold 5 51 Sold 52 Sold 53 Sold 10 Sold 11 Sold 8 Sold 7 Sold 6 Sold 50 7 6 Sold 4 Sold 3 Sold 2 Sold 1 Sale Pending

Brookdale Drive

Neilhardt

Savidge Court

34 Sale Pending 35

12 Sold 13 Sold 12 Sold 13 Sold 1 Sale Pending 26 Sold 25 Sold 24 Sold 6 Sold 5 Sold 4 Sold 3 Sold 2 Sold 1 Sale Pending

Neilhardt Avenue

Wightman Circle

18 19 20 Sold 21 Sold 22 Sold 23 17 Sold 16 Sale Pending 15 Sold 14 3 2 Sold 1 Sold 15 Sold 14

Haas Avenue