

December 27, 2016

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, December 27, 2016, 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 and Nick Muir; City Attorney Amy Miller; City Administrator Lowell Johnson, and City Clerk Betty McGuire. Absent: Members Jon Meyer, Mark Lenihan, and Randy Larson.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on December 15, 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 Schweers, to approve the minutes of the November 29, 2016, meeting. 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.

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

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| ➤ City of Wayne: Attorney's Fees | \$800.00 |
| ➤ David & Nikki Lindner – DPA Loan | 10,000.00 |
| ➤ Wayne County Clerk – filing fee | 10.00 |

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.

Discussion was had by the Community Redevelopment Authority concerning further actions to be taken in regard to the redevelopment plan entitled “REDEVELOPMENT PLAN SEBADE HOUSING, LLC REDEVELOPMENT AREA” (the “Plan”) for the redevelopment of certain parcels of land located within the City as described in full in the Plan. Thereupon, Member Muir offered the following resolution and moved its adoption:

RESOLUTION NO. 2016-4

A RESOLUTION OF THE CHAIR AND MEMBERS OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY WAYNE, NEBRASKA; 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 OF 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

Member Giese seconded the motion. 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.

Member Giese made a motion, which was seconded by Member Schweers approving the Redevelopment Contract between the Wayne Community Redevelopment Authority and Sebade Housing, LLC. 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.

Discussion took place regarding the agreement between the CRA and Progressive Property Inspections, LLC.

Nancy Braden, Finance Director, advised the CRA that Kelby Herman or Progressive Property Inspections' second agreement was the purchase of Lots 26, 28, 32, 34, 39 and 40, Western Ridge Subdivision. The 30-month time line started after Mr. Herman exercised his first right of refusal on one of the above-numbered lots. The first lot was purchased in March of 2014. The 30-month time line ended in September of 2016. To receive the 25% discount, the buyer was to build residences on each lot, obtain an occupancy permit for each finished residence, plant two shade trees, and complete the residency blower test. The last occupancy permit was issued on 12/8/16. Ms. Braden stated she did not have confirmation of the trees being planted, nor did she have any of the blower test results.

Joel Hansen, Building Inspector, stated he thought the trees had been planted. However, he was not sure whether or not Mr. Herman was done building the residence or whether or not Mr. Herman was done, but just failed to call for a final inspection to get his occupancy permit.

The CRA members thought this would be different if the houses were not done or completed.

Administrator Johnson stated right now the discount cannot be offered until the CRA either extends the completion date or accepts it.

After discussion, the consensus was to extend the completion date to January 31, 2017, for Kelby Herman d/b/a Progressive Property Inspections to submit confirmation of the blower test results.

Discussion took place regarding the agreement between the CRA and Bradley J. Woehler and Kari Woehler, and on the Woehlers' request for an extension on the completion date for their house, a reduction in the \$5,000 fee, or acceptance of their residence "as is." This pertains to Lot 2, Bressler Court, in the Western Ridge Subdivision.

Joel Hansen, Building Inspector, advised the CRA that the last time he was in the house, the framing and the plumbing were done.

Member Schweers stated that Mr. Woehler had discussed this matter with him. Mr. Woehler admitted it has taken longer than he has wanted it to. He is about ready for drywall, and since his crews are shut down now, he can get a lot more done on the house.

It was noted that this project has been going on for over two years.

After discussion, the CRA tabled the matter until the next meeting when BJ Woehler can be present to answer questions.

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