

April 25, 2017

The Wayne Community Redevelopment Authority (CRA) met in regular session in the Council Chambers on Tuesday, April 25, 2017, at 4:00 o'clock p.m. Chair Ken Chamberlain called the meeting to order with the following in attendance: Members Cale Giese, Jon Meyer, Mark Lenihan, Corby Schweers and Randy Larson; City Administrator Lowell Johnson; City Attorney Amy Miller; and City Clerk Betty McGuire. Absent: Member Nick Muir.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on April 13, 2017, 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 City 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 Larson made a motion, which was seconded by Member Lenihan, to approve the minutes of the March 28, 2017, meeting. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Member Muir who was absent, the Chair declared the motion carried.

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

➤ City of Wayne: Attorney's Fees	\$800.00
➤ Ads and notices	36.99
➤ Drainage Fees	510.00
➤ Wayne Co. Treasurer (Property Taxes - Western Ridge)	3,439.80
➤ Wayne Co. Treasurer (Property Taxes - Industrial Park)	2,305.60

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

Kelby Herman and Brendan Pick were present concerning their offer to purchase Lot 1, Opportunity Park Addition, which is the former Pacific Coast Feather property, for \$200,000, plus whatever assessments there may be against the property. They are agreeable to having those assessments amortized over 10 years.

Their intention is to redevelop the property and utilize some of the concrete for a 200'x75' building. They are working with an interested party from out of town that would like to expand their business, as well as some local businesses that need more space and are adding employees or features to their businesses that could utilize some of this space. They hope to begin building by the end of this year. It is not their intention to sit on the property and wait for another buyer to come along.

When asked, Mr. Herman responded that they are aware of the airport restrictions. Nancy Braden, Finance Director, stated that the area can be used as a parking area, but not as an area of congregation, building, etc. Mr. Herman stated that Joel Hansen, Inspector/Planner, went over that site plan with him that shows the restricted area.

Member Giese made a motion, which was seconded by Member Meyer, to enter into executive session in order to protect the public interest to discuss purchase price negotiations on the offer to purchase Lot 1, Opportunity Park Addition (former Pacific Coast Feather property) from Kelby Herman and Brendan Pick, and to allow Attorney Miller, City Administrator Johnson, City Clerk McGuire, Finance Director Braden, Inspector/Planner Hansen, and Wes Blecke, Executive Director of Wayne Area Economic Development, to be in attendance. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Member Muir who was absent, the Chair declared the motion carried, and executive session began at 4:09 p.m.

Chair Chamberlain again stated that the matter to be discussed in executive session, which is to protect the public interest, concerns an offer to purchase Lot 1, Opportunity Park Addition (former Pacific Coast Feather property) from Kelby Herman and Brendan Pick

Member Giese made a motion, which was seconded by Member Meyer, to resume open session. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Member Muir who was absent, the Chair declared the motion carried, and open session resumed at 4:19 p.m.

Member Schweers made a motion, which was seconded by Member Giese, approving the Purchase Agreement or offer to Purchase Lot 1, Opportunity Park Addition (former Pacific Coast Feather property) from Kelby Herman and Brendan Pick for the sum of \$200,000, plus assessments/hook-up fees of \$47,727.17, with the assessments/hook-up fees being amortized over 10 years. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Member Muir who was 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 Lenihan, to adjourn the meeting. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Member Muir who was absent, the Chair declared the motion carried, and the meeting adjourned at 4:25 p.m.