

August 29, 2017

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, August 29, 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, Nick Muir and Randy Larson; City Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on August 17, 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 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 July 31, 2017, meeting. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, the Chair declared the motion carried.

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

➤ City of Wayne: Attorney's Fees	\$800.00
Notice	37.50

Chair Chamberlain stated the motion, and the result of roll call being all Yeas, the Chair declared the motion carried.

Chair Chamberlain declared the time was at hand for the public hearing on the proposed FY2017-2018 budget.

Nancy Braden, Finance Director, presented the CRA budget. The fiscal year begins October 1, 2017. The total revenues proposed for the FY2017-2018 budget is \$_____ 1,018,125, with expenses of \$_____ 1,303,873. This includes all of the TIF projects. She again advised the CRA that, in the future, they could ask the City Council for a levy from the General Fund property taxes, which would be similar to what the Airport Authority does.

She also advised the CRA that the County Assessor increased the assessed value of the TIF projects from \$13,631,506 to \$_____ .

She noted that the original money the CRA received from the City came from the Electric Fund – which was the unallocated portion of the 1.85% dedicated to economic development. Any overages from that 1.85% collected from the electric customers are now transferred to the Community Redevelopment Authority.

City Clerk McGuire had not received any communication for or against this public hearing.

There being no further comments, Chair Chamberlain closed the public hearing.

Chair Chamberlain stated the following CRA Resolution would adopt the 2017-2018 budget.

Member Schweers introduced CRA Resolution No. 2017-7 and moved for its approval; Member Meyer seconded.

CRA RESOLUTION NO. 2017-7

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF WAYNE, NEBRASKA, ADOPTING THE 2017-2018 BUDGET.

Chair Chamberlain stated the motion, and the result of roll call being all Yeas, the Chair declared the motion carried.

Nick and Amanda Hawthorne were present, requesting Council consideration to their offer to purchase Lot 1, Neihardt Addition, Western Ridge, for the sum of \$8,000.

After discussion, Member Meyer made a motion, which was seconded by Member Schweers to make a counter offer of \$8,500 to Nick and Amanda Hawthorne for the purchase of Lot 1, Neihardt Addition, Western Ridge. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, the Chair declared the motion carried.

Attorney Miller requested direction on establishing a policy for the resale of lots prior to construction.

Discussion took place regarding other potential properties of interest.

Member Giese 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, the Chair declared the motion carried, and the meeting adjourned at 4:29 p.m.