

March 31, 2015

The Wayne Community Redevelopment Authority met in regular session at City Hall on Tuesday, March 31, 2015, at 4:00 o'clock p.m. Chair Ken Chamberlain called the meeting to order with the following in attendance: Members Jon Meyer, Mark Lenihan and Nick Muir; City Administrator Lowell Johnson; City Clerk Betty McGuire; and City Attorney Eric Knutson. Absent: Members Cale Giese, Corby Schweers and Randy Larson.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on March 19, 2015, 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 Meyer, to approve the minutes of the February 24, 2015, meeting. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Giese, Schweers and Larson who were absent, the Chair declared the motion carried.

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

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|--|------------|
| ➤ Pieper & Miller Trust Account – Legal Fees | \$1,010.00 |
| ➤ Wayne County Treasurer – Property Taxes    | \$5,663.48 |

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

Discussion took place in regard to naming the former Pacific Coast Feather, et al., properties. Member Lenihan suggested “Opportunity Park Addition.”

Member Lenihan made a motion, which was seconded by Member Muir, to name the former Pacific Coast Feather, et al., properties “Opportunity Park Addition.” Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Giese, Schweers and Larson who were absent, the Chair declared the motion carried.

The CRA reviewed the updated “Industrial Drive – East Wayne Redevelopment Area” Blight Study. This was prepared by Northeast Nebraska Economic Development District. This is a step in the process for allowing tax increment financing as a financing tool/option in that area.

Member Muir made a motion, which was seconded by Member Meyer, approving the “Industrial Drive – East Wayne Redevelopment Area” Blight Study. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Giese, Schweers and Larson who were absent, the Chair declared the motion carried.

No action was taken on Agenda Item No. 6 - Action to approve making tax increment financing available to future business prospects with recommendations then being forwarded to the City Council. Chair Chamberlain did not think this agenda item was necessary. Finance Director Nancy Braden stated that once the blight study is approved, tax increment financing is eligible.

Discussion took place regarding other potential properties of interest.

Mr. Blecke advised the CRA that that a Wayne State College class may be doing a virtual spec building on the former Pacific Coast Feather property site, free of charge, as a college project.

Member Muir 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 Members Giese, Schweers and Larson who were absent, the Chair declared the motion carried, and the meeting adjourned at 4:23 p.m.

