

July 28, 2015

The Wayne Community Redevelopment Authority met in regular session at City Hall on Tuesday, July 28, 2015, 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, Nick Muir and Randy Larson; City Administrator Lowell Johnson; and City Attorney Amy Miller. Absent: Members Mark Lenihan and Corby Schweers; and City Clerk Betty McGuire.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on July 16, 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 Larson, to approve the minutes of the June 30, 2015, meeting. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan and Schweers who were absent, the Chair declared the motion carried.

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

➤ Bryan Wiggins and Jessica Chamberlin – DPA Loan	\$10,000.00
➤ City of Wayne Attorney Fees - \$2,400.00	
Notice - \$325.24	
Filing Fees - \$46.00	
Less City’s half of Opportunity Park - \$2,311.13	460.11
➤ City of Wayne – Street Fund for Western Ridge	\$30,000.00
➤ Progressive Properties – Incentive of \$11,500, less	
\$2,358.10 storm water assessment	\$9,141.90
➤ City of Wayne – storm water assessment	\$2,358.10

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

No action was taken on Agenda Item No. 3 – consideration and action to reimburse the Street Department Fund the amount of \$30,000 for Western Ridge infrastructure improvements, since it was included in the claims that had already been approved.

The following Resolution would approve the amended Redevelopment Plan/Contract for The Jug Store, LLC, and authorize the issuance of a tax increment revenue bond. The bond will increase from \$210,000 to \$230,000. This allows the builder to use their first 14 years of taxes to help pay for the building costs.

Member Giese introduced CRA Resolution No. 2015-2 and moved for its approval; Member Muir seconded.

CRA RESOLUTION NO. 2015-2

A RESOLUTION ADOPTED THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF WAYNE; 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 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

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

Joel Hansen, Zoning Administrator, advised the CRA that he received a request to replat the lot lines in the Savidge Court cul de sac in the Western Ridge Subdivision. The two center lots in this cul de sac will not have much of a buildable area. Kelby Herman suggested replatting the lots like they did in Bressler Court. In addition, Alex Wieland has purchased and built a home on one of these lots. The replatting of these lots will also take care of, or clean up an issue on the Wieland property, where the contractor built the patio over the original lot line. This action can be done by way of an administrative subdivision, which alleviates the need to go before the Planning Commission and the City Council for approval.

Discussion then took place on what the price of the lots in that cul de sac should be once they are replatted into bigger lots.

Member Muir made a motion, which was seconded by Member Giese, approving the request to replat the lot lines in the Savidge Court cul de sac in the Western Ridge Subdivision and to also include the price change to reflect \$13,000 per lot rather than what is currently listed. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan and Schweers who were absent, the Chair declared the motion carried.

Discussion took place regarding the purchase of the 111 Fairgrounds Avenue Tax Certificates. Attorney Miller advised the CRA that because of the way things were filed in the County Assessor's office, the City is sitting in a fairly good position. Purchasing the tax certificates would allow the CRA to acquire the property without having to get a release from the

bank and without having to get the property owner's consent or signature on a purchase agreement. Once the tax certificates are purchased, however, the property could not be foreclosed upon for three years. The tax certificates total approximately \$15,571.78.

Member Giese made a motion, which was seconded by Member Muir, directing City staff to purchase the tax certificates on 111 Fairgrounds Avenue. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan and Schweers who were absent and Member Larson who abstained, 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 Lenihan and Schweers who were absent, the Chair declared the motion carried, and the meeting adjourned at 4:50 p.m.