

March 29, 2016

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, March 29, 2016, at 4:00 o'clock p.m. Chair Ken Chamberlain called the meeting to order with the following in attendance: Members Cale Giese, Mark Lenihan, and Nick Muir; City Administrator Lowell Johnson; City Attorney Amy Miller; and City Clerk Betty McGuire. Absent: Members Jon Meyer, Corby Schweers and Randy Larson.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on March 17, 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 Lenihan, to approve the minutes of the February 23, 2016, meeting. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer, Schweers and Larson who were absent, the Chair declared the motion carried.

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

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| ➤ Kyle Stuchlik – Down Payment Assistance | \$10,000.00 |
| ➤ Matt Sharer – Down Payment Assistance | \$10,000.00 |
| ➤ City of Wayne: Attorney's Fees | 800.00 |
| Notice | 30.00 |
| ➤ Wayne County Treasurer: | |
| Property Taxes - Western Ridge | 3,763.68 |
| Property Taxes - Opportunity Park | 1,943.96 |

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

Nancy Braden, Finance Director, advised the CRA that Lou Bencoter has requested that agenda item nos. 4 and 5 relating to the “Angel Village Housing Project 2016” be pulled from the agenda. He is looking at what he can do with his original tax increment financing and original LB840 applications.

Kelby Herman, who was not present, was asking the CRA to give consideration to his proposal to purchase Lots 16 and 27 (which is now Lot 1) of the Western Ridge Subdivision for the total sum of \$15,000.00. He will build two homes on those lots within 12 months. The original prices on these lots were \$12,000 (Lot 27) and \$6,500 (Lot 16).

It was noted that Lucas Thompson purchased two lots – one for \$9,000 and one for \$5,000, and he was given until December, 2018, to have the homes built.

Chair Chamberlain did not have any issues with Mr. Herman’s proposal, in light of the fact that he will have two houses built on these lots within one year.

Member Giese made a motion, which was seconded by Member Muir, to enter into executive session, in order to protect the public interest, to discuss real estate negotiations on the proposal of Kelby Herman to purchase Lots 16 and 27 (which is now Lot 1) in the Western Ridge Subdivision, and to allow Attorney Miller, Administrator Johnson, City Clerk McGuire, Finance Director Nancy Braden and Street Superintendent Joel Hansen to be in attendance. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer, Schweers and Larson who were absent, the Chair declared the motion carried, and executive session began at 4:30 p.m.

Chair Chamberlain again stated that the matter to be discussed in executive session, which is to protect the public interest, concerns real estate negotiations on Kelby Herman's proposal to purchase Lots 16 and 27 (which is now Lot 1), in the Western Ridge Subdivision.

Member Giese made a motion, which was seconded by Member Muir, to resume open session. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer, Schweers and Larson who were absent, the Chair declared the motion carried, and open session resumed at 4:33 p.m.

Member Giese made a motion, which was seconded by Member Lenihan, directing staff to negotiate a purchase price with Kelby Herman on Lots 16 and 27 (which is now Lot 1), in the Western Ridge Subdivision. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer, Schweers, and Larson who were 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 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, Schweers and Larson who were absent, the Chair declared the motion carried, and the meeting adjourned at 4:42 p.m.