

January 31, 2017

The Wayne Community Redevelopment Authority (CRA) met in regular session in the south meeting room of the City Auditorium on Tuesday, January 31, 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, Nick Muir and Randy Larson; City Attorney Amy Miller; and City Clerk Betty McGuire. Absent: Members Mark Lenihan and Corby Schweers; and City Administrator Lowell Johnson.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on January 19, 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 South Meeting Room of the City Auditorium 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 Muir, to approve the minutes of the December 27, 2016, 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 Giese made a motion, which was seconded by Member Muir, to approve the following CRA Claims:

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|----------------------------------|----------|
| ➤ City of Wayne: Attorney's Fees | \$800.00 |
| ➤ Ads and notices                | 99.55    |

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.

BJ and Kari Woehler were present in regard to their request for an extension on the completion date for their residence (TBD or May 15, 2017), a reduction in the \$5,000 fee, or acceptance of their residence “as is.” This pertains to Lot 2, Bressler Court, in the Western Ridge Subdivision. This matter was tabled at the last meeting so that the Woehlers could have an opportunity to be present to answer questions.

Mr. Woehler explained that this changed from being a spec house to now being their home. He hopes to have occupancy by April 2, 2017; however, he felt that May 15, 2017, would be sufficient for an extension date.

After discussion, Member Muir made a motion, which was seconded by Member Larson, to approve the request of BJ Woehler for an extension on the completion date of his residence to May 15, 2017. 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 Schweers and Lenihan arrived at 4:08 p.m.

The next item on the agenda was to take action on the request of Kelby Herman, d/b/a Progressive Property Inspections, LLC, for his 25% discount or \$17,250 for the Western Ridge Second Residential Construction Contract dated May 7, 2013.

After discussion, Member Giese made a motion, which was seconded by Member Muir, that upon verification by city staff of the trees being planted, to approve the 25% discount or \$17,250 for the Western Ridge Second Residential Construction Contract dated May 7, 2013, to Kelby Herman, d/b/a Progressive Property Inspections, LLC. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, the Chair declared the motion carried.

The next item to come before the CRA was a request from Kelly Reineke, Branch Manager/Loan Officer with the Liberty Trust Credit Union, for the Wayne Community Redevelopment Authority to subordinate its lien on the Matthew and Elizabeth Sharer Loan. They wish to borrow additional funds in the form of a home equity loan to finish the basement of their home at 1301 Grainland Road.

Member Schweers made a motion, which was seconded by Member Larson, approving the request of Kelly Reineke, Branch Manager/Loan Officer with the Liberty Trust Credit Union, for the Wayne Community Redevelopment Authority to subordinate its lien on the Matthew and Elizabeth Sharer Loan, who wish to borrow additional funds in the form of a home equity loan to finish the basement of their home at 1301 Grainland Road. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, 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 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.