

AGENDA
COMMUNITY REDEVELOPMENT AUTHORITY
August 29, 2017

1. 4:00 p.m. - Call the meeting to order

Anyone desiring to view the Open Meetings Act may do so. The document is available for public inspection and is located on the south wall of the City Council Chambers.

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.

2. Action to approve the Minutes – July 31, 2017
3. Action to approve the Claims
4. Public Hearing: Budget Hearing (Advertised time: 4:00 p.m.)
5. CRA Resolution 2017-7: Adopting the 2017-2018 Budget
6. Action on an offer to purchase Lot 1, Neihardt Addition, Western Ridge Subdivision, for the sum of \$8,000 — Nick and Amanda Hawthorne
7. Discussion and action regarding policy for resale of lots prior to construction
8. Discussion regarding other potential properties of interest
9. Adjourn

NEXT MEETING IS SCHEDULED FOR SEPTEMBER 26, 2017

July 31, 2017

The Wayne Community Redevelopment Authority (CRA) met in special session in the Council Chambers on Monday, July 31, 2017, at 4:30 o'clock p.m. Chair Ken Chamberlain called the meeting to order with the following in attendance: Members Jon Meyer, Mark Lenihan, Corby Schweers and Nick Muir; and City Clerk Betty McGuire. Absent: Members Cale Giese and Randy Larson and City Attorney Amy Miller.

Notice of the convening meeting was given in advance by posting in three places on July 27, 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 City 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 Lenihan, to approve the minutes of the June 27, 2017, meeting. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Giese and Larson who were absent, the Chair declared the motion carried.

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

- | | |
|----------------------------------|----------|
| ➤ City of Wayne: Attorney's Fees | \$800.00 |
| ➤ Ads and notices | 40.06 |

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

The following Resolution would recommend approval of a Redevelopment Plan and redevelopment project of the City of Wayne, approve a cost benefit analysis for said project and approve other related actions. This is for the Benscoter, Inc., - Crown II Housing Project.

Member Muir introduced CRA Resolution No. 2017-2 and moved for its approval; Member Lenihan seconded.

CRA RESOLUTION NO. 2017-2

A RESOLUTION RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN OF THE CITY OF WAYNE, NEBRASKA; RECOMMENDING APPROVAL OF A REDEVELOPMENT PROJECT OF THE CITY OF WAYNE, NEBRASKA; APPROVING A COST BENEFIT ANALYSIS FOR SUCH PROJECT; AND APPROVAL OF RELATED ACTIONS.

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

The next item on the agenda is to review and make a recommendation on the Redevelopment Contract between the CRA and Benscoter, Inc., - Crown II Housing Project.

Member Muir made a motion, which was seconded by Member Meyer, approving the Redevelopment Contract between the CRA and Benscoter, Inc., - Crown II Housing Project. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Giese and Larson who were absent, the Chair declared the motion carried.

The following Resolution would approve the issuance of a tax increment revenue bond on the Benscoter, Inc., - Crown II Housing Project.

Member Muir introduced CRA Resolution No. 2017-3 and moved for its approval; Member Schweers seconded.

CRA RESOLUTION NO. 2017-3

A RESOLUTION OF THE CHAIR AND MEMBERS OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY WAYNE, NEBRASKA; 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 OF 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 Giese and Larson who were absent, the Chair declared the motion carried.

The following Resolution would recommend approval of a Redevelopment Plan and redevelopment project of the City of Wayne, approve a cost benefit analysis for said project and approve other related actions. This is for the Grainland Estates, LLC, Project.

Member Muir introduced CRA Resolution No. 2017-5 and moved for its approval; Member Lenihan seconded.

CRA RESOLUTION NO. 2017-5

A RESOLUTION RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN OF THE CITY OF WAYNE, NEBRASKA; RECOMMENDING APPROVAL OF A REDEVELOPMENT PROJECT OF THE CITY OF WAYNE, NEBRASKA; APPROVING A COST BENEFIT ANALYSIS FOR SUCH PROJECT; AND APPROVAL OF RELATED ACTIONS.

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

The next item on the agenda is to review and make a recommendation on the Redevelopment Contract between the CRA and Grainland Estates, LLC.

Member Muir made a motion, which was seconded by Member Meyer, approving the Redevelopment Contract between the CRA and Grainland Estates, LLC. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Giese and Larson who were absent, the Chair declared the motion carried.

The following Resolution would approve the issuance of a tax increment revenue bond on the Grainland Estates, LLC, Project.

Member Schweers introduced CRA Resolution No. 2017-6 and moved for its approval; Member Lenihan seconded.

CRA RESOLUTION NO. 2017-6

A RESOLUTION OF THE CHAIR AND MEMBERS OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY WAYNE, NEBRASKA; 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 OF 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 Giese and Larson who were absent, the Chair declared the motion carried.

The CRA reviewed the proposed 2017-2018 budget.

Member Muir made a motion, which was seconded by Member Meyer, to set the public hearing on the budget for August 29, 2017, at or about 4:00 p.m. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Giese and Larson who were absent, the Chair declared the motion carried.

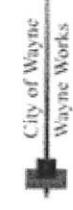
Member Meyer left the meeting at 5:03 p.m.

Discussion took place regarding other potential properties of interest.

Member Muir 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, with the exception of Members Giese and Larson who were absent, and Member Meyer who had left the meeting, the Chair declared the motion carried, and the meeting adjourned at 5:11 p.m.

City of Wayne
CRA Claims List
August 29, 2017

7/29/17	1356	City of Wayne			
		Attorney	\$800.00		
		Notices	\$ 37.50	\$	837.50
			Total	\$	837.50



City of Wayne, NE

Budget Worksheet

Account Summary

For Fiscal: FY 2016-17 Period Ending: 09/30/2017

Defined Budgets

	2014-2015 Total Budget	2014-2015 Total Activity	2015-2016 Total Budget	2015-2016 Total Activity	FY 2016-17 Total Budget	FY 2016-17 YTD Activity	FY 2016-17 Projected YE	2017-2018 Dept. Request	2017-2018 Proposed Budget
Fund: 800 - COMMUNITY REDEV AUTHORITY									
Revenue									
800-108-425000	200,000.00	0.00	200,000.00	0.00	108,000.00	21,254.48	21,254.00	305,800.00	305,800.00
800-150-435000	0.00	0.00	0.00	99,836.88	45,000.00	0.00	25,000.00	25,000.00	25,000.00
800-850-422002	100,000.00	0.00	65,000.00	-20,000.00	20,000.00	0.00	20,000.00		
800-850-430000	0.00	27,307.93	0.00	7,024.72	0.00	0.00			
Revenue Total:	300,000.00	27,307.93	265,000.00	86,861.60	173,000.00	21,254.48	41,254.00	330,800.00	330,800.00
Expense									
800-850-32000	0.00	692.86	0.00	289.49	300.00	345.85	350.00	350.00	350.00
800-850-37000	15,000.00	11,734.42	15,000.00	9,098.00	14,400.00	8,010.00	9,610.00	9,600.00	9,600.00
800-850-45000	0.00	0.00	0.00	30.00	0.00	0.00			
800-850-45001	5,000.00	5,663.48	6,000.00	5,987.32	5,987.00	5,745.40	5,745.00	6,000.00	6,000.00
800-850-47000	0.00	46.00	0.00	0.00	0.00	0.00			
800-850-70000	190,000.00	0.00	160,000.00	0.00	210,000.00	40,000.00	70,000.00	130,000.00	130,000.00
800-850-70001	30,000.00	30,000.00	50,000.00	50,000.00	108,000.00	0.00			
800-850-74000	0.00	0.00	0.00	0.00	0.00	50,000.00	50,000.00		
800-850-82006	0.00	11,500.00	0.00	0.00	0.00	0.00			
800-850-98000	0.00	0.00	204,340.00	0.00	54,520.00	0.00	303,628.00	303,628.00	303,628.00
Expense Total:	240,000.00	59,636.76	435,340.00	65,404.81	393,207.00	104,101.25	135,705.00	449,578.00	449,578.00
Fund: 800 - COMMUNITY REDEV AUTHORITY Surplus (Deficit):	60,000.00	-32,328.83	-170,340.00	21,456.79	-220,207.00	-82,846.77	-94,451.00	-118,778.00	-118,778.00
Fund: 801 - TIF ANGEL ACRES									
Revenue									
801-911-312002	14,075.00	4,226.11	18,900.00	12,768.95	28,265.00	11,359.39	11,359.00	28,265.00	28,265.00
Revenue Total:	14,075.00	4,226.11	18,900.00	12,768.95	28,265.00	11,359.39	11,359.00	28,265.00	28,265.00
Expense									
801-911-64002	14,075.00	20,549.99	18,900.00	8,250.00	18,765.00	12,144.57	12,145.00	20,190.00	20,190.00

Budget Worksheet

For Fiscal: FY 2016-17 Period Ending: 09/30/2017

Defined Budgets

	2014-2015 Total Budget	2014-2015 Total Activity	2015-2016 Total Budget	2015-2016 Total Activity	FY 2016-17 Total Budget	FY 2016-17 YTD Activity	FY 2016-17 Projected YE	2017-2018 Dept. Request	2017-2018 Proposed Budget
Fund: 801 - TIF ANGEL ACRES SURPLUS (DEFICIT):									
801-911-64003 TIF ANGEL ACRES - PRINCIPAL	0.00	0.00	0.00	0.00	9,500.00	0.00	0.00	8,474.00	8,474.00
Expense Total:	14,075.00	20,549.99	18,900.00	8,250.00	28,265.00	12,144.57	12,145.00	28,664.00	28,664.00
Revenue Total:	0.00	-16,323.88	0.00	4,518.95	0.00	-785.18	-786.00	-399.00	-399.00
Fund: 802 - WAYNE CROWN II									
802-914-42000 TIF Bonds	0.00	0.00	350,000.00	0.00	350,000.00	0.00	0.00	400,000.00	400,000.00
Revenue Total:	0.00	0.00	350,000.00	0.00	350,000.00	0.00	0.00	400,000.00	400,000.00
Fund: 802 - WAYNE CROWN II Surplus (Deficit):									
802-914-45000 REDEVELOPMENT DISTRICT EXP	0.00	0.00	350,000.00	0.00	350,000.00	0.00	0.00	400,000.00	400,000.00
Expense Total:	0.00	0.00	350,000.00	0.00	350,000.00	0.00	0.00	400,000.00	400,000.00
Fund: 810 - TIF - BOMGAARS									
810-925-312002 TIF TAX BOMGAARS	25,787.00	11,927.91	25,249.00	10,898.88	25,700.00	26,729.80	26,730.00	27,642.00	27,642.00
Revenue Total:	25,787.00	11,927.91	25,249.00	10,898.88	25,700.00	26,729.80	26,730.00	27,642.00	27,642.00
Fund: 810 - TIF - BOMGAARS Surplus (Deficit):									
810-925-64000 TIF BOMGAARS INTEREST	11,181.00	10,086.00	9,429.00	9,210.00	8,553.00	9,576.81	9,577.00	7,677.00	7,677.00
810-925-64001 TIF BOMGAARS - PRINCIPAL	29,426.00	0.00	15,820.00	0.00	17,147.00	17,152.99	17,153.00	19,965.00	19,965.00
Expense Total:	40,607.00	10,086.00	25,249.00	9,210.00	25,700.00	26,729.80	26,730.00	27,642.00	27,642.00
Fund: 810 - TIF - BOMGAARS Surplus (Deficit):									
820-927-312002 TIF TAX BENSCOTER	-14,820.00	1,841.91	0.00	1,688.88	0.00	0.00	0.00	0.00	0.00
Revenue Total:	22,000.00	16,344.88	30,089.00	14,649.12	17,107.00	19,688.80	18,520.00	21,210.00	21,031.00
Fund: 820 - BENSCOTER TIF									
820-927-64000 TIF BENSCOTER INTEREST	12,272.00	25,931.68	15,424.00	9,794.02	11,016.00	5,735.18	5,735.00	9,976.00	9,976.00
820-927-64001 TIF BENSCOTER PRINCIPAL	9,728.00	0.00	14,665.00	860.31	10,479.00	9,668.40	12,406.00	11,719.00	11,540.00
Expense Total:	22,000.00	25,931.68	30,089.00	10,654.33	21,495.00	15,403.58	18,141.00	21,695.00	21,516.00
Fund: 820 - BENSCOTER TIF Surplus (Deficit):									
825-919-42000 TIF BONDS	0.00	-9,586.80	0.00	3,994.79	-4,388.00	4,285.22	379.00	-485.00	-485.00
Revenue Total:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	375,000.00	375,000.00
Fund: 825 - GRAINLAND ESTATES TIF									
825-919-42000 TIF BONDS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	375,000.00	375,000.00
Revenue Total:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	375,000.00	375,000.00

Budget Worksheet

For Fiscal: FY 2016-17 Period Ending: 09/30/2017

	Defined Budgets				
	FY 2016-17 Total Budget	FY 2016-17 YTD Activity	FY 2016-17 Projected YE	2017-2018 Dept. Request	2017-2018 Proposed Budget
Expense					
825-919-45000 REDEVELOPMENT DISTRICT EX	0.00	0.00	0.00	375,000.00	375,000.00
Expense Total:	0.00	0.00	0.00	375,000.00	375,000.00
Fund: 825 - GRAINLAND ESTATES TIF Surplus (Deficit):	0.00	0.00	0.00	0.00	0.00
Revenue					
830-924-312002 TIF TAXES JORGENSEN	0.00	0.00	15,000.00	13,406.00	26,091.00
830-924-422000 TIF Bonds - JORGENSEN	0.00	0.00	0.00	180,000.00	180,000.00
Revenue Total:	0.00	0.00	15,000.00	193,406.00	26,091.00
Expense					
830-924-45000 REDEVELOPMENT DIST EXP	0.00	0.00	0.00	180,000.00	180,000.00
830-924-64000 TIF Jorgensen - INTEREST	0.00	0.00	375.00	7,008.93	13,621.00
830-924-64001 TIF Jorgensen - Principal	0.00	0.00	0.00	0.00	18,866.00
Expense Total:	0.00	0.00	375.00	187,008.93	32,487.00
Fund: 830 - TIF JORGENSEN Surplus (Deficit):	0.00	0.00	-375.00	6,396.00	-6,396.00
Revenue					
835-923-312002 TIF TAXES - Mid Plains Grain	0.00	0.00	18,732.00	13,356.00	13,482.00
Revenue Total:	0.00	0.00	18,732.00	13,356.00	13,482.00
Expense					
835-923-64000 TIF Mid Plain Grain - INTEREST	0.00	9,583.33	18,732.00	6,982.34	19,856.00
Expense Total:	0.00	9,583.33	18,732.00	6,982.34	19,856.00
Fund: 835 - TIF MID PLAINS GRAIN Surplus (Deficit):	0.00	-9,583.33	0.00	6,374.00	-6,374.00
Revenue					
840-928-312002 TIF TAX MOTEL	62,003.00	15,198.03	57,862.00	41,971.00	42,373.00
Revenue Total:	62,003.00	15,198.03	57,862.00	41,971.00	42,373.00
Expense					
840-928-64000 TIF WHG MOTEL INTEREST	34,500.00	24,915.00	23,362.00	22,396.00	19,223.00
840-928-64001 TIF WHG MOTEL PRINCIPAL	28,158.00	0.00	34,500.00	9,789.00	32,936.00
Expense Total:	62,658.00	24,915.00	57,862.00	32,185.00	52,159.00
Fund: 840 - MOTEL TIF Surplus (Deficit):	-655.00	-9,716.97	0.00	9,786.00	-9,786.00

Budget Worksheet

For Fiscal: FY 2016-17 Period Ending: 09/30/2017

Defined Budgets

	2014-2015 Total Budget	2014-2015 Total Activity	2015-2016 Total Budget	2015-2016 Total Activity	FY 2016-17 Total Budget	FY 2016-17 YTD Activity	FY 2016-17 Projected YE	2017-2018 Dept. Request	2017-2018 Proposed Budget
Fund: 845 - MZRB, LLC TIF									
Revenue									
845-912-312002	3,577.00	5,768.00	5,963.00	2,516.77	5,930.00	3,161.83	6,048.00	6,048.00	6,048.00
TIF TAXES MZRB, LLC	3,577.00	5,768.00	5,963.00	2,516.77	5,930.00	3,161.83	6,048.00	6,048.00	6,048.00
Revenue Total:	3,577.00	5,768.00	5,963.00	2,516.77	5,930.00	3,161.83	6,048.00	6,048.00	6,048.00
Expense									
845-912-64000	3,577.00	3,375.00	5,063.00	1,304.52	3,344.00	1,602.67	1,603.00	3,159.00	3,159.00
TIF MZRB LLC - INTEREST	3,577.00	3,375.00	5,063.00	1,304.52	3,344.00	1,602.67	1,603.00	3,159.00	3,159.00
845-912-64001	0.00	0.00	900.00	0.00	5,406.00	1,559.16	1,559.00	5,775.00	5,775.00
TIF MZRB LLC - PRINCIPAL	0.00	0.00	900.00	0.00	5,406.00	1,559.16	1,559.00	5,775.00	5,775.00
Expense Total:	3,577.00	3,375.00	5,963.00	1,304.52	8,750.00	3,161.83	3,162.00	8,934.00	8,934.00
Fund: 845 - MZRB, LLC TIF Surplus (Deficit):	0.00	2,393.00	0.00	1,212.25	-2,820.00	0.00	2,886.00	-2,886.00	-2,886.00
Fund: 850 - TIF NEBR ST. PROG PROP									
Revenue									
850-929-312002	6,153.00	4,976.53	9,438.00	2,702.62	12,425.00	4,166.54	7,835.00	9,315.00	8,241.00
TIF TAX NEBR ST P-P	6,153.00	4,976.53	9,438.00	2,702.62	12,425.00	4,166.54	7,835.00	9,315.00	8,241.00
Revenue Total:	6,153.00	4,976.53	9,438.00	2,702.62	12,425.00	4,166.54	7,835.00	9,315.00	8,241.00
Expense									
850-929-64000	6,153.00	7,047.61	4,532.00	2,129.64	6,425.00	3,809.22	3,809.00	6,341.00	6,341.00
TIF NEBR ST P-P INTEREST	6,153.00	7,047.61	4,532.00	2,129.64	6,425.00	3,809.22	3,809.00	6,341.00	6,341.00
850-929-64001	0.00	0.00	5,096.00	0.00	6,190.00	0.00	7,000.00	5,926.00	5,926.00
TIF NEBR ST P-P PRINCIPAL	0.00	0.00	5,096.00	0.00	6,190.00	0.00	7,000.00	5,926.00	5,926.00
Expense Total:	6,153.00	7,047.61	9,628.00	2,129.64	12,615.00	3,809.22	3,809.00	13,341.00	12,267.00
Fund: 850 - TIF NEBR ST. PROG PROP Surplus (Deficit):	0.00	-2,071.08	-190.00	572.98	-190.00	357.32	4,026.00	-4,026.00	-4,026.00
Fund: 851 - TIF 1ST STREET PROG PROP									
Revenue									
851-915-312002	4,117.00	3,514.57	10,054.00	473.21	4,228.00	1,381.63	2,598.00	4,259.00	2,598.00
TIF TAXES 1ST ST P-P	4,117.00	3,514.57	10,054.00	473.21	4,228.00	1,381.63	2,598.00	4,259.00	2,598.00
Revenue Total:	4,117.00	3,514.57	10,054.00	473.21	4,228.00	1,381.63	2,598.00	4,259.00	2,598.00
Expense									
851-915-64000	2,198.00	2,344.75	10,101.00	2,045.25	2,078.00	801.08	801.00	1,809.00	1,809.00
TIF PP 1ST ST - INTEREST	2,198.00	2,344.75	10,101.00	2,045.25	2,078.00	801.08	801.00	1,809.00	1,809.00
851-915-64001	1,950.00	0.00	0.00	0.00	2,150.00	462.07	462.00	2,450.00	2,124.00
TIF PP 1ST ST - PRIN	1,950.00	0.00	0.00	0.00	2,150.00	462.07	462.00	2,450.00	2,124.00
Expense Total:	4,148.00	2,344.75	10,101.00	2,045.25	4,228.00	1,263.15	1,263.00	4,259.00	3,933.00
Fund: 851 - TIF 1ST STREET PROG PROP Surplus (Deficit):	-31.00	1,169.82	-47.00	-1,572.04	0.00	118.48	1,335.00	0.00	-1,335.00
Fund: 852 - TIF PROG PROP E 6TH STREE									
Revenue									
852-921-312002	0.00	0.00	6,556.00	122.20	12,860.00	441.88	7,283.00	7,284.00	7,194.00
TIF TAXES E 6ST ST P-P	0.00	0.00	6,556.00	122.20	12,860.00	441.88	7,283.00	7,284.00	7,194.00
Revenue Total:	0.00	0.00	6,556.00	122.20	12,860.00	441.88	7,283.00	7,284.00	7,194.00
Expense									
852-921-64000	0.00	5,774.61	6,556.00	3,725.66	8,111.00	112.40	112.00	5,135.00	5,135.00
TIF P-P 6TH ST INTEREST	0.00	5,774.61	6,556.00	3,725.66	8,111.00	112.40	112.00	5,135.00	5,135.00

Budget Worksheet

For Fiscal: FY 2016-17 Period Ending: 09/30/2017

Defined Budgets

	2014-2015 Total Budget	2014-2015 Total Activity	2015-2016 Total Budget	2015-2016 Total Activity	FY 2016-17 Total Budget	FY 2016-17 YTD Activity	FY 2016-17 Projected YE	2017-2018 Dept. Request	2017-2018 Proposed Budget
852-921-64001	0.00	0.00	0.00	0.00	4,976.00	0.00	112.40	9,320.00	9,230.00
Expense Total:	0.00	5,774.61	6,556.00	3,725.66	13,087.00	112.40	112.00	14,455.00	14,365.00
Fund: 852 - TIF PROG PROP E 6TH STREE Surplus (Deficit):	0.00	-5,774.61	0.00	-3,603.46	-227.00	329.48	7,171.00	-7,171.00	-7,171.00
Fund: 855 - TIF SEBADE									
Revenue									
855-917-312002	1,400.00	109.60	5,183.00	3,195.80	3,630.00	4,066.72	4,067.00	4,067.00	4,053.00
TIF TAXES - SEBADE	1,400.00	109.60	5,183.00	3,195.80	3,630.00	4,066.72	4,067.00	4,067.00	4,053.00
Revenue Total:	1,400.00	109.60	5,183.00	3,195.80	3,630.00	4,066.72	4,067.00	4,067.00	4,053.00
Expense									
855-917-64000	1,400.00	2,000.00	4,390.00	1,981.25	2,440.00	2,062.50	2,063.00	1,970.00	1,970.00
TIF SEBADE INTEREST	1,400.00	2,000.00	4,390.00	1,981.25	2,440.00	2,062.50	2,063.00	1,970.00	1,970.00
855-917-64001	0.00	0.00	900.00	0.00	1,300.00	1,818.76	1,819.00	2,282.00	2,268.00
TIF SEBADE Principal	0.00	0.00	900.00	0.00	1,300.00	1,818.76	1,819.00	2,282.00	2,268.00
Expense Total:	1,400.00	2,000.00	5,290.00	1,981.25	3,740.00	3,881.26	3,882.00	4,252.00	4,238.00
Fund: 855 - TIF SEBADE Surplus (Deficit):	0.00	-1,890.40	-107.00	1,214.55	-110.00	185.46	185.00	-185.00	-185.00
Fund: 856 - SebaDE Housing - Valley Drive									
Revenue									
856-918-312002	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	109.00
TIF TAX - SEBADE HOUSING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	109.00
856-918-422004	0.00	0.00	0.00	0.00	0.00	0.00	0.00	230,000.00	230,000.00
TIF BONDS - SEBADE HOUSING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	230,000.00	230,000.00
Revenue Total:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	230,000.00	230,109.00
Expense									
856-918-45000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	230,000.00	230,000.00
REDEVELOPMENT DISTRICT EX	0.00	0.00	0.00	0.00	0.00	0.00	0.00	230,000.00	230,000.00
856-918-64000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	109.00
TIF SEBADE HOUSING - INTERE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	109.00
Expense Total:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	230,000.00	230,109.00
Fund: 856 - SebaDE Housing - Valley Drive Surplus (Deficit):	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fund: 860 - TIF WAYNE RENTALS									
Revenue									
860-922-312002	0.00	771.07	14,244.00	6,743.87	29,775.00	12,858.14	12,565.00	20,000.00	17,275.00
TIF TAXES	0.00	771.07	14,244.00	6,743.87	29,775.00	12,858.14	12,565.00	20,000.00	17,275.00
Revenue Total:	0.00	771.07	14,244.00	6,743.87	29,775.00	12,858.14	12,565.00	20,000.00	17,275.00
Expense									
860-922-64000	0.00	15,000.00	14,273.00	15,000.00	14,775.00	12,601.24	12,601.00	14,775.00	14,775.00
TIF WAYNE RENTALS - INTERES	0.00	15,000.00	14,273.00	15,000.00	14,775.00	12,601.24	12,601.00	14,775.00	14,775.00
860-922-64001	0.00	0.00	0.00	0.00	15,329.00	0.00	0.00	5,519.00	2,794.00
TIF WAYNE RENTALS - Principal	0.00	0.00	0.00	0.00	15,329.00	0.00	0.00	5,519.00	2,794.00
Expense Total:	0.00	15,000.00	14,273.00	15,000.00	30,104.00	12,601.24	12,601.00	20,294.00	17,569.00
Fund: 860 - TIF WAYNE RENTALS Surplus (Deficit):	0.00	-14,228.93	-29.00	-8,256.13	-329.00	256.90	-36.00	-294.00	-294.00
Fund: 865 - TIF WAYNE WEST RRD									
Revenue									
865-926-312002	50,000.00	-16,024.36	45,768.00	20,440.79	65,897.00	45,868.21	59,364.00	59,364.00	71,520.00
TIF TAX Western Ridge	50,000.00	-16,024.36	45,768.00	20,440.79	65,897.00	45,868.21	59,364.00	59,364.00	71,520.00

Fund Summary

Fund	Defined Budgets									
	2014-2015 Total Budget	2014-2015 Total Activity	2015-2016 Total Budget	2015-2016 Total Activity	FY 2016-17 Total Budget	FY 2016-17 YTD Activity	FY 2016-17 Projected YE	2017-2018 Dept. Request	2017-2018 Proposed Budget	2017-2018
800 - COMMUNITY REDEV AUTHORITY	60,000.00	-32,328.83	-170,340.00	21,456.79	-220,207.00	-82,846.77	-94,451.00	-118,778.00	-118,778.00	-118,778.00
801 - TIF ANGEL ACRES	0.00	-16,323.88	0.00	4,518.95	0.00	-785.18	-786.00	-399.00	-399.00	-399.00
802 - WAYNE CROWN II	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
810 - TIF - BOMGAARS	-14,820.00	1,841.91	0.00	1,688.88	0.00	0.00	0.00	0.00	0.00	0.00
820 - BENSOTER TIF	0.00	-9,586.80	0.00	3,994.79	-4,388.00	4,285.22	379.00	-485.00	-485.00	-485.00
825 - GRAINLAND ESTATES TIV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
830 - TIF JORGENSEN	0.00	0.00	0.00	-375.00	0.00	0.00	6,396.00	-6,396.00	-6,396.00	-6,396.00
835 - TIF MID PLAINS GRAIN	0.00	-9,583.33	0.00	3,096.02	0.00	0.00	6,374.00	-6,374.00	-6,374.00	-6,374.00
840 - MOTEL TIF	-655.00	-9,716.97	0.00	-8,609.05	1,010.00	957.03	9,786.00	-9,786.00	-9,786.00	-9,786.00
845 - MZRB, LLC TIF	0.00	2,393.00	0.00	1,212.25	-2,820.00	0.00	2,886.00	-2,886.00	-2,886.00	-2,886.00
850 - TIF NEBR ST. PROG PROP	0.00	-2,071.08	-190.00	572.98	-190.00	357.32	4,026.00	-4,026.00	-4,026.00	-4,026.00
851 - TIF 1ST STREET PROG PROP	-31.00	1,169.82	-47.00	-1,572.04	0.00	118.48	1,335.00	0.00	-1,335.00	-1,335.00
852 - TIF PROG PROP E 6TH STREE	0.00	-5,774.61	0.00	-3,603.46	-227.00	329.48	7,171.00	-7,171.00	-7,171.00	-7,171.00
855 - TIF SEBADE	0.00	-1,890.40	-107.00	1,214.55	-110.00	185.46	185.00	-185.00	-185.00	-185.00
856 - Sebade Housing - Valley Drive	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
860 - TIF WAYNE RENTALS	0.00	-14,228.93	-29.00	-8,256.13	-329.00	256.90	-36.00	-294.00	-294.00	-294.00
865 - TIF WAYNE WEST RRD	-23,570.00	-23,648.37	-135,626.00	16,136.82	-52,976.00	-17,519.37	-4,024.00	-13,495.00	-13,495.00	-13,495.00
866 - WEST RIDGE PICK/MEYER	0.00	-1,293.90	-346.00	1,605.76	-4,406.00	488.37	6,791.00	-7,138.00	-7,138.00	-7,138.00
870 - TIF WINDOM RIDGE	0.00	4,324.88	0.00	-640.62	0.00	232.63	233.00	-233.00	-233.00	-233.00
Report Surplus (Deficit):	20,924.00	-116,717.49	-306,685.00	32,441.49	-284,643.00	-93,940.43	-53,735.00	-177,646.00	-178,981.00	-178,981.00

City of Wayne TIF Projects

Fund	Current TIF projects	2013 Assessed Value			2014 Assessed Value			2015 Assessed Value			2016 Assessed Value			2017 Assessed Value			TIF completion date	County Project #	Planned Construction	Completed construction	Co Treas Fee	TIF taxes 2016-17	TIF taxes 2016-17
		Approved	Issued	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Lot Numbers							
801	Angel Acres (Benscotter)	\$ 210,000.00	\$ 210,000.00	\$ 249,730.00	\$ 522,030.00	\$ 525,710.00	\$ 527,060.00	\$ 527,060.00	\$ 527,060.00	\$ 527,060.00	\$ 527,060.00	\$ 527,060.00	\$ 527,060.00	\$ 527,060.00	1, 2, 3	Project 19	1 house 1 townhome	The Oaks	\$ 10,351.68	\$ 103.52	\$ 10,248.16		
		\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 227,065.00	\$ 376,850.00	\$ 379,240.00	\$ 379,240.00	\$ 379,240.00	\$ 379,240.00	\$ 379,240.00	\$ 379,240.00	\$ 379,240.00	\$ 379,240.00	23, 18	Project 26	2 houses		\$ 7,448.43	\$ 74.48	\$ 7,373.95		
802	Wayne Crown II	\$ 400,000.00	\$ 400,000.00													Project 28	3 houses		\$ 392.81	\$ 3.93	\$ 388.88		
810	Bomgaars	\$ 190,000.00	\$ 190,000.00	\$ 1,347,950.00	\$ 1,347,950.00	\$ 1,421,620.00	\$ 1,421,620.00	\$ 1,421,620.00	\$ 1,421,620.00	\$ 1,421,620.00	\$ 1,421,620.00	\$ 1,421,620.00	\$ 1,421,620.00	\$ 1,421,620.00		Project 9	Commercial Bldg		\$ 27,921.22	\$ 279.21	\$ 27,642.00		
		\$ 75,000.00	\$ 75,000.00	\$ 137,160.00	\$ 243,065.00	\$ 266,420.00	\$ 266,420.00	\$ 266,420.00	\$ 266,420.00	\$ 266,420.00	\$ 266,420.00	\$ 266,420.00	\$ 266,420.00	\$ 266,420.00	8, 9, 10, 11	Project 6	7 houses & 2 commercial bldg		\$ 5,232.60	\$ 52.33	\$ 5,180.28		
820	Windom Ridge LLC Benscotter subdivision	\$ 135,000.00	\$ 135,000.00	\$ 202,850.00	\$ 382,390.00	\$ 423,575.00	\$ 423,575.00	\$ 423,575.00	\$ 423,575.00	\$ 423,575.00	\$ 423,575.00	\$ 423,575.00	\$ 423,575.00	\$ 423,575.00	12, 14, 15, 16, 18	Project 12	2 houses		\$ 8,319.19	\$ 83.19	\$ 8,236.00		
		\$ 375,000.00	\$ 375,000.00		\$ 149,735.00	\$ 188,835.00	\$ 178,010.00	\$ 178,010.00	\$ 178,010.00	\$ 178,010.00	\$ 178,010.00	\$ 178,010.00	\$ 178,010.00	\$ 178,010.00	3, 1	Project 14	2 houses		\$ 3,496.19	\$ 34.96	\$ 3,461.23		
825	Grainland Estates	\$ 230,000.00	\$ 230,000.00												1, 19	Project 23	2 houses		\$ 4,195.49	\$ 41.95	\$ 4,153.53		
830	Ken Jorgensen	\$ 200,000.00	\$ 200,000.00													Project 25	Commercial Bldg		\$ 26,354.70	\$ 263.55	\$ 26,091.15		
835	Mid Plains Grain	\$ 467,000.00	\$ 467,000.00	\$ 2,158,530.00	\$ 2,158,530.00	\$ 2,158,530.00	\$ 2,158,530.00	\$ 2,158,530.00	\$ 2,158,530.00	\$ 2,158,530.00	\$ 2,158,530.00	\$ 2,158,530.00	\$ 2,158,530.00	\$ 2,158,530.00		Project 24	Commercial Bldg		\$ 13,617.88	\$ 136.18	\$ 13,481.70		
840	Northeast Ne Investors	\$ 50,000.00	\$ 50,000.00	\$ 133,390.00	\$ 311,040.00	\$ 311,040.00	\$ 311,040.00	\$ 311,040.00	\$ 311,040.00	\$ 311,040.00	\$ 311,040.00	\$ 311,040.00	\$ 311,040.00	\$ 311,040.00		Project 10	Hotel		\$ 42,801.00	\$ 428.01	\$ 42,372.99		
845	MZR Properties	\$ 130,000.00	\$ 130,000.00													Project 15	16 apartment complex		\$ 6,108.96	\$ 61.09	\$ 6,047.87		
850	Progressive Properties/ Nebraska street	\$ 38,000.00	\$ 38,000.00	\$ 48,200.00	\$ 133,620.00	\$ 133,620.00	\$ 133,620.00	\$ 133,620.00	\$ 133,620.00	\$ 133,620.00	\$ 133,620.00	\$ 133,620.00	\$ 133,620.00	\$ 133,620.00		Project 16	1-5 apartment complex		\$ 8,324.30	\$ 83.24	\$ 8,241.06		
851	Progressive Properties/ 1st Street	\$ 108,646.00	\$ 108,646.00													Project 13	1 duplex		\$ 2,624.35	\$ 26.24	\$ 2,598.11		
852	Chad Sebade	\$ 40,000.00	\$ 40,000.00													Project 17	10 apartment complex		\$ 7,267.05	\$ 72.67	\$ 7,194.38		
855	Wayne Rentals/Tom Jacobsen	\$ 250,000.00	\$ 250,000.00													Project 18	3 apartment complex		\$ 4,094.05	\$ 40.94	\$ 4,053.11		
		\$ 500,000.00	\$ 500,000.00	\$ 1,139,020.00	\$ 1,285,645.00	\$ 544,525.00	\$ 544,525.00	\$ 544,525.00	\$ 544,525.00	\$ 544,525.00	\$ 544,525.00	\$ 544,525.00	\$ 544,525.00	\$ 544,525.00	1, 12, 20, 21, 22, 24, 25, 51, 52, 53, 54, 55	Project 21	12-30 apartment complex		\$ 110.28	\$ 1.10	\$ 109.18		
		\$ 150,000.00	\$ 150,000.00	\$ 591,910.00	\$ 188,595.00	\$ 209,150.00	\$ 209,150.00	\$ 209,150.00	\$ 209,150.00	\$ 209,150.00	\$ 209,150.00	\$ 209,150.00	\$ 209,150.00	\$ 209,150.00	2, 8	Project 29	town homes		\$ 17,449.14	\$ 174.49	\$ 17,274.65		
		\$ 400,000.00	\$ 400,000.00	\$ 41,580.00	\$ 353,710.00	\$ 661,290.00	\$ 661,290.00	\$ 661,290.00	\$ 661,290.00	\$ 661,290.00	\$ 661,290.00	\$ 661,290.00	\$ 661,290.00	\$ 661,290.00	9, 10, 13, 39, Western Ridge 3, 4, 5, 6	Project 22	9 houses		\$ 14,206.02	\$ 142.06	\$ 14,063.96		
865	Western Ridge (City is developer)	\$ 120,000.00	\$ 120,000.00	\$ 489,280.00	\$ 685,530.00	\$ 1,011,265.00	\$ 1,011,265.00	\$ 1,011,265.00	\$ 1,011,265.00	\$ 1,011,265.00	\$ 1,011,265.00	\$ 1,011,265.00	\$ 1,011,265.00	\$ 1,011,265.00		Project 11	2 houses		\$ 2,109.77	\$ 21.10	\$ 2,088.68		
		\$ 84,700.00	\$ 84,700.00	\$ 524,680.00	\$ 521,680.00	\$ 524,686.00	\$ 524,686.00	\$ 524,686.00	\$ 524,686.00	\$ 524,686.00	\$ 524,686.00	\$ 524,686.00	\$ 524,686.00	\$ 524,686.00	15	Project 7	1 house		\$ 4,279.26	\$ 42.79	\$ 4,236.46		
866	Western Ridge III (Pick Meyer)	\$ 120,000.00	\$ 120,000.00	\$ 489,280.00	\$ 685,530.00	\$ 1,011,265.00	\$ 1,011,265.00	\$ 1,011,265.00	\$ 1,011,265.00	\$ 1,011,265.00	\$ 1,011,265.00	\$ 1,011,265.00	\$ 1,011,265.00	\$ 1,011,265.00	16 West ridge, 2 Bressler Court, 1 & 2 Nelhardt Admin/pleat, 2,3,4,5 Sawridge Court, 4A & 5A Brookdale Admin	Project 27	9 houses		\$ 11,345.68	\$ 113.46	\$ 11,232.23		
870	Windom Ridge	\$ 84,700.00	\$ 84,700.00	\$ 524,680.00	\$ 521,680.00	\$ 524,686.00	\$ 524,686.00	\$ 524,686.00	\$ 524,686.00	\$ 524,686.00	\$ 524,686.00	\$ 524,686.00	\$ 524,686.00	\$ 524,686.00		Project 20	Commercial Bldg		\$ 19,912.54	\$ 199.13	\$ 19,713.41		
		\$ 3,983,346.00	\$ 3,983,346.00	\$ 8,896,425.00	\$ 11,904,930.00	\$ 13,631,506.00	\$ 13,631,506.00	\$ 13,631,506.00	\$ 13,631,506.00	\$ 13,631,506.00	\$ 13,631,506.00	\$ 13,631,506.00	\$ 13,631,506.00	\$ 13,631,506.00		Project 8	2-4 apartment complexes		\$ 10,304.94	\$ 103.05	\$ 10,201.89		
		\$ 400,000.00	\$ 400,000.00	\$ 2,366,945.00	\$ 3,008,505.00	\$ 1,726,576.00	\$ 1,726,576.00	\$ 1,726,576.00	\$ 1,726,576.00	\$ 1,726,576.00	\$ 1,726,576.00	\$ 1,726,576.00	\$ 1,726,576.00	\$ 1,726,576.00					\$ 298,569.28	\$ 2,985.69	\$ 295,583.58		

Increase in TIF Projects

Wayne Crown II	\$ 400,000.00
Grainland Estates	\$ 375,000.00
Sebade Housing	\$ 230,000.00
Bonds to be issued	\$ 1,005,000.00
Total TIF projects	\$ 5,388,346.00
Potential Project	\$ 3,176,346.00

CRA RESOLUTION 2017-7

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

WHEREAS, the budget for the Community Redevelopment Authority (CRA) of the City of Wayne, Nebraska, for the 2016-2017 fiscal year was approved by the Wayne City Council on August 30, 2016; and

WHEREAS, notice of the public hearing on the 2017-2018 budget was published one time in the Wayne Herald; and

WHEREAS, the public hearing on the budget was held on August 29, 2017; and

WHEREAS, the CRA heard evidence for and against the budget.

NOW, THEREFORE, BE IT RESOLVED by the CRA that the 2017-2018 Budget for the CRA be approved and adopted.

PASSED AND APPROVED this 29th day of August, 2017.

**THE COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF WAYNE,
NEBRASKA**

By _____
Chair

ATTEST:

By: _____
City Clerk

From: Amanda Hawthorne <amhawth@gmail.com>
To: <nancy@cityofwayne.org>
Date: 8/22/2017 11:09 AM
Subject: Offer for 806 Neihardt Ave

Nancy,

Nick and I would like to offer \$8,000 to the CRA for the lot at 806 Neihardt Avenue.

Thank you!
Amanda and Nick Hawthorne
Sent from my iPhone