

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.