

December 19, 2017

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, December 19, 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, Mark Lenihan, Corby Schweers, Nick Muir and Randy Larson; City Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on December 7, 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 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 Schweers, to approve the minutes of the November 28, 2017, meeting. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, the Chair declared the motion carried.

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

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| ➤ City of Wayne: Attorney's Fees               | \$800.00 |
| Notices  | 11.25    |
| ➤ Miller Law – Postage & Certified Mail        | 14.16    |
| ➤ Wayne County Clerk – Deed of Trust (Knutson) | 16.00    |

Chair Chamberlain stated the motion, and the result of roll call being all Yeas, the Chair declared the motion carried.

The following CRA Resolution would recommend approval of an Amended Redevelopment Plan (Benscoter Project) to the Wayne City Council. Once the City Council approves it, the Amended Redevelopment Contract will come back to the CRA for final approval. This is just to add Lot 17 to the TIF.

Member Schweers introduced CRA Resolution No. 2017-9 and moved for its approval; Member Muir seconded.

#### CRA RESOLUTION NO. 2017-9

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY RECOMMENDING APPROVAL OF AN AMENDED REDEVELOPMENT PLAN OF THE CITY OF WAYNE, NEBRASKA; APPROVAL OF A REDEVELOPMENT PROJECT OF THE CITY OF WAYNE, NEBRASKA; AND APPROVAL OF RELATED ACTIONS.

Chair Chamberlain stated the motion, and the result of roll call being all Yeas, the Chair declared the motion carried.

Administrator Blecke updated the CRA on the 902 Bressler Court property. Joel Hansen, Building Inspector, gave BJ Woehler (the owner of the property) a 180-day extension on the temporary occupancy permit - May 11, 2018. However, the performance measures now need to be reviewed. Administrator Blecke's understanding was that a couple of trees still needed to be planted.

BJ Woehler was present to answer questions.

Mr. Blecke's recommendation was to give Mr. Woehler until May 11, 2018 (end of his temporary occupancy permit time limit) to get the performance measures taken care of.

Member Meyer made a motion to have Joel Hansen, Building Inspector, confirm or verify that the performance measures have been or are completed, and if not, Mr. Woehler be directed to plant two trees to comply with the contract provisions as written; Member Meyer seconded the motion. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Member Schweers who abstained, the Chair declared the motion carried.

Discussion took place on the revised offer from Kelby Herman and Brent Pick to purchase the new 14.58 acre parcel of the former Pacific Coast Feather property for \$137,550, plus the sewer hookup fee as structured in the prior agreement, and to consider a maintenance agreement on the 7.92 acres that are unusable.

It was noted that the original offer was \$200,000 on the 21 acres.

Member Meyer stated he liked the original agreement. He was not in favor of carving out the best section of this property and getting the same deal on it, nor did he like the price offered for the best acres.

Member Giese made a motion, which was seconded by Member Lenihan, to enter into executive session in order to protect the public interest to discuss the real estate negotiations on the former Pacific Coast Feather property and to allow Attorney Miller, City Administrator Blecke, City Clerk McGuire, Finance Director Beth Porter, Inspector/Planner Joel Hansen, Luke Virgil, Executive Director of Wayne Area Economic Development, Kelby Herman and Brent Pick to be in attendance. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, the Chair declared the motion carried, and executive session began at 4:20 p.m.

Chair Chamberlain again stated that the matter to be discussed in executive session, which is to protect the public interest, is real estate negotiations on the former Pacific Coast Feather property.

Kelby Herman and Brent Pick left executive session at 4:38 p.m.

Member Lenihan made a motion, which was seconded by Member Meyer to resume open session. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, the Chair declared the motion carried, and open session resumed at 4:59 p.m.

Member Giese made a motion, which was seconded by Member Schweers, to authorize the Community Redevelopment Chair to negotiate with Kelby Herman and Brent Pick on the purchase of the former Pacific Coast Feather property, up to the limit discussed in executive

session. 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 Muir, 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 5:00 p.m.