

February 27, 2018

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, February 27, 2018, 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 Randy Larson; City Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Members Jon Meyer, Corby Schweers and Nick Muir.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on February 15, 2018, 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 January 30, 2018, meeting. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer, Schweers and Muir who were absent, the Chair declared the motion carried.

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

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| ➤ City of Wayne: Attorney's Fees | \$800.00 |
| Notices | 15.00 |
| ➤ Brent Pick – refund of earnest money | 5,000.00 |

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

Discussion took place on setting the sale prices on the Opportunity Park Addition Lots (1A – 14.58 acres; Lot 1B – 3.82 acres; and Lot 1C – 2.80 acres). The current sale price for the three lots (21.20) combined is \$245,000.

Administrator Blecke suggested setting prices on Lots 1A and 1B and offering/deeding Lot 1C to the Wayne Airport Authority.

Mayor Chamberlain recommended selling Lot 1A at \$245,000 like we have been asking, and the purchaser would also receive Lot 1B with it. He would like to keep the lots split up so people know you cannot build on Lot 1B, but you just inherit that lot when you purchase Lot 1A. All the value is in Lot 1A, so he did not see any reason to discount that lot price.

After discussion, Member Lenihan made a motion, which was seconded by Member Larson, to set the price for Lots 1A and 1B at \$245,000 combined, with the understanding that it is a packaged deal. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer, Schweers and Muir who were absent, the Chair declared the motion carried.

Member Larson made a motion, which was seconded by Chair Chamberlain, to offer Lot 1C to the Wayne Airport Authority. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer, Schweers and Muir who were absent, the Chair declared the motion carried.

Agenda Item No. 5 – Discussion in regard to marketing the Opportunity Park Addition Lots will be brought back at the next meeting.

Discussion took place on property that is better known as the “Old Armory Property” at the corner of 13th & Main Streets, which is now owned by the City of Wayne. It was noted that this property is eligible for tax increment financing. After some discussion, CRA consensus was to accept this property from the City of Wayne.

Discussion took place regarding other potential properties of interest.

Member Giese made a motion, which was seconded by Chair Chamberlain, 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 Muir who were absent, the Chair declared the motion carried, and the meeting adjourned at 4:35 p.m.