

June 30, 2020

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, June 30, 2020, at 4:00 o'clock p.m. Chair Jill Brodersen called the meeting to order with the following in attendance: Members Mark Lenihan, Corby Schweers, Cale Giese, and Nick Muir; City Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Members Jon Meyer and Terry Sievers.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on June 18, 2020, 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 Brodersen advised the public that a copy of the Open Meetings Act was located on the southwest wall of the Council Chambers and was available for public inspection. In addition, she 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 May 26, 2020, meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer and Sievers 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:

City of Wayne	
Attorney Fees	\$800.00
Ads & Notices	\$19.77

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

The following Resolution would authorize and provide the issuance of a tax increment development revenue bond, note or other obligation and also approve the Redevelopment Contract for the Chad Sebade/Sebade Housing LLC Project 2020. This is the final step in this process to obtain tax increment financing.

Attorney Miller advised the CRA that if they approve this Resolution, that they do so contingent upon Mr. Sebade signing a deed of trust to ensure compliance of the stipulations/conditions of the City's Architectural Design Committee.

Chad Sebade was present to answer questions.

Member Giese introduced CRA Resolution No. 2020-3 and moved for its approval, with the same being contingent upon Chad Sebade signing a Deed of Trust to ensure compliance of the stipulations/conditions of the City's Architectural Design Committee; Member Muir seconded.

#### CRA RESOLUTION NO. 2020-3

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF WAYNE, NEBRASKA, AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF A TAX INCREMENT DEVELOPMENT 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 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 Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer and Sievers who were absent, the Chair declared the motion carried.

Attorney Miller gave an update on Tax Lot 22 in the Northwest Quarter of the Southwest Quarter of Section 18, Township 26 North, Range 4, East of the 6<sup>th</sup> P.M., Wayne County, Nebraska. There was no action required on this matter since the CRA will not have clear title to this property until or after July 23, 2020.

Discussion took place on the property located at 2<sup>nd</sup> and Logan Streets. There are two buildings on this property. Attorney Miller recommended that if the CRA was going to discuss negotiations that they should go into executive session.

Before any formal action is taken, the CRA members wanted to look at the property first. They would do so on their own time prior to the next CRA meeting. In addition, Administrator Blecke was going to have staff draw up a footprint of the property showing setbacks, possible layout of apartments, etc., to review at the next CRA meeting, and Luke Virgil, Wayne Area Economic Development Director, was going to make contact with a couple of businesses and report back at the next CRA meeting.

There were no other potential properties of interest to be discussed.

There being no further discussion, Chair Brodersen declared the meeting adjourned at 4:55 p.m.