

January 27, 2015

The Wayne Community Redevelopment Authority met in regular session at City Hall on Tuesday, January 27, 2015, at 4:00 o'clock p.m. Chair Ken Chamberlain called the meeting to order with the following in attendance: Members Mark Lenihan, Corby Schweers, and Randy Larson; City Administrator Lowell Johnson; City Clerk Betty McGuire; and City Attorney Eric Knutson. Absent: Members Cale Giese, Jon Meyer and Nick Muir.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on January 15, 2015, 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 Schweers made a motion, which was seconded by Member Larson, to approve the minutes of the December 30, 2014, meeting. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Giese, Meyer and Muir who were absent, the Chair declared the motion carried.

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

- Pieper & Miller Trust Account – S&M Land Purchase \$4,060.00

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

Member Giese and Attorney Knutson both arrived at approximately 4:05 p.m.

Discussion took place on setting a sale price on the former Pacific Coast Feather property.

Member Lenihan made a motion, which was seconded by Member Larson, to enter into executive session in order to protect the public interest to discuss setting a sale price on the former Pacific Coast Feather property and to allow Attorney Knutson, City Administrator Johnson, City Clerk McGuire, Finance Director Braden, and Wes Blecke, Executive Director of Wayne Area Economic Development, to be in attendance. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer and Muir who were absent, the Chair declared the motion carried, and executive session began at 4:05 p.m.

Chair Chamberlain again stated that the matter to be discussed in executive session, which is to protect the public interest, concerns setting a sale price on the former Pacific Coast Feather property.

Member Giese made a motion, which was seconded by Member Schweers, to resume open session. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer and Muir who were absent, the Chair declared the motion carried, and open session resumed at 4:22 p.m.

Member Lenihan made a motion, which was seconded by Member Schweers, to set the sale price of the former Pacific Coast Feather property (which also includes the S&M Liquid Tire Fill property) at \$245,000. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer and Muir who were absent, the Chair declared the motion carried.

Chair Chamberlain asked the CRA to consider re-platting the land east of Industrial Drive between Highway 35 and the old railroad right-of-way, which includes the former Pacific Coast Feather property, the former S&M Liquid Tire Fill property, and the City-owned properties (current burn site and highway frontage) into one parcel.

Member Larson made a motion, which was seconded by Member Schweers, to replat the land east of Industrial Drive between Highway 35 and the old railroad right-of-way, which includes the former Pacific Coast Feather property, the former S & M Liquid Tire Fill property, and the City-owned properties (current burn site and highway frontage) into one parcel, and to dedicate Industrial Drive to the City of Wayne.

B J Woehler was present to discuss the access road to the burn site (north edge of the old railroad right-of-way). This is also an access for the Woehler's property.

Administrator Johnson stated as long as the CRA owns both sides of the road, it doesn't have any bearing on the matter, but if the CRA would sell some of this land, then we would be driving on someone else's property. What Mr. Woehler is suggesting is that we take 30' so we don't have to move the road.

Chair Chamberlain stated if the City is going to make the CRA an offer of some additional property in the back for the burn site, they can include that and it can be made a part of the plat.

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

Administrator Johnson asked the CRA if they would be willing to swap or trade the city owned property in the front for some of the area in the back for the burn site. The City is intending to move the burn site by the lagoon out to this area. Both areas are approximately 1.5 acres each. Administrator Johnson advised the CRA he will take this to Council for their consideration and will proceed to have an agreement drafted for both Council and CRA consideration. No action was taken on the matter.

Member Giese left the meeting.

Oscar Casillas updated the CRA on what he has done since originally making an offer to purchase a portion of the former Pacific Coast Feather property. They want to recycle OSB. They do not have a business plan, but are working towards getting one done. They do not have a

dollar amount in mind to make an offer on the property. Chair Chamberlain told Mr. Casillas when he is to the point of being ready to make an offer on the property he should contact Administrator Johnson.

BJ Woehler and Dave Zach, representing the Northeast Nebraska Investors Group, were present and advised that they are interested in the former Pacific Coast Feather property. It was also disclosed that City Administrator Johnson is an investor in that group. Their first goal is to try to find a large industry to replace Pacific Coast that would bring back the jobs that were lost. If they are unable to do that, they would look at subdividing the property into smaller parcels. They will discuss the sale price set by the CRA this evening at their Investor meeting in March.

Therefore, no action was taken on Agenda Item No. 8 – Action to consider an offer to purchase the former Pacific Coast Feather property.

Chair Chamberlain stated that Northeast Nebraska Economic Development District previously did a blight and substandard study on the Industrial Drive – East Wayne Redevelopment Area, but the same was never adopted because the property in the area had not been annexed. Now that the property is annexed, the study must be updated if tax increment financing is going to be used as a financing tool in that area.

Member Larson made a motion, which was seconded by Member Lenihan, authorizing staff to have Northeast Nebraska Economic Development District update the “Industrial Drive – East Wayne Redevelopment Area Blight Study.” Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Giese, Meyer, and Muir who were absent, the Chair declared the motion carried.

An update was given on the unsold lots in Western Ridge. The CRA did not want to advertise the lots for sale, but wanted the sign/billboard in the development brought up-to-date.

Discussion took place regarding other potential properties of interest.

Member Schweers made a motion, which was seconded by Member Larson, to adjourn the meeting. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with

the exception of Members Giese, Meyer and Muir who were absent, the Chair declared the motion carried, and the meeting adjourned at 4:50 p.m.