

April 28, 2015

The Wayne Community Redevelopment Authority met in regular session at City Hall on Tuesday, April 28, 2015, 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, Corby Schweers, Nick Muir, and Randy Larson; City Administrator Lowell Johnson; City Clerk Betty McGuire; and City Attorney Amy Miller. Absent: Member Mark Lenihan.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on April 16, 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 Giese made a motion, which was seconded by Member Muir, to approve the minutes of the March 31, 2015, meeting. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Member Lenihan who was absent, the Chair declared the motion carried.

There were no claims to approve.

Discussion took place in regard to a proposal that was received from Lucas and Heidi Thompson to purchase Lots 4 and 5, Phase I, Western Ridge First Subdivision, for the sum of \$10,500, with the performance lien for Lot 5 being extended until 12/15/18. Neither were present to answer questions.

Nancy Braden, Finance Director, stated Lot 4 is a \$9,000 lot, and Lot 5 is a \$5,000 lot. Mr. Thompson is asking for the same discount as was given to Kelby Herman. He is asking for a third year for construction on the second lot. In addition, the Thompsons wanted to change the lot lines and understood this would be at their cost.

Discussion took place in regard to what has been done in the past on the lot sales in Western Ridge. The Buyers purchased the lots for the full amount, and then once the homes were completed, they were reimbursed the 25% discount.

A \$5,000 lien is placed on the property and stays on the property until an occupancy permit is issued. The occupancy permit has to be within two building seasons.

Member Schweers recommended going with the same terms that has been done in the past.

The CRA requested updated information on how many lots were left to be sold in the subdivision and what the CRA has incurred for expenses vs. revenue on this subdivision.

After discussion, Member Schweers made a motion, which was seconded by Member Larson, approving the following:

1. The sale of Lot 4 for \$9,000 built within two building seasons;
2. The sale of Lot 5 for \$5,000, with a first right of refusal for 30 days;
3. Both must be completed by December 31, 2017, to receive the 25% discount on the purchase price; and
4. The City will incur the cost of the administrative lot split.

Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Member Lenihan who was absent, the Chair declared the motion carried.

Wes Blecke, Executive Director of Wayne Area Economic Development, was present requesting input/direction on marketing the 21+ acres of the CRA property (former Pacific Coast Feather property). He will be attending a wind show in May and taking postcards to distribute for marketing purposes, as well as other items. Because the property has not officially been replatted, anything he puts on the postcard will be preliminary. Things he wanted to include were:

- ✓ City utilities
- ✓ Natural gas
- ✓ 75,000 sq. ft. poured concrete foundation
- ✓ Asking price - \$245,000
- ✓ Property can be administratively split
- ✓ Located in Wayne Industrial Park
- ✓ Highway frontage
- ✓ Possible incentives.

Once Mr. Blecke receives the proof, he will distribute the same to the CRA for their review.

Discussion took place regarding other potential properties of interest.

Member Giese 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 Member Lenihan who was absent, the Chair declared the motion carried, and the meeting adjourned at 4:33 p.m.