

April 29, 2014

The Wayne Community Redevelopment Authority met in regular session at City Hall on Tuesday, April 29, 2014, 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 Lowell Johnson; and City Clerk Betty McGuire.

Notice of the convening meeting was given in advance by posting in three places – City Hall, Wayne Public Library, and City Auditorium, on April 24, 2014, and a copy of the meeting notice and agenda were simultaneously given to the 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 25 and March 28, 2014, meetings, with a correction to change the word “execution” to “executive.” Chair Chamberlain stated the motion, and the result of roll call being all Yeas, the Chair declared the motion carried.

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

- Joshua & Heidi Piersanti – DPA/Construction Incentive \$10,000.00
- Property Exchange Partners – Professional Services 50.00
- County Treasurer – Property Taxes 5,528.73
- Pieper & Miller – Legal Services 2,072.00

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

Discussion took place regarding the Purchase Agreement with Pacific Coast Feather. The title work has been ordered, but is not yet complete. As soon as that is completed and the defects, if any, are cured, the closing can take place.

Member Giese made a motion, which was seconded by Member Schweers, to approve the Purchase Agreement with Pacific Coast Feather. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, the Chair declared the motion carried.

Discussion took place regarding Chair Chamberlain’s request that the Community Redevelopment Authority make a request to the City to annex the Pacific Coast Feather property once it owns the property.

Chair Chamberlain explained that this had been brought forward to the City Council to be included with other property (the Airport, Williams Form and Woehler properties) to be annexed; however, the Council elected to take the Pacific Coast property out of the annexation ordinance because the owners of the property had not requested to be annexed. The benefit to having the property annexed is that it would give the CRA the ability to incent the sale of the land (tax increment financing, etc.). Some of the discussion that took place at the Council meeting was that there seems to have been benefit to staying outside city limits.

Member Schweers stated he was for the annexation. However, he noted he was not for the annexation so that tax increment financing could be used.

Member Lenihan stated he was in favor of the annexation. While this is all new to him, he did not know why the CRA would purchase property if it weren't going to be inside city limits.

Member Muir, as well as Member Larson, was in favor of the annexation.

Member Meyer stated he did not want the choice of annexation to impact the relationships with the businesses that are currently outside city limits.

Member Giese stated he was going to be against the request to annex for the same reasons that were discussed at the City Council meeting. The property can always be annexed at a later date. You can't un-annex land. The first priority is getting the business to choose to come to Wayne, and if you're limiting your options in any way, he thought that was detracting from the main goal.

Wes Blecke, Executive Director of WAED, spoke in favor of the annexation.

It was noted that the annexation of Pacific Coast Feather is important in order for that area to be eligible for tax increment financing. If Pacific Coast Feather is not annexed, the property around it cannot be declared blighted and substandard, which would mean the Woehlers would not be able to obtain tax increment financing for their development.

Member Schweers made a motion, which was seconded by Member Lenihan, to make a request to the City of Wayne to annex the Pacific Coast Property once it is owned by the Wayne Community Redevelopment Authority. Chair Chamberlain stated the

motion, and the result of roll call being all Yeas, with the exception of Members Giese and Meyer who voted Nay, the Chair declared the motion carried.

No update was given on the Midlands Equipment Property.

Discussion took place on the proposal of Joel Lipp to purchase the property he owns at 1214 Main Street for the sum of \$45,000.

Administrator Johnson brought this to the CRA for their consideration. Properties are not always for sale when we want it. Sometimes you have to buy it before you need it, and sometimes you have to condemn when you need it because there's not a willing seller. Wayne State has not asked the CRA to purchase this property. This is an opportunity he wanted to bring to the CRA for discussion. If the CRA would purchase this property, the house would need to be demolished which could cost another \$10-15,000.

Joel Lipp was present to answer questions.

Member Schweers stated if Wayne State College was at our door saying we need help, it would make sense to him to purchase this property, rather than in a scenario where we may just be tying up some capital that may come in handy some time. Member Meyer agreed.

Member Giese stated it's a great opportunity, but unfortunately the timing isn't right. Member Muir agreed.

Barring no further discussion, the matter died for lack of a motion.

Discussion took place on other "potential properties of interest." Member Schweers brought up the piece of property in front of Pacific Coast Feather. Consensus was to send the company a letter of interest. Also discussed was the Karel Property, as

well as the armory property. Chair Chamberlain stated this item was going to be an ongoing agenda item.

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 4:54 p.m.