

August 26, 2014

The Wayne Community Redevelopment Authority met in regular session at City Hall on Tuesday, August 26, 2014, 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, Nick Muir, and Randy Larson; City Administrator Lowell Johnson; and City Clerk Betty McGuire. Absent: Members Cale Giese and Jon Meyer and City Attorney Eric Knutson.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on August 14, 2014, 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 Muir made a motion, which was seconded by Member Schweers, to approve the minutes of the July 29, 2014, meeting. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Giese and Meyer who were absent, the Chair declared the motion carried.

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

- City of Wayne – Landfill Loan Payment \$33,331.25
- City of Wayne – Western Ridge Lot Sales for Improvements \$30,000.00
- Mike & Brooke Sturm – Down Payment Assistance Loan \$10,000.00

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

Chair Chamberlain declared the time was at hand for the public hearing on the proposed FY2014-2015 budget. Nancy Braden, Finance Director, stated the Community Redevelopment Authority must have its own budget now. The fiscal year begins October 1, 2014. The total revenues proposed for the FY2014-2015 budget is \$300,000, with expenses of \$554,763. The CRA, in the future, could ask the City Council for a levy from the General Fund property taxes. This would be similar to what the Airport Authority does. If granted, however, it would come out of the maximum limit of \$.45. At this time, the City is at \$.38. The City is \$.07 under the maximum that could be requested or leaving \$126,000 untaxed that could be.

City Clerk McGuire had not received any communication for or against this public hearing.

There being no further comments, Chair Chamberlain closed the public hearing.

Chair Chamberlain stated the following CRA Resolution would adopt the 2014-2015 budget.

Member Muir introduced CRA Resolution No. 2014-9 and moved for its approval; Member Schweers seconded.

CRA RESOLUTION NO. 2014-9

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY  
OF THE CITY OF WAYNE, NEBRASKA, ADOPTING THE 2014-2015  
BUDGET.

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

Discussion took place on other “potential properties of interest.” It was noted that the Karel property has been sold and that there is interest in the Riley’s building. An update was given on the Canadian property. Administrator Johnson stated that they would sell for the appraised value. Member Schweers wanted to focus on the Canadian property at this time. In regard to other areas that may have potential for expanding the industrial area, Wes Blecke, Executive Director of Wayne Area Economic Development, stated he would first look at the infill areas first before having to take services out to other undeveloped areas.

Member Schweers 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, with the exception of Members Giese and Meyer who were absent, the Chair declared the motion carried, and the meeting adjourned at 4:24 p.m.