

October 28, 2014

The Wayne Community Redevelopment Authority met in regular session at City Hall on Tuesday, October 28, 2014, at 4:00 o'clock p.m. Chair Ken Chamberlain called the meeting to order with the following in attendance: Members Jon Meyer, Mark Lenihan, Corby Schweers, and Nick Muir; City Administrator Lowell Johnson; and City Clerk Betty McGuire. Absent: Members Cale Giese, Randy Larson, and a representative from the City Attorney's Office.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on October 16, 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 September 30, 2014, meeting. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Giese and Larson who were absent, the Chair declared the motion carried.

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

- City of Wayne – Loan Repayment \$112,000.00
- Pieper & Miller- Legal Fees \$2,250.00

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

Member Giese arrived at the meeting at 4:07 p.m.

Chair Chamberlain gave an update on the offer made to S & M Liquid Tire Fill, owners of what is known as the “Canadian Property” which is located in front of the Pacific Coast Feather Company. A letter was sent to them, but no response has been received to date. Consensus was to move on with the marketing of the property as is.

Discussion took place on other “potential properties of interest.”

Wes Blecke, Executive Director of Wayne Area Economic Development, stated when the CRA finalizes what they want to do with the Pacific Coast property, they (WAED) can start marketing it. He did not want to put a lot of time and effort into marketing the property “as is” right now, if the CRA intends to replat it into smaller parcels, which he was in favor of.

If the CRA wants to attract businesses, then they need to go forward with cleaning up the property, so it is a “shovel ready” site. As it is now, it is not shovel ready. It was noted that making the property “shovel ready” or cleaning it up would eliminate tax increment financing as an option. If the property is replatted, a request to annex must be made to the City.

Nancy Braden, Finance Director, also advised the CRA that there are sewer assessments against this property and cautioned forgiving the same.

In response to Member Schweers' question, Mr. Blecke responded, in a perfect world for him and if money was no object, the property would get cleaned up and be shovel ready so he could market it. It could be replatted into two 5-acre lots and a 10-acre lot, with the potential of someone coming in and wanting it all.

Member Meyer stated he agreed with Mr. Blecke that it behooves them to be in the best position possible to sell this property.

Chair Chamberlain stated he thought the CRA could get the concrete cleaned up fairly cheap with the County's help. He would visit with Commissioner Larson.

Member Schweers noted it is time to come up with a plan for this property – a Plan A and a Plan B.

Mr. Blecke, in response to Chair Chamberlain's question, stated he would like to see a 10-acre tract, and a smaller tract or two smaller tracts. Chair Chamberlain stated he would have staff draw this up for the CRA to look at, and in addition visit with BJ Woehler to see if he can give him an idea of what it might cost to clean up that property.

Member Meyer 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 Member Larson who was absent, the Chair declared the motion carried, and the meeting adjourned at 4:25 p.m.