

December 30, 2014

The Wayne Community Redevelopment Authority met in regular session at City Hall on Tuesday, December 30, 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 and Nick Muir; City Administrator Lowell Johnson; City Clerk Betty McGuire; and City Attorney Eric Knutson. Absent: Members Cale Giese, Jon Meyer, and Randy Larson.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on December 18, 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 Schweers made a motion, which was seconded by Member Lenihan, to approve the minutes of the November 25, 2014, meeting. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Giese, Meyer 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 Claim:

- Pieper & Miller- Legal Fees \$255.00

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

Discussion took place on the City's request to purchase approximately 1.8 acres of the former Pacific Cost Feather property to expand its burn site.

Member Schweers wanted to know what the City was offering as a purchase price and whether or not the Commission wanted to vote on this matter before the annexation is approved. He was not against selling it, but thought the vote should be postponed until they know what happens with the annexation vote by the City Council.

Chair Chamberlain advised that he wanted an item to set a sale price on this property placed on their next agenda. He noted that at the next meeting, they will have another offer to purchase this property in its entirety.

Member Giese arrived at 4:08 p.m.

Member Lenihan made a motion, which was seconded by Member Schweers, to table action on the proposed request of the City of Wayne to purchase approximately 1.8 acres of the former Pacific Coast Feather property to expand its burn site until the next meeting. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer and Larson who was absent, the Chair declared the motion carried.

Discussion took place in regard to updating the “Industrial Drive – East Wayne Redevelopment Area Blight Study” for the purposes of offering tax increment financing. If this is not redone, the tax increment financing option is taken away. The cost to update the study should be around \$500.00. Administrator Johnson would contact Northeast Nebraska Economic Development District to get a firm number of what the update will cost and place this matter on the next agenda.

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 Members Meyer and Larson who were absent, the Chair declared the motion carried, and the meeting adjourned at 4:40 p.m.