

May 26, 2015

The Wayne Community Redevelopment Authority met in regular session at City Hall on Tuesday, May 26, 2015, at 4:00 o'clock p.m. Vice-Chair Nick Muir called the meeting to order with the following in attendance: Members Cale Giese, Jon Meyer, Mark Lenihan and Corby Schweers; City Administrator Lowell Johnson; City Clerk Betty McGuire; and City Attorney Amy Miller. Absent: Chair Ken Chamberlain and Member Randy Larson.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on May 14, 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.

Vice-Chair Muir 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 Schweers, to approve the minutes of the April 28, 2015, meeting. Vice-Chair Muir stated the motion, and the result of roll call being all Yeas, with the exception of Chair Chamberlain and Member Larson who were absent, the Vice-Chair declared the motion carried.

In regard to the claims, Administrator Johnson recommended that the City share one-half of the cost of the Advanced Consulting Engineering Services claim of \$4,622.25.

Member Giese made a motion, which was seconded by Member Lenihan, to approve the following CRA Claims, with one-half of the noted engineering services cost:

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| ➤ Advanced Consulting Engineer Services – Replat Opportunity Park | \$4,622.25 |
| | \$2,311.13 |
| ➤ Pieper & Miller – Legal Fees | \$216.50 |

Administrator Johnson stated the other one half of the ACES fees would come out of the transfer station fees because it is part of the recycling efforts.

Vice-Chair Muir stated the motion, and the result of roll call being all Yeas, with the exception of Chair Chamberlain and Member Larson who were absent, the Vice-Chair declared the motion carried.

Lucas Thompson was present and requested the CRA to reconsider his proposal to purchase Lots 4 and 5, Phase I, Western Ridge First Subdivision, for the sum of \$14,000, with the performance lien for Lot 5 being extended until 12/15/18. The following was what was approved by the CRA last month regarding his purchase of two lots in Western Ridge:

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.

Mr. Thompson advised the CRA members that since he has to supply all of the labor to build the houses, he was concerned that he could not build the two homes within a two-year time frame.

After discussion, Member Lenihan made a motion, which was seconded by Member Schweers to approve the following in regard to the proposal of Lucas and Heidi Thompson to purchase Lots 4 and 5, Western Ridge First Subdivision:

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. Lot 4 must be completed by December 31, 2017, and Lot 5 must be completed by December 31, 2018, to receive the 25% discount on the purchase price; and
4. The City will incur the cost of the administrative lot split.

Vice-Chair Muir stated the motion, and the result of roll call being all Yeas, with the exception of Chair Chamberlain and Member Larson who were absent, the Vice-Chair declared the motion carried.

Discussion took place on the Trade/Exchange Agreement for 1.8 acres of the former Pacific Coast Feather property for the City owned right-of-way property on Highway 35. The consensus was to move forward on this trade/exchange agreement with the City. The Quitclaim Deed, etc., will be placed on the next agenda for approval.

Discussion took place on the CRA's ability to levy property taxes (similar to what the Airport Authority does). After discussion, consensus of the CRA was not to levy any property taxes.

Discussion took place regarding other potential properties of interest. Wes Blecke, Executive Director of WAED, updated the CRA on the wind show he recently attended.

Member Giese made a motion, which was seconded by Member Lenihan, to adjourn the meeting. Vice-Chair Muir stated the motion, and the result of roll call being all Yeas, with the exception of Chair Chamberlain and Member Larson who was absent, the Vice-Chair declared the motion carried, and the meeting adjourned at 4:45 p.m.