

June 30, 2015

The Wayne Community Redevelopment Authority met in regular session at City Hall on Tuesday, June 30, 2015, 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 Randy Larson; City Administrator Lowell Johnson; City Clerk Betty McGuire; and City Attorney Amy Miller. Absent: Members Cale Giese and Nick Muir.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on June 18, 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.

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 Meyer, to approve the minutes of the May 26, 2015, meeting. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Giese and Muir who were absent, the Chair declared the motion carried.

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

- Matthew & Jenna Samuelson – DPA 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 Muir who were absent, the Chair declared the motion carried.

Member Schweers made a motion, which was seconded by Member Lenihan, to approve the Quitclaim Deeds for the trade/exchange agreement for the 1.8 acres of the former Pacific Coast Feather property for the City owned right-of-way property on Highway 35. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Giese and Muir who were absent, the Chair declared the motion carried.

Member Muir arrived at 4:05 p.m.

Len Dickinson, on behalf of Sand Creek Post and Beam, Dean Carroll, General Manager of Mid-States School Bus, and Darrel Anderson, on behalf of "Sand Creek to Go" spoke to the CRA regarding their proposal for businesses to be located in the Opportunity Park Addition. They are interested in the property and wanted to submit some ideas to the CRA for their consideration. They would like to make the facility one which would service trucks (diesel mechanics) and the buses, house the bus company, and contain some leased storage areas. At this time, they, as well as Gerhold and NNPPD, take their trucks to Norfolk for servicing. This would be done in two phases: the first phase would be the offices, shop and then storage for their buses and semi's. Sand Creek to Go has two semi's at this time, but hopes to have ten within a year. This is something they would like to act on as quickly as possible. Mid-States would employ approximately 6-7 employees, and Sand Creek to Go would employ around 12-15 employees. They have conferred with the City Administrator and WAED office about financing incentives (e.g. TIF and LB840 Funds). This agenda item was for informational/discussion purposes only.

The following Resolution would rescind Resolution 2014-8 and cancel the tax increment revenue bonds authorized by that resolution for "The Jug Store, LLC." Because the project has been delayed one year, Ken Jorgensen will be amending his plan that was previously approved. The old bond was for \$210,000. Because of the change in the project and the costs of the project, the new bond, which will come before the CRA at another meeting for approval, will be for \$230,000.

Member Muir introduced CRA Resolution No. 2015-1 and moved for its approval;
Member Larson seconded.

CRA RESOLUTION NO. 2015-1

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF WAYNE, NEBRASKA, RESCINDING AND CANCELLING RESOLUTION 2014-8 OF THE AUTHORITY AND CANCELLING THE AUTHORITY OF CHAIR AND SECRETARY TO ISSUE ANY BONDS OR EXECUTE A REDEVELOPMENT CONTRACT FOR THE JUG STORE, LLC, PROJECT, AND PROVIDING FOR THIS RESOLUTION TO TAKE EFFECT.

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

The CRA reviewed the amended Jug Store, LLC, Redevelopment Plan.

Member Lenihan made a motion, which was seconded by Member Meyer to forward the amended Jug Store, LLC, Redevelopment Plan to the Wayne Planning Commission for their review and recommendation. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Member Giese who was absent, the Chair declared the motion carried.

Discussion took place regarding other potential properties of interest.

Member Muir made a motion, which was seconded by Member Meyer, to adjourn the meeting. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Member Giese who was absent, the Chair declared the motion carried, and the meeting adjourned at 4:50 p.m.