

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

The CRA reviewed the Western Ridge Building Requirements. Nancy Braden, Finance Director, reviewed the changes with the CRA. Those changes are to-wit:

“Attachment A

Wayne Community ~~Redevelopment Authority Agency~~ (~~CDA CRA~~)
Western Ridge Building Requirements

WESTERN RIDGE II PLANNED UNIT DEVELOPMENT
~~AND NAHTF GRANT NEW CONSTRUCTION PROJECT~~

This is a legal and binding document, if you have questions contact an attorney. Please read carefully and initial where necessary.

The Western Ridge II Subdivision, Phase I, Phase II & Phase III lots will be sold with the same guidelines; however the lot prices vary. Phase I was partially funded by a Nebraska Affordable Housing Trust Fund project to provide a variety of single family home options for home buyers. To understand the process, buyers must first identify their buying intentions:

New Construction Home Buyers:

All lots will have a \$5,000 performance lien placed on them by granting a deed of trust to the ~~CDA CRA~~ that will be subordinated to all other loans used to purchase and develop the property. If a house is completed as determined by the issuance of and Occupancy Permit within a period that ends on December 15 after the second construction season following the date of closing of the sale of the lot and the requirements as listed below are met, the ~~CDA CRA~~ will remove the performance lien. If the additional requirements are not met and a house is not completed within the required completion date then the performance lien may be subject to foreclosure by the ~~CDA CRA~~. _____

Additional Requirements:

- No lots will be allowed to be combined or split except to build town homes. _____
- No dwelling shall have a roof with a less than 4:12 pitch. _____
- All construction of single family dwellings and accessory structures shall be new. All new construction must be built at a minimum to ~~Uniform Building Code standards~~ **International Residential Code. Current City Building Code.** _____
- Every house must be constructed with an attached or unattached two car garage with paved access to a public street _____

- A minimum shade canopy of two large deciduous trees selected from a ~~CDA~~ **CRA** approved species list is required to be maintained perpetually on each residential lot in the subdivision _____
- Prior to planting any trees within public street right-of-way, approval for such planting must be approved from the City of Wayne Street Department _____
- **A \$170 drainage fee will be collected at the time the lot is purchased. If** a permanent detention area with the holding capacity of 1” of runoff from the impermeable surfaces on the lot (2,000 SF of roof and 2,000 SF of driveway and sidewalk would need 12 cubic yards of detention in the yard or detention dam below) **is installed** ~~will be required to be maintained within the boundaries of each lot or mitigated within the areas of Out lots “B”, “C” at the cost of the home builder and a~~ with the written approval of the city **the drainage fee will be reimbursed to the contracting party.** _____ ~~(\$0.0553 per square foot)~~
- Within thirty (30) days after receipt of a Certificate of Occupancy for the dwelling, the Owner must have minimal landscaping completed, weather permitting, as follows:
 - A. Seeding or sodding of all open areas
 - B. Planting of the two required large shade trees
 If weather does not permit, minimal landscaping items A. and B. must be completed within 6 months. _____
- If the owner does not complete and perpetually maintain the landscaping items A. & B. as listed above, the landscaping items A & B will be completed by the city and the home owner will be billed for the cost. _____”

Member Schweers made a motion, which was seconded by Member Larsen, to approve the Western Ridge Building Requirements, as amended above. Vice-Chair Muir stated the motion, and the result of roll call being all Yeas, with the exception of Chair Chamberlain and Members Giese and Lenihan who were absent, the Vice-Chair declared the motion carried.

Discussion also took place regarding other potential properties of interest. Wes Blecke, Executive Director of Wayne Area Economic Development, brought up the idea of possibly building a spec building on the former Pacific Coast Feather property. He was going to contact the Department of Economic Development to see if they had any type of funding available that could help out with that. The last time they did a spec building, the City owned the property and Business and Industries, or at that time, Wayne Industries, covered the carrying costs, so they paid for the interest, the insurance, property taxes, etc. As he obtains information, he will bring

the same forward to the CRA. Mr. Blecke was directed to take this idea to Business and Industries at their next meeting. He was also going to confer with some consultants.

Member Meyer made a motion, which was seconded by Member Schweers, 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 Members Giese and Lenihan who were absent, the Vice-Chair declared the motion carried, and the meeting adjourned at 4:32 p.m.