

April 26, 2016

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, April 26, 2016, 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, Nick Muir and Randy Larson; City Attorney Amy Miller; and City Clerk Betty McGuire. Absent: Members Cale Giese and Corby Schweers; City Administrator Lowell Johnson.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on April 14, 2016, 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 Larson made a motion, which was seconded by Member Lenihan, to approve the minutes of the March 29, 2016, meeting. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Giese and Schweers who were absent, the Chair declared the motion carried.

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

➤ City of Wayne: Attorney's Fees	\$800.00
Notice	33.41

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

Kelby Herman, who was present, presented a counteroffer to purchase Lots 16 and 27 (now Lot 1) for \$17,000, along with Lots 35, 36, 37 and 38 for \$20,000. He would have all of the structures completed in 12 months.

Chair Chamberlain stated he had looked at Lots 35, 36, 37 and 38, and these would be more difficult lots to build on.

Mr. Herman stated these lots will be combined into 3 bigger lots. The target market would be seniors looking to downsize. He plans on building two townhouses, around 1300 square feet slab on grade, with a two-car garage. Due to the negative effect of the steep hill, the dirt work required to make these lots work, and the need to relocate a fire hydrant, is the reason for the \$20,000 offer.

Joel Hansen, Zoning Administrator, requested the CRA to make the sale contingent upon the replat being filed. The CRA approved the replat because of the incident with Alex Wieland's lot, where his patio was built over the lot line. The only holdup on this plat is that there is an out of state bank they are dealing with. The lots would actually be described as Lots 2, 3, and 4, Savidge Court Administrative Replat.

Member Lenihan made a motion, which was seconded by Member Larson accepting the offer of Kelby Herman to purchase the following lots in Western Ridge for the following prices:

Lot 1, Neihardt Addition	- \$8,500
Lot 16, Western Ridge	- \$8,500
Lot 2, Savidge Court	- \$7,000
Lot 3, Savidge Court	- \$7,000
Lot 4, Savidge Court	- \$6,000

which is contingent upon the replat being filed for Lots 2, 3, 4, Savidge Court.

Mr. Herman stated the houses would be built within 12 months (even though this was not a requirement of the CRA) and that storm/tornado shelters will be an option for the buyers.

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

Discussion took place regarding other potential properties of interest.

Member Lenihan 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 Members Giese and Schweers who were absent, the Chair declared the motion carried, and the meeting adjourned at 4:42 p.m.