

July 26, 2016

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, June 28, 2016, at 4:00 o'clock p.m. Chair Ken Chamberlain called the meeting to order with the following in attendance: Members Cale Giese, Jon Meyer, Corby Schweers, Nick Muir, and Randy Larson; City Attorney Amy Miller; City Administrator Lowell Johnson, and City Clerk Betty McGuire. Absent: Member Mark Lenihan.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on July 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 Meyer, to approve the minutes of the June 28, 2016, meeting. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Member Lenihan, who was absent, the Chair declared the motion carried.

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

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| ➤ City of Wayne: Attorney's Fees | \$800.00 |
| Notice | 31.41 |
| ➤ Stanley Petroleum Maintenance – specs for tank removal | 298.00 |
| ➤ Asher & Michele Davison – down payment assistance | 10,000.00 |

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

Jim Rempfer, Treasurer of the Independent Faith Baptist Church, was present to let the CRA be aware of property they own that is for sale. The property is located at 109 S. Lincoln Street. The assessed value on the property is \$40,000. They do not have a minimum sale price on the property and prefer to try to sell it on their own in lieu of going through a realtor. He stated the property is in bad shape.

Member Schweers opined he did not know if it was the CRA's business to buy properties without a specific use or need for.

Staff would set up a date and time for any CRA members that would like to walk through the house and look at the property.

The following Resolution will approve a supplemental bond extending the maturity date of Series 2009 Tax Increment Revenue Bond (Western Ridge II Subdivision Project) to December 31, 2035, and provide for the establishment of effective dates for the division of ad valorem taxes.

Previously Attorney Bacon had the CRA do a redevelopment contract amendment when adding lots to the TIF project. With the laws that have changed, you now need to revise the bond if you want to add additional lots that are being built on to the TIF project. This adds the following lots:

- Lot 16, Western Ridge II Addition;
- Lots 1, 2, Neihardt Administrative Replat of Western Ridge Lots 27-33;
- Lot 2, Bressler Court Administrative replat of Lots 41-46 of the Amended Plat of Western Ridge II Addition;
- Lots 2, 3, 4, & 5, Savidge Court Administrative Replat of Lots 34-39, Western Ridge II Addition, to the City of Wayne, Wayne County; and
- Lots 4A & 5A, Brookdale Administrative Replat of Lots 4 & 5 of the Amended Plat of Western Ridge III Addition to the City of Wayne, Wayne County.

Member Giese introduced CRA Resolution No. 2016-1 and moved for its approval; Member Muir seconded.

CRA RESOLUTION NO. 2016-1

A SUPPLEMENTAL BOND RESOLUTION PROVIDING FOR THE EXTENSION OF THE MATURITY DATE OF SERIES 2009 A TAX INCREMENT REVENUE BOND (WESTERN RIDGE II SUBDIVISION PROJECT) TO DECEMBER 31, 2035, AND PROVIDING FOR THE ESTABLISHMENT OF EFFECTIVE DATES FOR THE DIVISION OF AD VALOREM TAXES PURSUANT TO §18-2147 R.R.S. NEB. AND AUTHORIZING THE SUBSTITUTION OF THE ATTACHED FORM OF COMMUNITY REDEVELOPMENT AUTHORITY OF WAYNE, NEBRASKA, TAX INCREMENT REVENUE BOND, SERIES 2009 A, (WESTERN RIDGE II SUBDIVISION PROJECT) (ATTACHED AS EXHIBIT "B"), FOR THE SAME SERIES 2009 A BOND THAT WAS ISSUED BY THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF WAYNE ON FEBRUARY 17, 2009.

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

As the lots are being sold in Western Ridge, there are some funds that could be paid back to the Street Fund, which was used to build the infrastructure improvements in that subdivision. There is still approximately \$500,000 that is still due and owing the Street Fund.

Staff was directed to update the display sign in Western Ridge so that it accurately reflects what lots are left to be sold.

Member Schweers made a motion, which was seconded by Member Muir, to reimburse the Street Department Fund the amount of \$50,000 for the Western Ridge infrastructure improvements.

It was noted that the CRA reimbursed the City \$30,000 in both 2014 and 2015. This line item would be discussed more in detail at the budget hearing next month.

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

The CRA reviewed the proposed 2016-2017 budget.

In regard to the CRA's ability to levy property taxes like the Airport does, Member Schweers stated he would like to get the CRA's property sold and show they have accomplished

something before they start looking at their ability to levy. It would be nice to show a little bit of good history before we doing something like that.

Discussion took place on the CRA's request last year to the City to transfer the unallocated portion of the 1.85% dedicated to economic development to the CRA. It was discussed whether the transfer out (to Street Fund) and transfer in (to economic development fund) should cease. Further discussion would take place at the budget hearing. The CRA's only revenue coming in is from the sale of the Western Ridge lots and the former Pacific Coast Feather property.

Member Giese stated he would be fine with taking all of the money coming in from the sale of the Western Ridge lots and transferring it to the Street Fund. When those lots are all sold, the reimbursement would cease.

Member Giese made a motion, which was seconded by Member Muir, to set the public hearing on the budget for August 30, 2016, at or about 4:00 p.m. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Member Lenihan who was absent, the Chair declared the motion carried.

Discussion took place regarding other potential properties of interest.

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