

August 30, 2016

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, August 30, 2016, at 4:00 o'clock p.m. Chair Ken Chamberlain called the meeting to order with the following in attendance: Members Cale Giese, Mark Lenihan, and Corby Schweers; City Administrator Lowell Johnson, and City Clerk Betty McGuire. Absent: Members Jon Meyer, Nick Muir and Randy Larson; City Attorney Amy Miller.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on August 18, 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 Giese made a motion, which was seconded by Member Schweers, to approve the minutes of the July 26, 2016, meeting. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer, Muir and Larson who were absent, the Chair declared the motion carried.

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

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| ➤ City of Wayne: Attorney's Fees | \$800.00 |
| Notice | 39.50 |
| ➤ City of Wayne – transfer lot sales proceeds | 50,000.00 |
| ➤ Quality 1 Graphics & Signs – Sold Stickers | 30.00 |

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

Chair Chamberlain declared the time was at hand for the public hearing on the proposed FY2016-2017 budget.

Nancy Braden, Finance Director, presented the CRA budget. The fiscal year begins October 1, 2016. The total revenues proposed for the FY2016-2017 budget is \$1,018,125, with expenses of \$1,303,873. This includes all of the TIF projects. She again advised the CRA that, in the future, they could ask the City Council for a levy from the General Fund property taxes, which would be similar to what the Airport Authority does.

She also advised the CRA that the County Assessor increased the assessed value of the TIF projects from \$11,904,930 to \$13,631,506. However, Project No. 4, which is Western Ridge, was decreased by 68% or approximately \$700,000 less (from \$1,285,645 to \$544,525) because it is income-based housing.

She noted that the original money the CRA received from the City came from the Electric Fund – which was the unallocated portion of the 1.85% dedicated to economic development. There is still money in that account, and she recommended that the CRA consider requesting that money again from the City to be used for economic development. She noted that \$44,906 is in that account at this time.

Those members present were in favor of asking for the \$44,906 and any future overages from that 1.85% collected from the electric customers.

City Clerk McGuire had not received any communication for or against this public hearing.

There being no further comments, Chair Chamberlain closed the public hearing.

Chair Chamberlain stated the following CRA Resolution would adopt the 2016-2017 budget.

Member Giese introduced CRA Resolution No. 2016-2 and moved for its approval; Member Schweers seconded.

CRA RESOLUTION NO. 2016-2

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF WAYNE, NEBRASKA, ADOPTING THE 2016-2017 BUDGET.

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

The next item on the agenda that was discussed pertained to asking the Wayne City Council to consider transferring the unallocated portion of \$44,906.00, as well as any future overages of the 1.85% dedicated to economic development, to the Wayne Community Redevelopment Authority.

The City charges all of its electric customers an additional 1.85%, which was implemented when the Chamber of Commerce, Wayne Industries, and Main Street Wayne merged into one entity. This was a way to help fund the organization. WAED receives \$76,600 per year, as well as some marketing and travel funds, from this account. Through the years, due to rate increases and increases in usage, the amount collected has increased.

Member Schweers made a motion, which was seconded by Member Lenihan, to make a request that the City transfer the unallocated portion of \$44,906.00 of the 1.85% dedicated to economic development to the Wayne Community Redevelopment Authority, as well as any future overages. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer, Muir and Larson who were absent, the Chair declared the motion carried.

Lou Bencoter requested that Agenda Item No. 7 – Discussion and Action on an offer to purchase Lot 2, Bencoter Planned Unit Development Replat 2 from Windom Ridge, Inc., (Lou Bencoter) be pulled from the agenda.

Discussion took place regarding other potential properties of interest.

Member Giese made a motion, which was seconded by Member Lenihan, to adjourn the meeting. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer, Muir and Larson who were absent, the Chair declared the motion carried, and the meeting adjourned at 4:19 p.m.