

October 25, 2016

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, October 25, 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, Corby Schweers, Nick Muir, and Randy Larson; City Attorney Amy Miller; City Administrator Lowell Johnson, and City Clerk Betty McGuire. Absent: Member Cale Giese.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on October 13, 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 Schweers made a motion, which was seconded by Member Muir, to approve the minutes of the August 30, 2016, 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.

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

➤ City of Wayne: Attorney's Fees	\$1,600.00
Notice	127.77
➤ Matt & Rebecca Jones – DPA Loan	10,000.00
➤ Andrew & Jennifer Parker – DPA Loan	10,000.00

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.

Member Giese arrived at 4:02 p.m.

The CRA then reviewed the Redevelopment Plan of Sebade Housing, LLC (Chad Sebade). This plan provides for the subdivision of undeveloped real estate and the construction of up to three 3-unit townhomes and two 2-unit townhomes over time, with garages. This plan retains the flexibility to build apartments as opposed to townhomes, should the market demand. Real estate for the project will be acquired, the property subdivided, and development will occur in phases over a 5-year period. He may build some or all of these with finished basements. There is a storm shelter at the park, which is just down the street from this location.

Chad Sebade was present to answer questions.

It was noted that the tax increment financing redevelopment project costs included water lines, sewer lines, sidewalks and drives, street lights, site acquisition, site preparation, onsite utility extension and authority costs. The total TIF requested was \$233,100.

Mr. Sebade had no intention of asking the City to purchase the TIF bonds.

Wes Blecke, Executive Director of WAED, stated the LB840 Citizens Sales Tax Advisory Committee, tabled the request of Jeannine Wriedt for LB840 funds to help in the removal of the trailers at this location, for the reason they wanted to see bids on what it would cost to remove the trailers.

Member Muir introduced CRA Resolution No. 2016-3 and moved for its approval; Member Larson seconded.

CRA RESOLUTION NO. 2016-3

A RESOLUTION FORWARDING A REDEVELOPMENT PLAN OF THE CITY OF WAYNE, NEBRASKA, TO THE PLANNING COMMISSION OF THE CITY OF WAYNE FOR PURPOSES OF ITS REVIEW AND RECOMMENDATION REGARDING SAID PLAN'S CONFORMITY WITH THE COMPREHENSIVE PLAN OF THE CITY OF WAYNE.

Chair Chamberlain stated the motion, and the result of roll call being all Yeas, the Chair declared the motion carried.

Member Larson left the meeting at 4:30 p.m.

Lucas Thompson was present requesting the CRA to consider his offer to purchase Lots 18 and 19, Western Ridge Subdivision for \$7,500 each, and also an offer of first right of refusal on Lot 14, Western Ridge Subdivision, for \$7,500. He was requesting to purchase these lots at the \$7,500 price because he thought Lot 16 was sold for this amount. In addition, he would like an additional year or until 2020 to have construction on Lot 19 completed.

Member Muir noted that Lot 16 was sold for \$8,500 which was reflected in the minutes of April 26, 2016. The spreadsheet from Finance Director Braden reflected \$7,500, however, she advised she did not get this amount changed to reflect the actual purchase price.

Chair Chamberlain stated that because there is a sale price of \$12,000 on Lot 14, a purchase price of \$7,500 would not be placed on a first right of refusal if approved by the CRA.

Member Meyer thought the \$8,500 purchase price was a good deal, and he thought the CRA should stick with that until it can be verified as to what Mr. Herman purchased his lots for.

Member Giese had a concern in regard to discounting the purchase price of the lots for rental purposes. He was concerned about changing the style of the neighborhood going forward.

Chair Chamberlain stated that the CRA could approve the request, pending approval of the plans. Mr. Thompson stated his floor plan was going to be similar to the home that Margaret Brugger resides in.

Member Schweers was not in favor of having a third party (Design Committee) review the plans. He felt that it should be the CRA that reviews the plans.

Member Meyer stated they just want to make sure the house plans fit the neighborhood, so he thought it would be wise to see a picture of what it will look like. He thought the CRA should continue discussing the matter. He wouldn't want to move to a rash decision right away, and he certainly wants to know what the CRA has done in the past.

Member Lenihan made a motion, which was seconded by Member Meyer, to table action on the offer of Lucas and Heidi Thompson to purchase Lots 18 and 19, Western Ridge Subdivision for \$7,500 each, and also an offer of first right of refusal on Lot 14, Western Ridge

Subdivision, for \$7,500, until the next meeting (November 29, 2016). Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Member Larson who had left the meeting, Chair Chamberlain declared the motion carried.

Discussion took place regarding other potential properties of interest.

Member Giese made a motion, which was seconded by Member Schweers, to adjourn the meeting. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Member Larson who had left the meeting, the Chair declared the motion carried, and the meeting adjourned at 4:40 p.m.