

November 23, 2016

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, November 29, 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, and Randy Larson; City Attorney Amy Miller; City Administrator Lowell Johnson, and City Clerk Betty McGuire. Absent: Members Mark Lenihan, Corby Schweers and Nick Muir.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on November 17, 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 Giese, to approve the minutes of the October 25, 2016, 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.

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

➤ City of Wayne: Attorney's Fees	\$800.00
Notice	15.00
➤ Paul Lindner – Apartment Loan	10,000.00
➤ Kristi & Jared Nelson – DPA Loan	10,000.00
➤ Mike & Kayla Varley – DPA Loan	10,000.00

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.

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. This matter was tabled from the last meeting.

It was noted that these lots were originally listed at \$12,000 each.

Member Meyer stated he would like to sell the lots at \$8,500 each. He felt the \$8,500 per lot was fair and in line with everything else the CRA has done in the past.

Chair Chamberlain advised that he would not put a dollar amount on the lot that Mr. Thompson is requesting a first right of refusal on.

Member Giese had reservations of incentivizing renting in the Western Ridge neighborhood.

Mr. Thompson stated what he is renting to now will be for retired persons or professionals, so it would not be any different than what Kelby Herman is doing with his townhouses.

Member Meyer stated he is not as hesitate seeing houses for rent or not for rent. He likes the fact that we have somebody that is willing to build houses. He is comfortable with charging \$8,500 per lot. Member Larson agreed with staying with the \$8,500 price per lot.

Mr. Thompson was agreeable to the \$8,500 per lot, but would prefer to purchase all three of the lots. In addition, he would prefer closing after the first of the year.

After discussion, Member Chamberlain made a motion, which was seconded by Member Meyer, to sell Lots 18, 19 and 14 of the Western Ridge Subdivision to Lucas Thompson for

\$8,500 each, with a house being built on Lot 18 by December 31, 2019, on Lot 19 by December 31, 2020, and on Lot 14 by December 31, 2021. 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.

Discussion took place regarding other potential properties of interest.

Member Giese made a motion, which was seconded by Member Chamberlain, 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 4:25 p.m.