

February 28, 2017

The Wayne Community Redevelopment Authority (CRA) met in regular session in the south meeting room of the City Auditorium on Tuesday, February 28, 2017, at 4:00 o'clock p.m. Chair Ken Chamberlain called the meeting to order with the following in attendance: Members Mark Lenihan, Corby Schweers, Nick Muir and Randy Larson; City Administrator Lowell Johnson; City Attorney Amy Miller; and City Clerk Betty McGuire. Absent: Members Cale Giese and Jon Meyer.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on February 16, 2017, 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 South Meeting Room of the City Auditorium 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 January 31, 2017, meeting. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Giese and Meyer who were absent, the Chair declared the motion carried.

Member Schweers 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 |
| ➤ Ads and notices | 33.41 |
| ➤ Progressive Property – lot refunds | 16,926.82 |

- City of Wayne – storm water fees 323.18

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

Member Giese arrived at 4:03 p.m.

Wes Blecke, Wayne Area Economic Development Director, was present to request a one-time \$50,000 contribution (grant) to its revolving loan fund. In 2008, WAED started this revolving loan fund with a \$25,000 Joint Opportunities for Building Success (JOBS) grant from the Home Loan Bank of Topeka (HLBT). With that, they leveraged another \$75,000 from the old Wayne Revolving Loan Fund (now controlled by Northeast Nebraska Economic Development District - NNEDD). As the fund was being utilized by small businesses in Wayne, WAED applied for and received a second \$25,000 JOBS grant from the HLBT in 2011. WAED, again, leveraged another \$75,000 from the old WRLF. In 2014, WAED applied for and received its last JOBS grant for \$25,000. By this time, the old WRLF was in the hands of the NNEDD, and no additional funds were added to the fund.

To date, the WAED revolving loan fund has received \$225,000 in grant funds. With these funds, WAED RLF has closed 48 loans (with a maximum amount of \$10,000) and has another three pending to close as funds become available. Of these 48 loans, one has not been recovered. There are currently 38 loans outstanding.

The JOBS grant is no longer offered by the Federal Home Loan Bank, and the NNEDD's Director has advised them that WAED is not eligible to request or receive these funds. With their fund currently expended, WAED is looking for another source to help fund business ventures throughout Wayne. They will continue to seek a more permanent solution for a funding mechanism, but there are strong requests pending for local businesses they would like to serve now.

Finance Director Nancy Braden advised the CRA that there is approximately \$182,000 in the CRA account.

Mr. Blecke stated they receive approximately \$3,000 in payments every month. These are 0% interest loans, and they do not collateralize any of them. They charge a \$250 application fee, which becomes part of the loan.

After discussion, Member Schweers made a motion, which was seconded by Member Lenihan, to approve the request of Wayne Area Economic Development for a one-time \$50,000 contribution (grant) to its revolving loan fund. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Member Meyer who was absent, the Chair declared the motion carried.

Christopher Welch, Chief Brand Officer of Trille Products, via telephone, gave a presentation on a development plan he has for the former Pacific Coast Feather property. He asked the CRA to think about splitting the parcel, how much they would want per acre, and if they would consider seller financing. He will meet with Wes Blecke, Executive Director of WAED, and Lowell Johnson, City Administrator, tomorrow about the project.

Member Schweers left the meeting at 4:20 p.m.

Discussion took place regarding other potential properties of interest.

Member Giese made a motion, which was seconded by Member Larson, to adjourn the meeting. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Member Meyer who was absent, the Chair declared the motion carried, and the meeting adjourned at 4:32 p.m.