

May 30, 2017

The Wayne Community Redevelopment Authority (CRA) met in regular session in the Council Chambers on Tuesday, May 30, 2017, 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 and Randy Larson; City Administrator Lowell Johnson; City Attorney Amy Miller; and City Clerk Betty McGuire. Absent: Members Cale Giese and Nick Muir.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on May 18, 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 City 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 Meyer made a motion, which was seconded by Member Lenihan, to approve the minutes of the April 25, 2017, meeting. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Giese and Muir 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 |

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

The CRA then reviewed the Redevelopment Plan of Wayne Crown II/Benscoter, Inc., Project. The Redeveloper intends to develop a residential subdivision and construct 23 single-family homes, four apartment buildings and a daycare facility in phases over a period of up to 5 years, each year being a phase. Phase one will result in the construction of the 15 single-family homes. Phase two and subsequent phases will result in the construction of additional single-family residences, a daycare facility, and apartments. The complete project is expected to take 5 years to fill with structures. The Authority will issue its tax increment revenue bond in the aggregate total amount of \$400,000 in order to partially finance the infrastructure portion of the project.

Rob Woodling, who is the Developer on the project, was not present to answer questions.

Member Larson introduced CRA Resolution No. 2017-1 and moved for its approval; Member Meyer seconded.

CRA RESOLUTION NO. 2017-1

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 (WAYNE CROWN II PROJECT/BENSCOTER, INC.)

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

Discussion took place regarding other potential properties of interest.

Member Lenihan 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 Members Giese and Muir who were absent, the Chair declared the motion carried, and the meeting adjourned at 4:30 p.m.