

June 27, 2017

The Wayne Community Redevelopment Authority (CRA) met in regular session in the Council Chambers on Tuesday, June 27, 2017, at 4:00 o'clock p.m. Co-Chair Nick Muir called the meeting to order with the following in attendance: Members Cale Giese, Corby Schweers and Randy Larson; City Administrator Lowell Johnson; City Attorney Amy Miller; and City Clerk Betty McGuire. Absent: Chair Ken Chamberlain and Members Jon Meyer and Mark Lenihan.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on June 15, 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.

Co-Chair Muir 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 Larson made a motion, which was seconded by Member Schweers, to approve the minutes of the May 30, 2017, meeting. Co-Chair Muir stated the motion, and the result of roll call being all Yeas, with the exception of Chair Chamberlain, and Members Meyer and Lenihan who were absent, the Co-Chair declared the motion carried.

Member Giese 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 | 15.00 |
| ➤ Lucas & Heidi Thompson – Lot Rebate | 3,500.00 |

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

Because the action taken by the Wayne City Council at their meeting on June 20, 2017, was determined by the City's Tax Increment Financing Attorney Mike Bacon to not be legal, Agenda item nos. 4, 5, and 6 needed to be tabled until the next meeting.

Member Schweers made a motion, which was seconded by Member Giese to table action on Agenda Item Nos. 4, 5, and 6 until the next meeting. Co-Chair Muir stated the motion, and the result of roll call being all Yeas, with the exception of Chair Chamberlain and Members Meyer and Lenihan who were absent, the Co-Chair declared the motion carried.

The CRA then reviewed the Redevelopment Plan of the Grainland Estates, LLC, Project. The project will consist of site acquisition, demolition, and infrastructure installation for a residential development. Ten low-income duplex rentals (20 residential units), together with four market rate duplexes (8 residential units) will be constructed. The developers are requesting \$375,000 in tax increment financing. The project will take place on the former elevator site on Grainland Road. The Resolution forwards the Redevelopment Plan to the Planning Commission for their review and consideration, which is the next step in this process.

Kelby Herman and Brent Pick, Developers on the project, were present to answer questions.

Member Giese introduced CRA Resolution No. 2017-4 and moved for its approval; Member Larson seconded.

CRA RESOLUTION NO. 2017-4

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 (GRAINLAND ESTATES, LLC – KELBY HERMAN AND BRENT PICK).

Co-Chair Muir stated the motion, and the result of roll call being all Yeas, with the exception of Chair Chamberlain and Members Meyer and Lenihan were absent, the Co-Chair 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. Co-Chair Muir stated the motion, and the result of roll call being all Yeas, with the exception of Chair Chamberlain and Members Meyer and Lenihan who were absent, the Co-Chair declared the motion carried, and the meeting adjourned at 4:15 p.m.