

November 28, 2017

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

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on November 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 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 Giese, to approve the minutes of the September 26, 2017, 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.

Member Lenihan made a motion, which was seconded by Member Giese, to approve the following CRA Claims for both October and November:

➤ City of Wayne: Attorney's Fees	\$800.00
Notices	41.59
➤ Eric & Lindsey Knutson - Down Payment Assistance Fee	10,000.00
➤ Advanced Consulting Engineering – Opportunity Park Replat	1,569.58
➤ City of Wayne: Attorney's Fees	800.00
Notices	33.92

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.

The CRA reviewed the Amended Redevelopment Plan for the “Benscoter Project” for sufficient completeness with regard to §18-2111 and other relevant sections of the Community Development Law. Because this is what is known as a “rolling TIF,” this must come before the CRA, then to the Planning Commission, then back to the CRA again to forward to the City Council. Once the City Council approves it, it then comes back to the CRA again for final approval. This is just to add Lot 17 to the TIF.

The following CRA Resolution would forward the Amended Redevelopment Plan for the “Benscoter Project” to the Planning Commission for their review and recommendation.

Member Schweers introduced CRA Resolution No. 2017-8 and moved for its approval; Member Muir seconded.

#### CRA RESOLUTION NO. 2017-8

A RESOLUTION FORWARDING AN AMENDED REDEVELOPMENT PLAN OF THE CITY OF WAYNE, NEBRASKA, TO THE PLANNING COMMISSION OF THE CITY OF WAYNE, NEBRASKA, 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, with the exception of Member Meyer who was absent, the Chair declared the motion carried.

Finance Director Nancy Braden and Building Inspector Joel Hansen updated the CRA on the temporary occupancy permit deadline given on 902 Bressler Court which was 11/11/17. Ms. Braden stated Mr. Woehler was supposed to have had the house built by December 15, 2016. He was given a temporary occupancy permit on May 9, 2017. That was for 90 days, so the deadline for that was August 9, 2017. He has not had a final inspection as of this date.

Mr. Hansen advised the CRA that a letter was going to be mailed to Mr. Woehler advising him that he either needed to ask for an extension to complete the work, or if the work is completed, he needed to request a final inspection.

Because of not meeting the deadlines as are outlined in the Western Ridge II Planned Unit Development Guidelines, the CRA was being asked to consider denying the waiver of the \$5,000 performance lien set forth in those said guidelines.

Chair Chamberlain stated this matter could be tabled until the next meeting since there is not a rush on it. Member Lenihan also suggested tabling it until the next meeting. The letter should initiate conversation with Mr. Woehler. In addition, a letter would be mailed on behalf of Chair Chamberlain to Mr. Woehler advising him of the situation.

Discussion took place on whether or not to amend the Western Ridge II Planned Unit Development Guidelines. Finance Director Braden recommended amending the same if there were certain provisions therein that were not going to be followed. The goal of the lien is to make sure the house gets built and built in a timely manner. No action was taken on the matter.

Discussion took place regarding the former Pacific Coast Feather Property/Plat for Herman/Pick – to refund the \$5,000 down payment made to purchase the property. Mayor Chamberlain asked that this be tabled as well until the next meeting because they (Herman/Pick) are still interested in the property and have made another offer.

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 Meyer who was absent, the Chair declared the motion carried, and the meeting adjourned at 4:29 p.m.