

April 24, 2018

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, April 24, 2018, at 4:15 o'clock p.m. Co-Chair Nick Muir called the meeting to order with the following in attendance: Members Cale Giese, Mark Lenihan, and Jill Brodersen; City Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Members Jon Meyer, Corby Schweers and Randy Larson.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on April 12, 2018, 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 Council Chambers and was available for public inspection. In addition, she 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 Giese made a motion, which was seconded by Member Lenihan, to nominate Jill Brodersen as the Community Redevelopment Authority Chairperson. Co-Chair Muir stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer, Schweers and Larson who were absent, the Co-Chair declared the motion carried.

Member Lenihan made a motion, which was seconded by Member Giese, to nominate Nick Muir as the Community Redevelopment Authority Co-Chairperson. Co-Chair Muir stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer, Schweers and Larson who were absent, the Co-Chair declared the motion carried.

Member Lenihan made a motion, which was seconded by Member Giese to approve the minutes of the February 27, 2018, meeting. Co-Chair Muir stated the motion, and the result of

roll call being all Yeas, with the exception of Members Meyer, Schweers and Larson who were absent, the Co-Chair declared the motion carried.

Member Giese made a motion, which was seconded by Member Lenihan, to approve the following CRA Claims for both March and April (it being noted there was no meeting in March due to a lack of a quorum):

- City of Wayne: Attorney's Fees \$800.00  
Notices 44.15
- City of Wayne: Attorney's Fees \$800.00

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

The CRA then reviewed the Lease Agreement between the CRA and Williams Form Engineering prepared by Attorney Miller. Williams Form Engineering would like to lease Lots 1A and 1B of the Administrative Replat of Lot 1, Opportunity Park Addition (former Pacific Coast Feather property) to store their equipment and materials relating to their business. Consensus was to assess a rental fee of \$250 per month. If the property is sold, the lease agreement can be terminated by giving notice to the other party at least 30 days prior to the first day of the month.

The members also wanted language added therein that Williams Form would be responsible for maintaining the property (spraying weeds, mowing, weed-eating, etc.).

Member Giese made a motion, which was seconded by Chair Brodersen, approving the Lease Agreement with Williams Form Engineering to store equipment and materials related to their business on Lots 1A and 1B of the Administrative Replat of Lot 1, Opportunity Park Addition, in the amount of \$250 per month, pending changes made therein by the City Attorney. Co-Chair Muir stated the motion, and the result of roll call being all Yeas, with the exception of

Members Meyer, Schweers and Larson who were absent, the Co-Chair declared the motion carried.

A request has been received from Lucas Thompson to waive the requirement of Sub-paragraph K – Section 1 of the Western Ridge Subdivision Agreements regarding basement elevation.

Joel Hansen, Street and Planning Director, explained that when this subdivision was developed, the lots were intended to be walkout basements. What Mr. Thompson is proposing to build is not a walk-out basement. The level of his egress windows, which would be the point where water would run into the house, is actually still above the 2' level; it's just that the basement floor would not be. However, it would still meet the intent of the original Subdivision A. Mr. Thompson is requesting the waiver on both Lot 14 and Lot 19.

It was noted that if water was running up to that point, there would be major issues elsewhere.

Member Giese made a motion, which was seconded by Chair Brodersen, approving the request of Lucas Thompson to waive the requirement of Sub-paragraph K – Section 1 of the Western Ridge Subdivision Agreements regarding basement elevation on both Lot 14 and Lot 19. Co-Chair Muir stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer, Schweers and Larson who were absent, the Co-Chair declared the motion carried.

Luke Virgil, Executive Director of Wayne Area Economic Development, was present to give a presentation on the proposal of Christopher L. Welch, Chief Brand Officer Trille Products on the Opportunity Park Addition property. Mr. Welch could not be at the meeting. Mr. Virgil advised the CRA that Mr. Welch did not provide any proposal to him as was stated in his email. Mr. Welch would like to purchase the property. Mr. Virgil suggested to Mr. Welch that he come up with a formal proposal to show his true interest in the property.

Luke Virgil, Executive Director of Wayne Area Economic Development was present to discuss how the CRA wanted him to market the Opportunity Park Addition lots/property. He had a concern with the list price of the property and the concrete that is now exposed. He felt the integrity thereof was declining and had less value. His recommendation was to clear off the concrete and start from scratch. A suggestion was to have a formal appraisal done on the property.

After discussion, it was decided that the full CRA should be in attendance before any decision is made on a list price for the property.

Discussion took place regarding other potential properties of interest.

Member Giese made a motion, which was seconded by Chair Brodersen, to adjourn the meeting. Co-Chair Muir stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer, Schweers and Larson who were absent, the Co-Chair declared the motion carried, and the meeting adjourned at 5:04 p.m.