

August 28, 2018

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, August 28, 2018, at 4:00 o'clock p.m. Chair Jill Brodersen called the meeting to order with the following in attendance: Members Cale Giese, Mark Lenihan, Corby Schweers, and Nick Muir; City Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Members Jon Meyer and Randy Larson.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on August 16, 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.

Chair Brodersen 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 approve the minutes of the July 31, 2018, meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer and Larson who were absent, the Chair declared the motion carried.

Member Giese made a motion, which was seconded by Member Muir, to approve the following CRA Claims:

City of Wayne: Attorney's Fees	\$800.00
Notices	30.85
First Source Title & Escrow	100.00
Miller Law – Copies, postage and advanced fee for tax certificate	30.50

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

Beth Porter, Finance Director, presented the CRA budget. The fiscal year begins October 1, 2018. The total revenues proposed for the FY2018-2019 budget are \$1,641,637, with expenses of \$1,820,618. This includes all of the TIF projects.

It was noted that the CRA, in the future, can ask the City Council for a levy from the General Fund property taxes, which would be similar to what the Airport Authority does.

The County Assessor increased the assessed value of the TIF projects from \$15,201,755 to \$17,059,735.

The original money the CRA received from the City came from the Electric Fund – which was the unallocated portion of the 1.85% dedicated to economic development. Any overages from that 1.85% collected from the electric customers are now transferred to the Community Redevelopment Authority.

City Clerk McGuire had not received any communication for or against this public hearing.

There being no further comments, Chair Brodersen closed the public hearing.

Chair Brodersen stated the following CRA Resolution would adopt the 2018-2019 budget.

Member Schweers introduced CRA Resolution No. 2018-1 and moved for its approval; Member Giese seconded.

CRA RESOLUTION NO. 2018-1

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF WAYNE, NEBRASKA, ADOPTING THE 2018-2019 BUDGET.

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

Ray Jensen was present requesting permission to park/store equipment that is rented out on Lot 1B, Administrative Replat of Lot 1, Opportunity Park Addition, Wayne, Wayne County, Nebraska.

At this time, Williams Form is leasing both Lot 1A and 1B. If the CRA agrees to this, the lease with Williams Form will be amended. It was noted that Williams Form was not opposed to this arrangement.

Member Schweers had concerns about leasing the property. He noted that the CRA's preference is to move/sell the lots. We are not looking to be landlords, but we seem to be trending that way.

Member Muir agreed with Member Schweers; however because the CRA has already set a precedent and this would be short-term, he was okay with it.

It was noted that Williams Form was being charged \$250/month for both Lots 1A and 1B, and the same is a month-to-month lease, with a 30-day notice if the CRA has a potential buyer for the property.

Mr. Jensen noted he was not interested in purchasing the property at this time.

Chair Brodersen stated the CRA is a landlord already. She thought it would be good to have some activity going on out there.

Member Lenihan stated it is an opportunity to bring in additional funds to help pay for some of the expenses the CRA has.

Member Lenihan made a motion, which was seconded by Member Muir, to approve the request by Ray Jensen to lease Lot 1B, Administrative Replat of Lot 1, Opportunity Park Addition, for the sum or \$100 per month, with the same arrangements as Williams Form. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer and Larson who were absent and Member Schweers who voted Nay, the Chair declared the motion carried.

Administrative Blecke gave an update on the Opportunity Park Addition property. Staff is in the process of obtaining bids for concrete removal. That matter will be on the September CRA agenda, and the CRA, at that time and after review of the bids, can either accept or reject the same.

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 Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer and Larson who were absent, the Chair declared the motion carried, and the meeting adjourned at 4:47 p.m.