

February 26, 2019

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, February 26, 2019, at 4:00 o'clock p.m. Chair Jill Brodersen called the meeting to order with the following in attendance: Members Jon Meyer, Mark Lenihan, Corby Schweers, Cale Giese and Nick Muir; City Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Member Terry Sievers.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on February 14, 2019, 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 Muir, to approve the minutes of the January 29, 2019, meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Sievers who was absent, the Chair declared the motion carried.

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

City of Wayne	
Attorney Fees	\$ 800.00
Ads/notices	\$ 15.00
Nameplate	\$ 13.64

Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Sievers who was absent, the Chair declared the motion carried.

The next item on the agenda was an action item to consider the offer to purchase Outlot E, which lies between Lots 47 and 48, in the Western Ridge Subdivision, by Bowdie Otte for the sum of \$500.

Joel Hansen, Street and Planning Director, stated he was contacted by Bowdie Otte who would like to increase the lot size and straighten out the lot lines on Lot 48. This is part of the replatting that was talked about at last month's meeting with the Meisenbachs and Piersantis. Mr. Otte would like to build a duplex on Lot 48, but he needs additional space. This would clear up the west side of Outlot E, and also give the City a nice square rectangular outlot for a future street, future access to the north, or future drainage. This would give a nice clean look to the subdivision and makes the lot more buildable. The property will still drain properly.

After discussion, a motion was made by Member Muir and seconded by Member Meyer accepting the offer of Bowdie Otte to purchase part of Outlot E, which lies between Lots 47 and 48, in the Western Ridge Subdivision, for \$500.00. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Sievers who was absent, the Chair declared the motion carried.

Discussion took place regarding other potential properties of interest.

Member Schweers made a motion, which was seconded by Member Lenihan, to adjourn the regular meeting and convene as a committee-of-the-whole to discuss community goals. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Sievers who was absent, the Chair declared the motion carried, and the meeting adjourned at 4:15 p.m.

The CRA then proceeded to discuss community goals. Member Giese stated the Council, at their retreat, liked the idea of the CRA going after properties that are dilapidated, but there was not a consensus on where the CRA should start. Member Schweers noted that if the City wanted to take on residential, then they should do so, not the CRA. He did not think that was the CRA's responsibility or the best use of the CRA.

Member Lenihan stated if the CRA were to purchase houses, it should recommit to developing that property more as business or industry. He did not think the CRA should be in the game of fixing up houses, because there are organizations that do that.

Discussion took place on incentivizing developers on things the CRA wants to take place on properties that the CRA owns. Administrator Blecke stated there is interest in the Riley's property since the building has been demolished.

Member Lenihan suggested a purpose statement that summarizes what they have been talking about: "To seek available properties in or near downtown and in or near the edges of town, to broker arrangements for expansion of business, commercial and industry." He thought the CRA needed a purpose statement, so when they are making decisions, they can go back to this and say that is what we identified when we had our retreat — this is what we are doing and this is why. What gets frustrating is that we do not really know our why – what are we doing and why are we doing it. There are a lot of ideas that are good, but he thought they had to have some basis for making the decisions.

Discussion took place on the downtown district and other areas of town.

Chair Brodersen stated she thought a goal of the CRA was to take the buildings they see are struggling, visually or financially, and buy them and either develop them or tear them down, or incent somebody else to come in and develop it.

Priorities were set on the downtown area and 7th Street, both east and then east of Pheasant Run Road.

Discussion took place on property that the CRA owns: the old armory property, the property on Fairgrounds Avenue, and the Riley's property.

Member Meyer made a motion, which was seconded by Member Lenihan, to adjourn the committee-of-the-whole meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Sievers who was absent, the Chair declared the motion carried, and the meeting adjourned at 5:39 p.m.