

MINUTES OF A WAVERLY COMMUNITY REDEVELOPMENT AUTHORITY MEETING HELD ON APRIL 20, 2026

CALL TO ORDER

CRA Chairperson Greg Dunlap called the Meeting to order at 5:01 p.m. and led those in attendance in reciting the Pledge of Allegiance. Dunlap acknowledged the Open Meetings Act Poster located on the south wall of the Council Chambers. CRA Members Greg Dunlap, Missi Pishna, Cole Stark, and Rusty Wellman were in attendance. CRA Member Tony Larson was absent. Other City Officials present were City Administrator Stephanie Fisher and City Clerk Megan Frye. Notice of the Meeting and Agenda were given to all Members of the CRA prior to the Meeting. Notice of the Meeting was posted at Russ's Market Express, the US Post Office, the City Office and the City website (citywaverly.com).

PUBLIC HEARINGS

None.

PUBLIC COMMENTS

None.

APPROVAL OF MINUTES

Minutes of the March 24, 2026 Community Redevelopment Authority Meeting.

CRA Member Pishna moved to approve the Minutes of the March 24, 2026 Community Redevelopment Authority Meeting. CRA Member Wellman seconded the motion.

The following CRA Members voted "YEA": Dunlap, Pishna, Stark, and Wellman. The following CRA Members voted "NAY": None. Motion Carried. 4-0.

TREASURER'S REPORT

City Administrator Fisher reported the treasurer's report is standard accruals. Fisher explained the timeline for money spent on CRA projects is after the notice to divide taxes stops and the last tax payment is received the following year in 2028.

Approval of Waverly Community Redevelopment Authority Treasurer's Report.

CRA Member Pishna moved to approve Waverly Community Redevelopment Authority Treasurer's Report. CRA Member Stark seconded the motion.

The following CRA Members voted "YEA": Pishna, Stark, Wellman, and Dunlap. The following CRA Members voted "NAY": None. Motion Carried. 4-0.

CRA Member Tony Larson arrived at 5:04 p.m.

INTRODUCTION OF BUSINESS

Consideration of Resolution 26-01 approving a modification to the Redevelopment Plan for TIF Area B and submitting the same to the Planning Commission for review.

CRA Member Stark moved to approve Resolution 26-01 approving a modification to the Redevelopment Plan for TIF Area B and submitting the same to the Planning Commission for review. CRA Member Larson seconded the motion.

City Administrator Fisher advised the City has been working with the attorney on this modification to the Redevelopment Plan, which simply includes projects added to the existing list that were there when we started the downtown bucket. This adds in Workforce/Affordable Housing; Land Acquisition including demolition, site preparation, water, sewer, streets, storm water, sidewalks, public trails; Real Estate Acquisition including rehabilitation of existing structures; Improvements to city-owned buildings in TIF Area B, including city office, city shop buildings, and fire station; Intersection Improvements at Hwy 6 &

N 141st Street including traffic signals, warning lights, and pedestrian safety improvements; Intersection Improvements at Hwy 6 & N 148th Street including turn lanes, traffic signals, other safety improvements, storm water drainage improvements; and Installation of Rectangular Rapid Flashing Beacons to improve pedestrian safety within TIF Area B.

Fisher explained the CRA must borrow the money to complete any of these public improvement projects and could bundle together several into one loan. Fisher advised there should be plenty of projects in that area to capture some TIF and ample time. CRA Member Dunlap asked for clarification on repayment timeline; Fisher responded we can pay it back as soon as feasibly possible. Fisher advised the next steps involving Planning Commission followed by City Council, both holding public hearings and approval, no foreseen uncertainties.

The following CRA Members voted “YEA”: Stark, Wellman, Dunlap, Pishna, and Larson. The following CRA Members voted “NAY: None. Motion Carried. 5-0.

Discussion of TIF Projects.

City Administrator Fisher reported an update on the salt dome; Lancaster County is agreeable to selling the Oldfield property containing the salt dome and limestone building, potentially this summer. The County is researching for an old appraisal to use and is planning to relocate its salt storage operations. Discussion on possible future uses of the salt dome structure, including repurposing it as a park shade structure or removing it, subject to any historic preservation requirements.

Fisher reported there are no other active new TIF projects at this time. Fisher noted there is interest in CRA-owned land and indicated that parcels could be sold for business development. Discussions are ongoing regarding street extensions, utility coordination, and stormwater improvements. Fisher stated stormwater detention areas for both the City and CRA are being incorporated into site planning, which affects the timing and amount of land available for sale.

ADJOURNMENT

CRA Member Pishna moved to adjourn the meeting at 5:30 p.m. CRA Member Wellman seconded the motion.

The following CRA Members voted “YEA”: Wellman, Dunlap, Pishna, Larson, and Stark. The following CRA Members voted “NAY: None. Motion Carried. 5-0.

Greg Dunlap
Chairperson

Megan K. Frye
City Clerk/Human Resources Assistant