

Tentative Agenda for the WAVERLY COMMUNITY DEVELOPMENT AGENCY MEETING to be held on October 10, 2023 at 5:30 PM. This meeting will be held at the Waverly City Office Building located at 14130 Lancashire Street, Waverly, Nebraska. A current Agenda shall be readily available for public inspection at the office of the City Clerk during normal business hours.

1. **Call to Order**
 - 1.a) Roll Call
 - 1.b) Acknowledgement of the "Open Meetings Act" poster that is posted by the south entrance.
2. **Public Hearings**
3. **Approval of Minutes**
 - 3.a) Minutes of the August 8, 2023 Community Development Agency Meeting.
4. **Treasurer's Report**
 - 4.a) Approval of Waverly Community Development Agency Treasurer's Report.
5. **Discussion of TIF Projects.**
6. **Next Meeting**
 - 6.a) Next regularly scheduled Community Development Agency Meeting will be December 12, 2023 at 5:30pm.
7. **Adjournment**

The Governing Body reserves the right to go into Executive Session at any time for the reasons outlined in State Statute 84-1410.

The following rules are established for audience members and participants at a Council meeting:

- (1) Any person wishing to address the Council shall first state their name and address.
- (2) Public comments are for non-agenda items only.
- (3) Remarks shall be limited to five (5) minutes.

MINUTES OF A WAVERLY COMMUNITY DEVELOPMENT AGENCY MEETING HELD ON AUGUST 8, 2023

Agency Chairperson Bill Gerdes called the meeting to order at 5:30 p.m. and referenced the Open Meetings Act poster located near the south entrance. Agency Members Bill Gerdes, Abbey Pascoe, Dave Nielson, Aaron Hummel, and David Jespersen were in attendance. Other City Officials present were City Administrator Stephanie Fisher and City Clerk Megan Frye. Notice of the Meeting and Agenda were given to the Agency Members 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.

APPROVAL OF MINUTES

Minutes of the June 6, 2023 Community Development Agency Meeting.

Agency Member Pascoe moved to approve the Minutes of the June 6, 2023 Community Development Agency Meeting. Agency Member Nielson seconded the motion.

The following Agency Members voted "YEA": Gerdes, Pascoe, Nielson, Hummel, and Jespersen. The following Agency Members voted "NAY": None. Motion carried. 5-0.

TREASURER'S REPORT

Approval of Waverly Community Development Agency Treasurer's Report.

Agency Member Pascoe moved to approve the Waverly Community Development Agency Treasurer's Report. Agency Member Nielson seconded the motion.

Mayor Gerdes stated that since May 31st the TIF payments were made to the respective projects.

The following Agency Members voted "YEA": Pascoe, Nielson, Hummel, Jespersen, and Gerdes. The following Agency Members voted "NAY": None. Motion carried. 5-0.

DISCUSSION OF TIF PROJECTS

None.

NEXT MEETING

Agency Member Pascoe moved to approve the next regularly scheduled Community Development Agency Meeting on October 10, 2023 at 5:30pm. Agency Member Nielson seconded the motion.

The following Agency Members voted "YEA": Hummel, Jespersen, Gerdes, Pascoe, and Nielson. The following Agency Members voted "NAY": None. Motion carried. 5-0.

ADJOURNMENT

Agency Member Pascoe moved to adjourn the meeting at 5:36 p.m. Agency Member Nielson seconded the motion.

The following Agency Members voted "YEA": Jespersen, Gerdes, Pascoe, Nielson, and Hummel. The following Agency Members voted "NAY": None. Motion carried. 5-0.

William D. Gerdes, Chairperson

Megan K. Frye, City Clerk/Deputy Treasurer

TIF balances as of 09-30-2023

Description	Name	Ending	Balance
TIF Note E	Watts Electric	12/15/2023	\$ 19,872.35
TIF Note F	Kamferter	12/15/2025	\$ 28,228.66
TIF Note G	Area B Bucket	12/15/2027	\$ 831,844.13
TIF Note H	TSC (Distr. Center)	12/15/2032	\$ 89,584.41
TIF Note I	TSC (Retail Store)	12/15/2032	\$ 40.36
TIF Note J	Amberly Dental	12/15/2032	\$ 0.33
TIF Note K	Empire Fence	12/15/2034	\$ 9,953.94
TIF Note L	NW Electric	12/15/2035	\$ 8,409.34
Admin Funds	CDA Retainage:		\$ 145,370.26
TOTALS			\$ 1,133,303.78