

Tentative Agenda for the WAVERLY COMMUNITY REDEVELOPMENT AUTHORITY MEETING to be held on August 28, 2024 at 5:00 PM. This meeting will be held at the Waverly City Office Building, 14130 Lancashire, Waverly, NE 68462. 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. **Public Comments.**
4. **Approval of Minutes**
 - 4.a) Minutes of the January 18, 2024 Community Redevelopment Authority Meeting.
5. **Treasurer's Report**
 - 5.a) Approval of Waverly Community Redevelopment Authority Treasurer's Report.
6. **Discussion of Current and Potential TIF Projects.**
7. **Next Meeting**
 - 7.a) Discussion of next Community Redevelopment Authority Meeting.
8. **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 REDEVELOPMENT AUTHORITY MEETING HELD ON JANUARY 18, 2024

City Administrator Fisher called the meeting to order at 4:08 p.m. and referenced the Open Meetings Act poster located near the south entrance. CRA Members Missi Pishna, Ryan Meston, and Rusty Wellman were in attendance. CRA Member Cole Stark arrived at 4:10 p.m. Other City Officials present were Mayor Bill Gerdes, Council Member Aaron Hummel, City Administrator Stephanie Fisher, City Clerk Megan Frye, and Building Inspector/Zoning Administrator Mike Palm. Notice of the Meeting and Agenda were given to the CRA 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.

INTRODUCTION OF MEMBERS

CRA Members provided a brief introduction.

ELECTION OF OFFICERS

Chairperson

City Administrator Fisher nominated Greg Dunlap for the role of the CRA Chairperson.

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

Vice Chairperson

CRA Member Missi Pishna volunteered for the role of the CRA Vice Chairperson.

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

PRESENTATION

City Administrator Fisher introduced Attorney Tim Moll and Hanna:Keelan representative Tim Keelan, who attended via zoom to provide support to CRA Members regarding the Tax Increment Finance (TIF) process. Fisher shared a presentation previously put together by the League of Nebraska Municipalities about TIF for Community Development Law and referenced relevant state statutes. Fisher shared the TIF process and reported on current TIF projects. Fisher described the Blight and Substandard areas and process to declare, and to stay under the 50% limit. Fisher advised Extreme Blight may be difficult to find such a property in Waverly. Keelan described the Redevelopment Plan and bucket TIF. Moll advised the Planning Commission gives recommendations to which CRA and Council will vote, but do not necessarily need Planning Commission approval to move forward to CRA and Council. Fisher shared recently paid off Watts Electric and Kamterter will increase valuation. Gerdes advised this does not affect the school. Fisher advised most employees live in Lincoln and most residents work in Lincoln, so there is an in-migration and an out-migration every day. CRA members discussed upcoming TIF projects in relation to the current water emergency situation.

APPROVAL OF MINUTES

Minutes of the October 10, 2023 Community Development Agency Meeting.

CRA Member Wellman moved to approve the Minutes of the October 10, 2023 Community Development Agency Meeting. CRA Member Stark seconded the motion.

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

TREASURER'S REPORT

Approval of Waverly Community Development Agency Treasurer's Report.

CRA Member Wellman moved to approve the Waverly Community Development Agency Treasurer's Report. CRA Member Stark seconded the motion.

CRA Members discussed Treasurer's Report.

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

DISCUSSION OF TIF PROJECTS

CRA Members discussed.

NEXT MEETING

CRA Members discussed potential meeting date and time.

ADJOURNMENT

CRA Meeting was adjourned at 5:43 p.m.

Greg Dunlap, Chairperson

Megan K. Frye, City Clerk/Deputy Treasurer

TIF Account balances as of 7-31-2024

TIF Account balances as of 7-31-2024			
Description	Name	Ending	Balance
TIF Note G	Area B Bucket	12/15/2027	\$ 34,364.92
TIF Note G NE Class	Area B Bucket	12/15/2027	\$ 1,029,133.40
TIF Note H	TSC (Distr. Center)	12/15/2032	\$ 102,338.57
TIF Note I	TSC (Retail Store)	12/15/2032	\$ 32,985.58
TIF Note J	Amberly Dental	12/15/2032	\$ 0.25
TIF Note K	Empire Fence	12/15/20234	\$ 1.73
TIF Note L	Northwest Electric	12/15/20236	\$ 590.73
Admin Funds	CDA Retainage:		\$ 64.38
Admin Funds NE Class	CDA Retainage:		\$ 150,973.41
		TOTALS	\$ 1,350,452.97

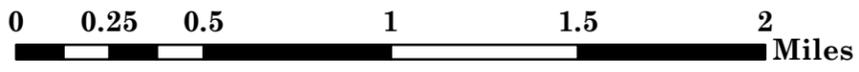
CITY OF WAVERLY - REDEVELOPMENT AREA

 Waverly Corporate Limits  Waverly Extraterritorial Jurisdiction  Waverly Redevelopment Area

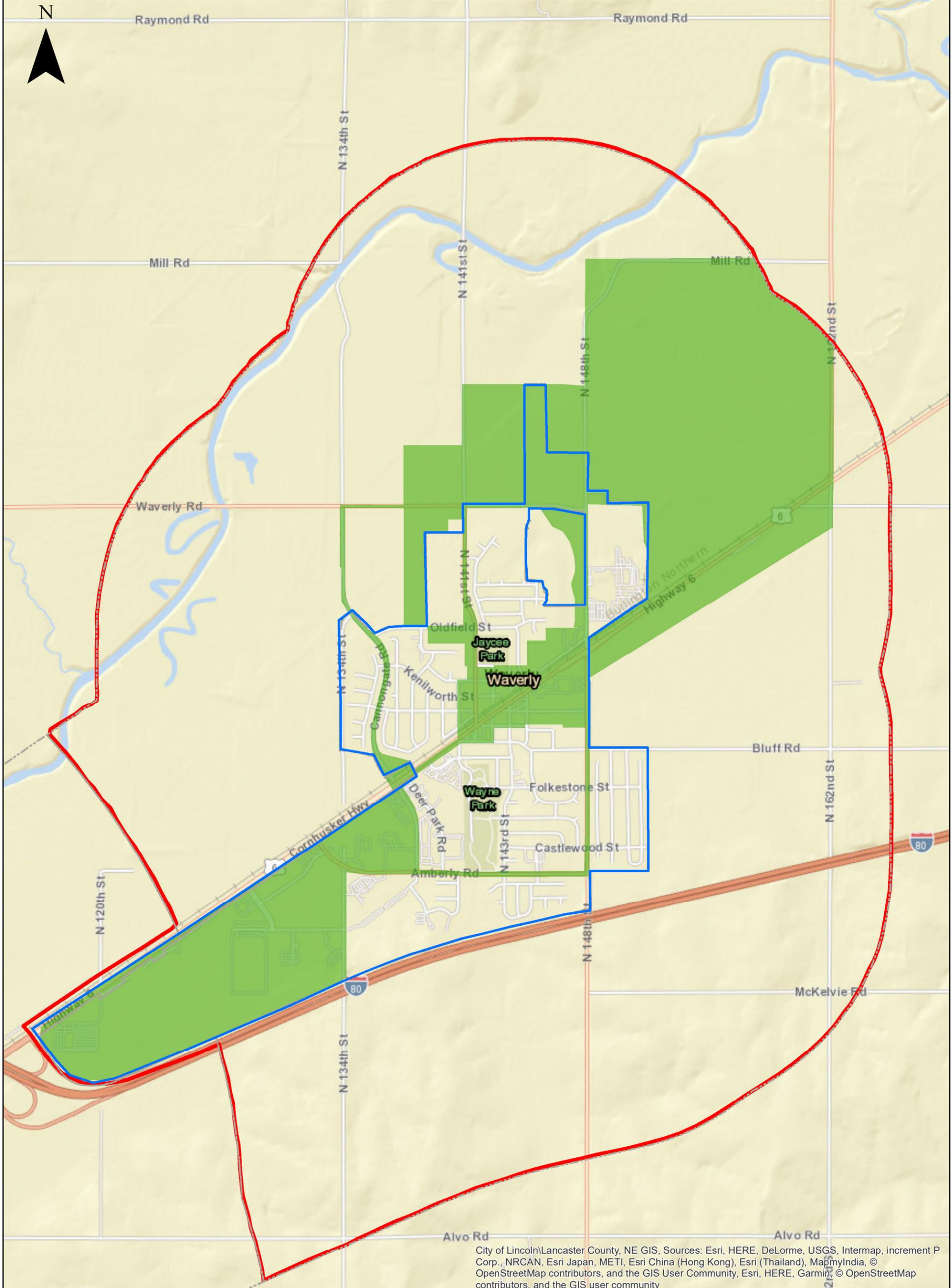
Est. 1,546.6 Acres Total

Est. 1,697.1 Acres Total

Est. 674.5 Acres within the Corporate Limits (43.6%)



HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH



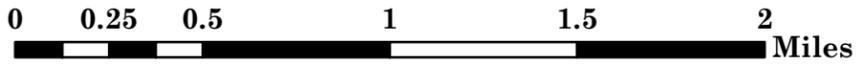
City of Lincoln/Lancaster County, NE GIS, Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CITY OF WAVERLY - REDEVELOPMENT AREA PROJECTS

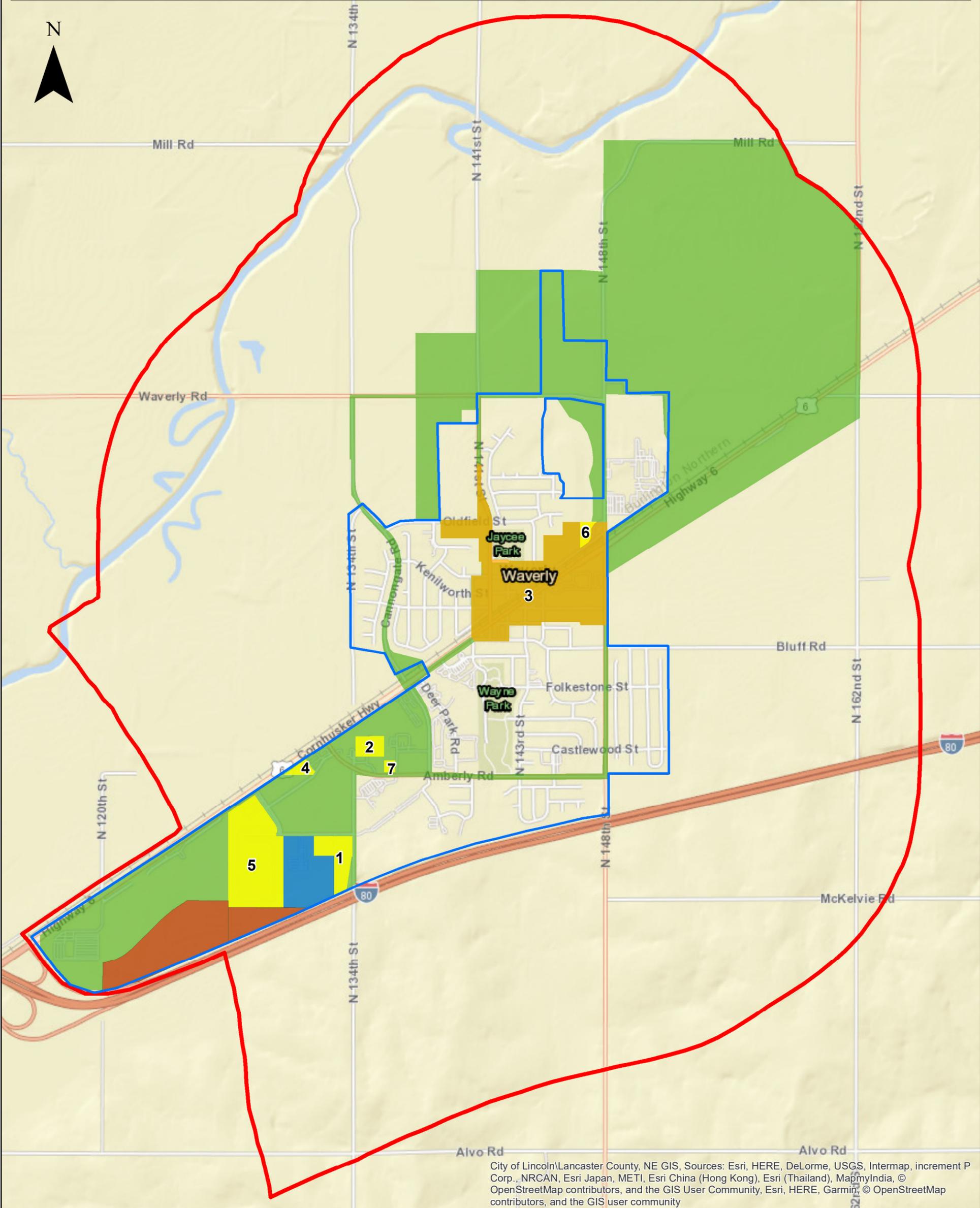
Active TIF Projects (Oldest to Newest)

- 1** 2010 - WATTS ELECTRIC 9805
- 2** 2011 - KAMTERTER 9807
- 3** 2013 - AREA "B" BUCKET TIF 9809
- 4** 2017 - VACEK ENTERPRISES 9811
- 5** 2018 - TRACTOR SUPPLY DISTRIBUTION 9813
2018 - TRACTOR SUPPLY RETAIL 9815
- 6** 2019 - WOODSTOCK HOLDINGS 9817
- 7** 2020 - NORTHWEST ELECTRIC 9819

- Waverly Corporate Limits
- Waverly Extraterritorial Jurisdiction
- Smart Chicken (Completed TIF Project)
- Redevelopment Area - No Active TIF Projects
- Owned by Lancaster County



HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH



City of Lincoln/Lancaster County, NE GIS, Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community