

Tentative Agenda for the WAVERLY COMMUNITY REDEVELOPMENT AUTHORITY MEETING to be held on May 5, 2025 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 February 26, 2025 Community Redevelopment Authority Meeting.
5. **Treasurer's Report**
 - 5.a) Approval of Waverly Community Redevelopment Authority Treasurer's Report.
6. **Introduction of Business**
 - 6.a) Consideration of Resolution 25-03 to make a minor modification to the West Area-Wide Redevelopment Plan.
 - 6.b) Consideration of Resolution 25-04 to make a minor modification to the Downtown Area-Wide Redevelopment Plan.
 - 6.c) Discussion of potential uses of Area-Wide TIF Collections.
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 may be for agenda or non-agenda items.
- (3) Remarks shall be limited to five (5) minutes.

MINUTES OF A WAVERLY COMMUNITY REDEVELOPMENT AUTHORITY MEETING HELD ON FEBRUARY 26, 2025

CALL TO ORDER

CRA Chairperson Greg Dunlap called the Meeting to order at 5:00 p.m. Dunlap acknowledged the Open Meetings Act Poster located on the south wall of the Council Chambers. CRA Members Greg Dunlap, Rusty Wellman, Ryan Meston, Cole Stark and Missi Pishna were in attendance. Other City Officials present were City Administrator Stephanie Fisher and City Clerk Megan Frye. Also in attendance were Council Member Dave Nielson and Rembolt Ludtke Attorney Tim Moll. 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.

PUBLIC COMMENTS

None.

APPROVAL OF MINUTES

Minutes of the January 22, 2025 Community Redevelopment Authority Meeting.

CRA Member Pishna moved to approve January 22, 2025 Community Redevelopment Authority Meeting. CRA Member Stark seconded the motion.

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

TREASURER'S REPORT

Approval of the Waverly Community Redevelopment Authority Treasurer's Report.

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

Fisher shared detailed information on each TIF account balance.

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

INTRODUCTION OF BUSINESS

Discussion of TIF Projects.

City Administrator Fisher reported the city hired an Economic Development Consultant, Kent Heerman.

Consideration of Resolution 25-02, A Resolution of the Community Redevelopment Authority of the City of Waverly, Nebraska, Approving a Redevelopment Plan for an Area of the City, Approving a Redevelopment Project, and Giving Notice of Intent to Pledge Taxes in a Redevelopment Area for Benefit of Indebtedness to be Issued by the Community Redevelopment Authority, and Approval of Related Actions.

CRA Member Pishna moved to approve Resolution 25-02. CRA Member Meston seconded the motion.

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

Attorney Moll shared the steps of this process by state statutes. Moll advised next CRA action is to approve specific projects which may not happen until we get tax receipts; Fisher added the CRA will have to incur debt for specific projects to use TIF funds and pay those off. Fisher shared a street light project provides a big impact with little debt.

ADJOURNMENT

CRA Member Stark moved to adjourn the meeting at 5:23 p.m. CRA Member Pishna seconded the motion.

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

Greg Dunlap
Chairperson

Megan K. Frye
City Clerk / Human Resources Assistant

TIF Account balances as of 4-30-2025

TIF Account balances as of 4-30-2025			
Description	Name	Ending	Balance
TIF Note G	Area B Bucket	12/15/2027	\$ 1,352,695.92
TIF Note H	TSC (Distr. Center)	12/15/2032	\$ 122,963.53
TIF Note I	TSC (Retail Store)	12/15/2032	\$ 28,980.80
TIF Note J	Amberly Dental	12/15/2032	\$ 770.96
TIF Note K	Empire Fence	12/15/2034	\$ 12,899.06
TIF Note L	NW Electric	11/1/2035	\$ -
Admin Funds	CDA Retainage:		\$ 132,963.50
		TOTALS	\$ 1,651,273.77

RESOLUTION NO. 25-03
(West Redevelopment Area – Parcel Zoning Change)

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF WAVERLY, NEBRASKA, APPROVING A MINOR MODIFICATION TO A REDEVELOPMENT PLAN FOR AN AREA OF THE CITY.

WHEREAS, upon the recommendation and action of the Community Redevelopment Authority (the “CRA”) of the City of Waverly, Nebraska (the “City”), in furtherance of the purposes and pursuant to the provisions of Section 18-2101 to 18-2157, Reissue of Revised Statutes of Nebraska, 2012, as amended (the “Act”), the City has previously approved a Redevelopment Plan for the West Redevelopment Area of the City (the “Redevelopment Plan”); and

WHEREAS, pursuant to Section 18-2115 of the Act, no public hearing is required with regard to minor modifications to the Redevelopment Plan and such minor modifications may be approved at a regular meeting of the CRA; and

WHEREAS, the CRA has determined that it is appropriate to change the recommended zoning for single parcel of real estate covered by the Redevelopment Plan;

NOW THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF WAVERLY, NEBRASKA, AS FOLLOWS:

1. One parcel covered by the Redevelopment Plan (the “Subject Parcel”) is Parcel No. 242-110-100-4000 which is generally described as 13631 Energy Way, Waverly, Nebraska, and legally described as Lot 4, Block 1, Deer Park Addition to the City of Waverly, Lancaster County, Nebraska.

2. The Subject Parcel is currently zoned “Community Commercial” and the Redevelopment Plan (Illustration 6 at Page 16) currently recommends that the Subject Parcel continue to be zoned “Community Commercial” in the future.

3. The CRA has determined that it would better serve the overall purposes of the Redevelopment Plan for the Subject Parcel to be zoned “General Commercial”.

4. The Redevelopment Plan is hereby amended (in Illustration 6 at Page 16 and elsewhere as necessary) so that the proposed future zoning of the Subject Parcel is “General Commercial”.

5. The appropriate officers of the CRA are hereby authorized and directed to take such actions and to execute and deliver such documents as are reasonably necessary to carry out the intent of this Resolution.

[SIGNATURE PAGE FOLLOWS]

**THIS RESOLUTION WAS PASSED AND APPROVED THIS 5th DAY OF MAY, 2025
BY THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF
WAVERLY, LANCASTER COUNTY, NEBRASKA.**

**COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF
WAVERLY, NEBRASKA**

Chairperson

ATTEST:

City Clerk

Illustration 3 Waverly, Nebraska
 West Redevelopment Area - Existing Zoning Districts Map
 Estimated 441 Acres

Legend

- Redevelopment Area
- Not Included in Redevelopment Area
- Streets
- R-1 Single Family Residential
- R-4 Multifamily Residential
- CC Community Commercial
- GC General Commercial
- LI Limited Industrial

HANNA:KEELAN ASSOCIATES
 COMMUNITY PLANNING & RESEARCH

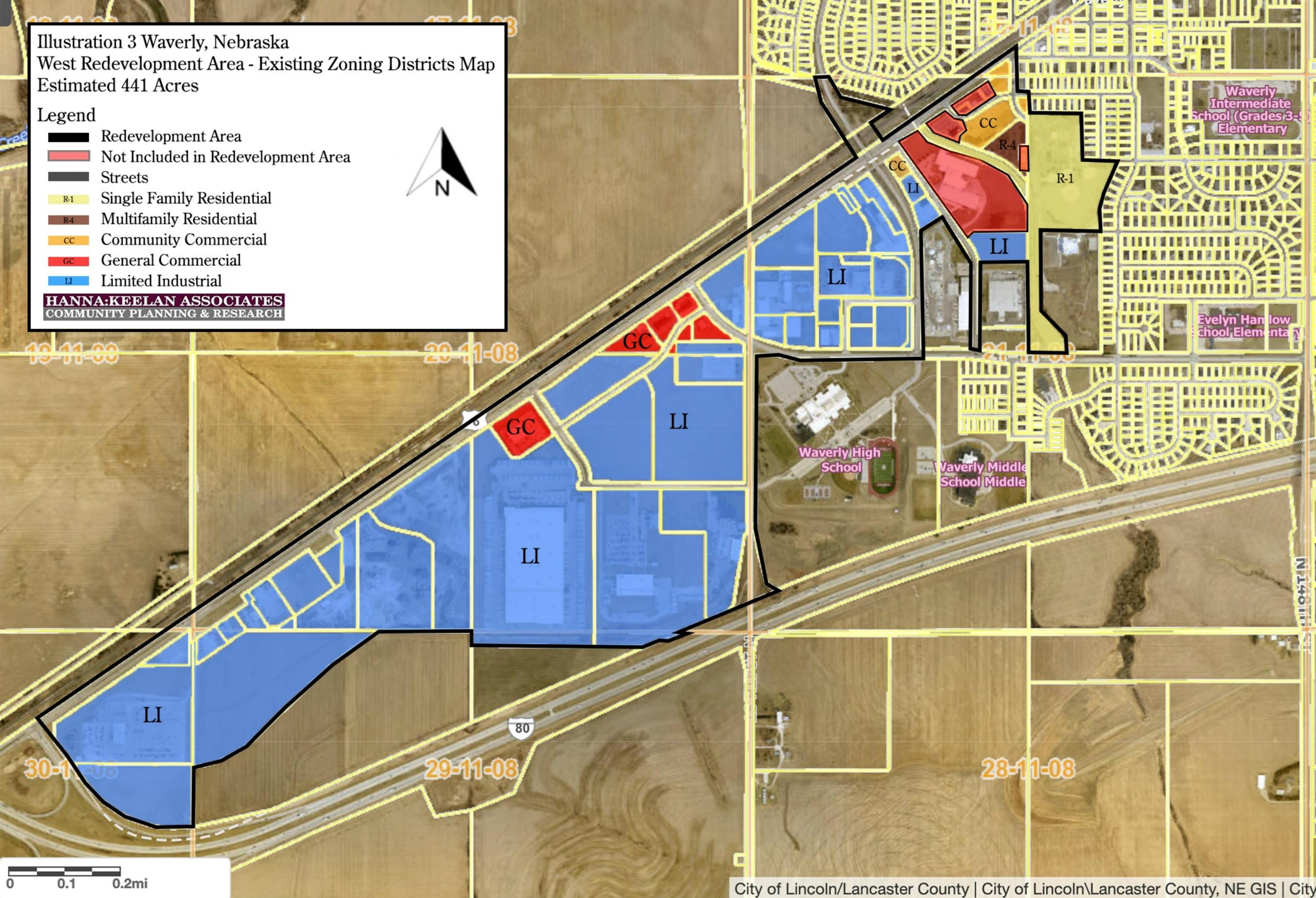
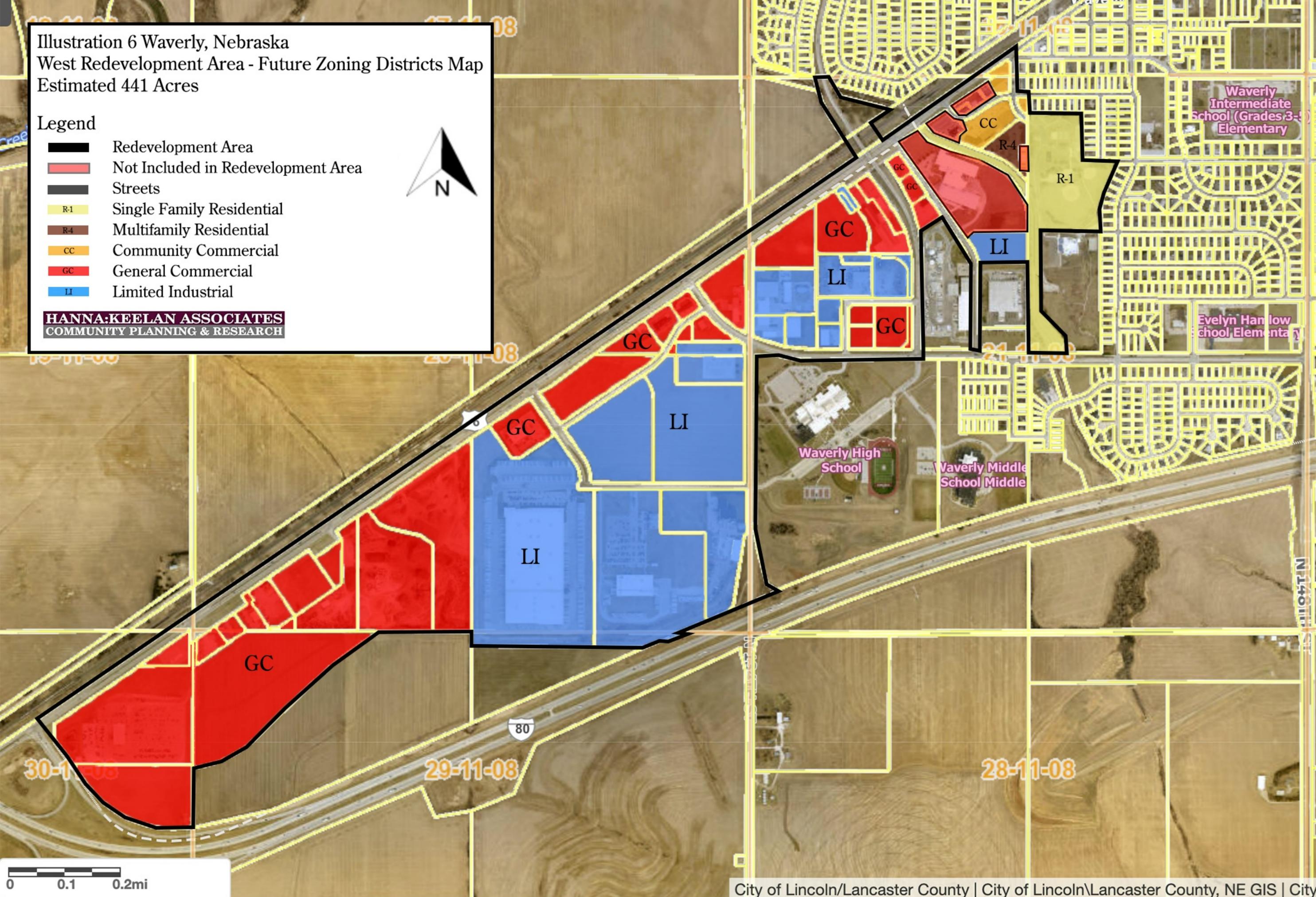


Illustration 6 Waverly, Nebraska
 West Redevelopment Area - Future Zoning Districts Map
 Estimated 441 Acres

Legend

- Redevelopment Area
- Not Included in Redevelopment Area
- Streets
- R-1 Single Family Residential
- R-4 Multifamily Residential
- CC Community Commercial
- GC General Commercial
- LI Limited Industrial

HANNA:KEELAN ASSOCIATES
 COMMUNITY PLANNING & RESEARCH



RESOLUTION NO. 25-04
(Downtown Area-Wide TIF – Addition of Streets)

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF WAVERLY, NEBRASKA, APPROVING A MINOR MODIFICATION TO A REDEVELOPMENT PLAN FOR AN AREA OF THE CITY.

WHEREAS, upon the recommendation and action of the Community Redevelopment Authority (the “CRA”) of the City of Waverly, Nebraska (the “City”), in furtherance of the purposes and pursuant to the provisions of Section 18-2101 to 18-2157, Reissue of Revised Statutes of Nebraska, 2012, as amended (the “Act”), the City has previously approved a Redevelopment Plan (the “Redevelopment Plan”) for an area of the City referred to as the Downtown Area-Wide TIF Redevelopment Area; and

WHEREAS, pursuant to Section 18-2115 of the Act, no public hearing is required with regard to minor modifications to the Redevelopment Plan and such minor modifications may be approved at a regular meeting of the CRA;

WHEREAS, the CRA has determined that it is appropriate to amend the boundaries of the property covered by the Redevelopment Plan to include two streets that provide access to Downtown Area-Wide TIF Redevelopment Area from the West Redevelopment Area; and

WHEREAS, the property adjoining such streets will not be covered by the Redevelopment Plan or added to the area subject to the division of taxes;

NOW THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF WAVERLY, NEBRASKA, AS FOLLOWS:

1. The Redevelopment Plan is hereby amended to add the following streets to the area covered by the Redevelopment Plan: (a) North 148th Street from Amberly Road to Jamestown Street; and (b) Amberly Road from North 148th Street to Cannongate Road (collectively the “Added Streets”). The parcels of land adjacent to the Added Streets are not added to the area covered by the Redevelopment Plan and will not be subject to any division of taxes.

2. The CRA has determined that improvements to the Added Streets and the addition or replacement of amenities related to the Added Streets (such as street lights and sidewalks) will serve the overall purposes of the Redevelopment Plan.

3. Item 7 of the “Elements and Purpose of the Plan” section of the Redevelopment Plan is amended to read as follows: “Storm water drainage improvements on 148th Street from Amberly Road to Highway 6.” Item 9 of the “Elements and Purpose of the Plan” section of the Redevelopment Plan is amended to read as follows: “Street lighting, façade improvements, and sidewalks in the Redevelopment Area.”

4. The appropriate officers of the CRA are hereby authorized and directed to take such actions and to execute and deliver such documents as are reasonably necessary to carry out the intent of this Resolution.

**THIS RESOLUTION WAS PASSED AND APPROVED THIS 5th DAY OF MAY, 2025
BY THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF
WAVERLY, LANCASTER COUNTY, NEBRASKA.**

**COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF
WAVERLY, NEBRASKA**

Chairperson

ATTEST:

City Clerk

CITY OF WAVERLY - REDEVELOPMENT AREA



 WAVERLY CORPORATE LIMITS | Est. 1,592 Total Acres

 WAVERLY EXTRATERRITORIAL PLANNING JURISDICTION

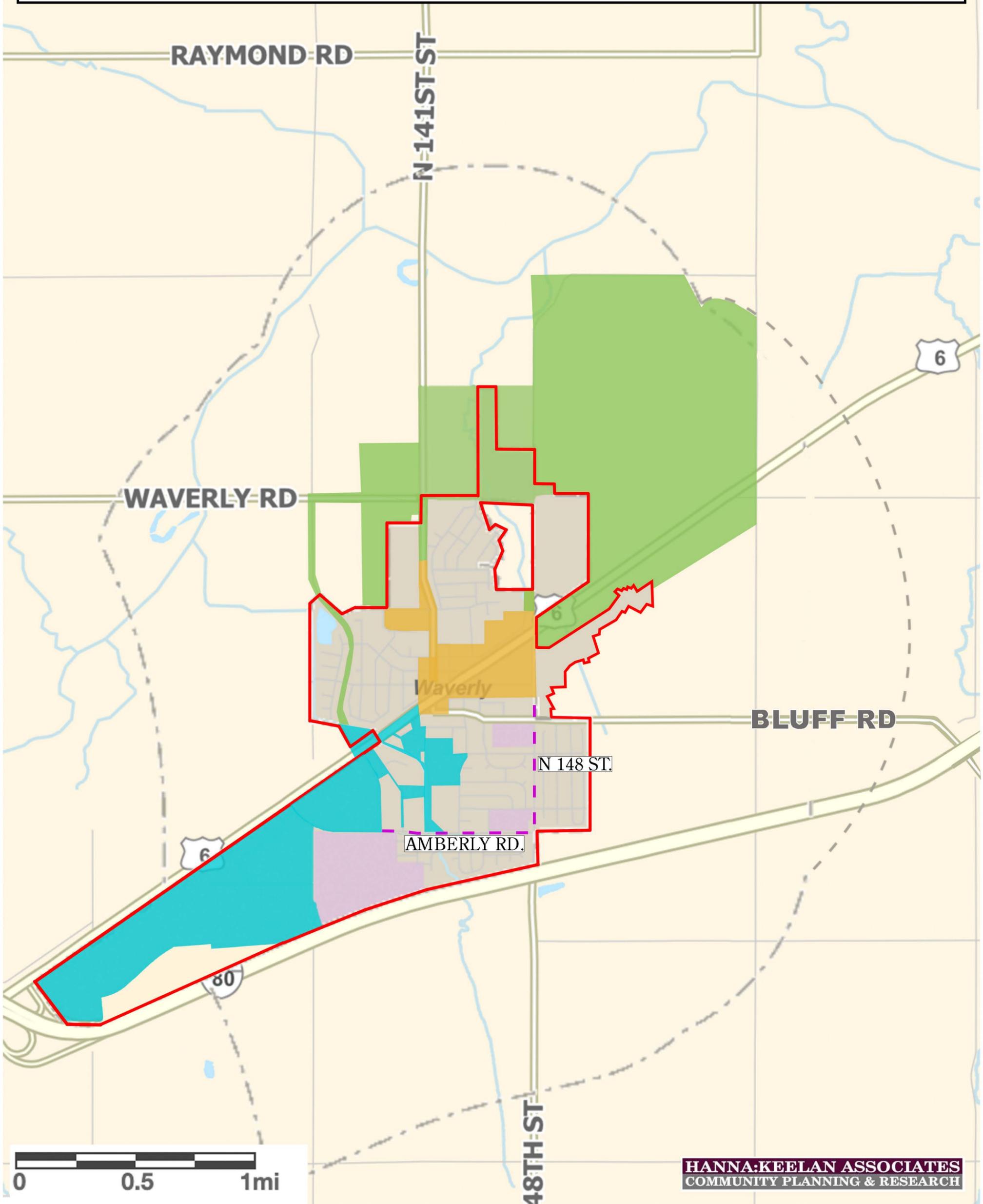
WAVERLY REDEVELOPMENT AREA | Est. 1,654 Total Acres | Est. 707 Total Acres (42.7%) Within the Corporate Limits

 DOWNTOWN REDEVELOPMENT AREA | Est. 137 Acres (Area-Wide TIF AREA)

 WEST REDEVELOPMENT AREA | Est. 578 Acres (Area-Wide TIF AREA)

 REDEVELOPMENT AREA RESERVES | Est. 924 Acres

 AMENDMENT TO DOWNTOWN REDEVELOPMENT AREA | Est. 15 Acres (Area-Wide TIF AREA)



PROPOSED PROJECTS
DOWNTOWN REDEVELOPMENT AREA
WAVERLY, NEBRASKA

Project	Cost
Highway 6 & N 144th St Parcel Adjacent Valmont: Storm Water Drainage Improvements	✓
N 148th St: Extend Water Main to Loop the System	✓
Lawson Park: Various Improvements	
Wastewater Treatment Plant: Various Improvements	
Day Commercial Park: Extend Sewer Main	
Highway 6 Frontage of Valmont: Storm Water Drainage Improvements and New Fencing	✓
West Side N 148th St from Highway 6 to Amberly Rd: Storm Water Drainage Improvements	
From N 148th St to Interstate 80: Landscaping and/or Beautification Projects	
Redevelopment Area: Improvements Including Streetlighting, Façade Improvements, Sidewalks	
Highway 6 BNSF Right of Way: Infrastructure and Landscaping Improvements	

TABLE 2
PROPOSED PROJECTS
WEST REDEVELOPMENT AREA
WAVERLY, NEBRASKA

Project	Cost
Amberly Road and Canongate Road intersection: Construct roundabout	\$1,000,000
Canongate Overpass: Resurface asphalt	\$450,000
N 135th Street: Highway 6 Construct turn lane	\$400,000
N 135th Street: Castlewood Street to Highway 6 construct new street	\$450,000
N 134th Street: Amberly Road to frontage road construct new street with storm sewer	\$620,000
Callum Drive, Canongate Road, Amberly Road, N 134th Street, N 135th Street turn lane: Add streetlights	\$410,000
N 130th Street and Highway 6: Traffic signal	\$275,000
From Tractor Supply Company to N 120th Street: Extend Water main	\$1,300,000
From Tractor Supply Company to N 120th Street: Extend Sewer main	\$2,000,000
For New City Office and Recreation Center (1 parcel): Land Purchase	\$1,200,000
For Development (3 parcels): Land Purchase	\$5,800,000
New City Office/Recreation Center Construction	\$12,000,000
Trail System: Add Concrete Trail around West Redevelopment Area	\$350,000
Energy Way: Resurface/New Concrete, New Storm Sewer for entire length	\$250,000
Deer Park Road: Resurface Asphalt and Add Streetlights	\$240,000
Guildford Street: Rebuild Concrete from N 140th to Highway 6	\$30,000
N 140th Street: Resurface Asphalt from Highway 6 to Wayne Park	\$50,000
Wayne Park: Resurface courts and New Equipment for Tennis / Basketball / Pickleball Courts	\$150,000
Wayne Park: Construct Inclusive Playground Structures with equipment	\$400,000
Wayne Park: Construct Outdoor Pavillion	\$150,000
Wayne Park: Demolish/Construct New Restroom/Concession Stand	\$250,000
Wayne Park: Construct Skate Park	\$350,000
Trail System: Construct Pedestrian Overpass/Underpass to cross Highway 6 and Railroad Tracks	\$4,000,000
Administrative and Planning Consulting Service	\$75,000 Annually

Source: City of Waverly, 2024 and Hanna:Keelan Associates, 2024