

**Tentative** Agenda for the WAVERLY COMMUNITY REDEVELOPMENT AUTHORITY MEETING to be held on April 20, 2026 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 March 24, 2026 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 26-01 approving a modification to the Redevelopment Plan for TIF Area B and submitting the same to the Planning Commission for review.
  - 6.b) Discussion of TIF Projects.
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 MARCH 24, 2026**

### **CALL TO ORDER**

CRA Chairperson Greg Dunlap called the Meeting to order at 6:00 p.m. Dunlap acknowledged the Open Meetings Act Poster located on the south wall of the Council Chambers. CRA Members Greg Dunlap, Tony Larson, Missi Pishna, Cole Stark, and Rusty Wellman were in attendance. Other City Officials present were Mayor Abbey Pascoe, City Administrator Stephanie Fisher, and City Clerk Megan Frye. Also in attendance were Rae Ann Fraley and Economic Development Consultant Kent Heermann. Notice of the Meeting and Agenda were given to the Mayor and all Members of the City Council 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 February 9, 2026 Community Redevelopment Authority Meeting.**

CRA Member Stark moved to approve Minutes of the February 9, 2026 Community Redevelopment Authority Meeting. CRA Member Pishna seconded the motion.

The following CRA Members voted "YEA": Dunlap, Larson, Pishna, Stark, and Wellman. Motion Carried. 5-0.

#### **Minutes of the March 3, 2026 Community Redevelopment Authority Special Meeting.**

CRA Member Larson moved to approve Minutes of the March 3, 2026 Community Redevelopment Authority Special Meeting. CRA Member Wellman seconded the motion.

The following CRA Members voted "YEA": Larson, Pishna, Stark, Wellman, and Dunlap. Motion Carried. 5-0.

### **TREASURER'S REPORT**

#### **Approval of Waverly Community Redevelopment Authority Treasurer's Report.**

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

Fisher provided an overview of each TIF account and explained that pass-through payments are distributed as tax revenues are collected, with disbursements typically made on June 15 and December 15. The West Area balance will continue to accrue over the next 15 years. Administrative funds have been used to pay invoices for West Area projects and will be reimbursed from the West Area fund account.

The following CRA Members voted "YEA": Pishna, Stark, Wellman, Dunlap, and Larson. Motion Carried. 5-0.

### **INTRODUCTION OF BUSINESS**

#### **Discussion of TIF Projects.**

Fisher stated there are no new standalone projects.

**Consideration of agreement with Civil Design Group to develop a preliminary plat, final plat and necessary survey work for the City and CRA properties generally located at N 135<sup>th</sup> and US Highway 6.**

CRA Member Larson moved to approve an agreement with Civil Design Group to develop a preliminary plat, final plat and necessary survey work for agreement with Civil Design Group to develop a preliminary plat, final plat and necessary survey work for. CRA Member Wellman seconded the motion.

Fisher clarified a final plat is not included at this stage, reducing fees by approximately \$4,000. The project includes boundary and topographic surveys, right-of-way work for N 135<sup>th</sup> Street, a site plan, hydrology work, and a preliminary plat. Coordination with property owners for right-of-way acquisition is underway.

Fisher advised Civil Design Group consultant Mike Eckert will prepare the preliminary plat, incorporating City feedback. It will include key elements such as layout, setbacks, easements, grading, and stormwater. Drainage and hydrology were noted as major components, particularly with the planned extension of N 135<sup>th</sup> Street to Highway 6 and impacts to the Bauer Underground property.

Fisher shared Building Inspector Palm has been working with JEO, who is engineering the fire station project, to evaluate stormwater management across the entire Watermark subdivision, including the fire station lots, and to explore potential redirection of water flow, though this may be complex. Grading considerations also discussed. Fisher advised final platting may be deferred until there are interested purchasers, but right-of-way acquisition and street construction must occur prior to lot sales. Additional geotechnical work and construction drawings will be addressed under a separate agreement. Heermann inquired about elevation of the flat area and confirmed that competitive bidding is not required for professional services of this nature, per consultation with the TIF attorney.

Fisher shared the administrative process of this project including required public hearings and coordination with City staff. Amendments to the agreement may be needed to separate stormwater costs between City and CRA parcels.

The following CRA Members voted “YEA”: Stark, Wellman, Dunlap, Larson, and Pishna. Motion Carried. 5-0.

**Review and Discussion of Lancaster County Building Existing Conditions Evaluation.**

Fisher reported on the building review completed by Kurt Suhr and reported information from Lancaster County Engineer Pam Dingman. The building, constructed in the 1920s–30s with WPA labor and limestone from Roca, was formerly the County’s main facility and later converted to storage after the building on the south side of Oldfield was built in the 1970s. The one-acre site has power but no plumbing and may have historical value. The structure is sound, but the floor, electrical, and plumbing are inadequate. Lancaster County is open to negotiating a sale, pending legal confirmation that bidding is not required between government entities. Fisher advised the salt dome has exceeded its expected lifespan and was not included in the review. If the property is purchased, the County would relocate its salt operations. Fisher noted the County has sold similar properties in other communities and will research comparable sale values. Further discussion is planned.

Discussion included potential use, demolition versus renovation, and possible use of Downtown TIF funds for demolition or site preparation. Research will be conducted to determine whether demolition restrictions apply due to potential historical status. Environmental history was discussed, including prior pesticide contamination from a nearby grain site that impacted groundwater. The site was remediated and cleared by the EPA around 2008 or 2009. A Phase 1 environmental study was recommended.

**ADJOURNMENT**

CRA Member Stark moved to adjourn the meeting at 5:32 p.m. CRA Member Wellman seconded the motion.

The following CRA Members voted “YEA”: Wellman, Dunlap, Larson, Pishna, and Stark. Motion Carried. 5-0.

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Greg Dunlap  
Chairperson

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Megan K. Frye  
City Clerk/Human Resources Assistant

Column1	Column2	Column3	Column4
PINNACLE BANK -TIF NOTE G	DOWNTOWN AREA WIDE	12/15/2027	\$ 22,012.92
NPAIT-TIF NOTE G	DOWNTOWN AREA WIDE	12/15/2027	\$ 1,583,771.25
PINNACLE BANK-TIF NOTE H	TSC (DISTRIBUTION CENTER)	12/15/2032	\$ 29,209.16
PINNACLE BANK-TIF NOTE I	TSC (RETAIL STORE)	12/15/2032	\$ 3,525.35
PINNACLE BANK-TIF NOTE J	AMBERLY DENTAL	12/15/2032	\$ 1,024.39
PINNACLE BANK-TIF NOTE K	EMPIRE FENCE	12/15/2034	\$ 3,015.58
PINNACLE BANK-TIF NOTE L	NW ELECTRIC	11/1/2035	\$ 2,193.43
PINNACLE BANK-TIF NOTE M	WEST AREA WIDE	12/15/2039	\$ 68,143.43
PINNACLE BANK-TIF ADMIN FUNDS	CRA RETAINAGE		\$ 0.62
NPAIT- TIF ADMIN FUNDS	CRA RETAINAGE		\$ 88,907.75
		TOTALS	\$ 1,801,803.88

COMMUNITY REDEVELOPMENT AUTHORITY  
OF THE CITY OF WAVERLY, NEBRASKA  
RESOLUTION NO. 26-01

**A RESOLUTION APPROVING A MODIFICATION TO THE REDEVELOPMENT PLAN OF THE CITY FOR TIF AREA B (DOWNTOWN AREA-WIDE TIF) AND SUBMITTING THE SAME TO THE PLANNING COMMISSION FOR REVIEW.**

WITNESSETH:

WHEREAS, the Community Redevelopment Authority of the City of Waverly, Nebraska (the "Authority"), in furtherance of the purposes and pursuant to the provisions of Section 18-2101 to 18-2154, Reissue of Revised Statutes of Nebraska, (the "Act") has previously adopted a Redevelopment Plan for a specific blighted and substandard area of the City known as TIF Area B (Downtown Area-Wide TIF);

WHEREAS, the area covered by TIF Area B is described as set forth on **Exhibit A** attached hereto; and

WHEREAS, the existing Redevelopment Plan for TIF Area B (Downtown Area-Wide TIF) is referred to hereinafter as the "Downtown Redevelopment Plan"; and

WHEREAS, the Mayor and City Council of the City of Waverly, Nebraska, have previously approved the Downtown Redevelopment Plan; and

WHEREAS, the Authority desires to modify the Downtown Redevelopment Plan to include additional potential redevelopment projects as listed on **Exhibit B** attached hereto which are intended to ameliorate blight and substandard conditions in TIF Area B; and

WHEREAS, the proposed inclusion of additional potential redevelopment projects to the Downtown Redevelopment Plan is referred to hereinafter as the "Modification"; and

WHEREAS, the Authority has considered the proposed Modification and desires to take action with regard to the Modification; and

WHEREAS, the Authority has determined that the Modification does not qualify as a minor modification of the Downtown Redevelopment Plan;

NOW, THEREFORE, be it resolved by the Authority as follows:

1. A preliminary cost-benefit analysis for the Modification is attached hereto as **Exhibit C** is approved and shall be placed on file with the City Clerk so that it is available to interested parties in advance of the public hearing held on the Modification before the Planning Commission.

2. The Modification described herein is approved, subject to: (a) review by the Planning Commission, (b) further action by this Authority to recommend approval of the Modification to the City Council, and (c) action by the City Council to approve the Modification.

3. The Authority does hereby submit the proposed Modification to the Planning Commission for review and recommendations as to its conformity with the General Redevelopment Plan for the development of the city as a whole.

IN WITNESS WHEREOF, the undersigned members of the Community Redevelopment Authority of the City of Waverly, Nebraska, hereby pass and adopt this Resolution this \_\_\_\_ day of April, 2026.

COMMUNITY REDEVELOPMENT  
AUTHORITY OF THE CITY OF  
WAVERLY, NEBRASKA

ATTEST:

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Member

\_\_\_\_\_  
Member

\_\_\_\_\_  
Member

\_\_\_\_\_  
Member

\_\_\_\_\_  
Member

**EXHIBIT A**  
**Legal Description of TIF Area B**

The Redevelopment Area begins at the intersection of the north line of Irregular Lot 19, with the west line of 148<sup>th</sup> Street, thence south along said west line to its intersection with the north line of Lot 2, Kubert's Subdivision, thence west along said north line to its intersection with the east line of Lot 1, Kubert's Subdivision, thence south along said east line to its intersection with the north line of Irregular Lot 133 in the southeast quarter of Section 16, T11N, R8E of the Sixth Principal Meridian, also known as Rose Hill Cemetery, thence west along said north line to its intersection with the west line of Lot 1, Kubert's Subdivision, thence north along said west line to its intersection with the south line of Lot 92, thence west along said line and continuing west along the south line of Lots 110, 104, 114, 113, 49, 37 and 107 to its intersection with the east line of 144<sup>th</sup> Street, thence south along said east line to its intersection with the south line of Ivanhoe Street, thence west along said south line to its intersection with the east line of 142<sup>nd</sup> Street, thence south along said east line to its intersection with the south line of Heywood Street, thence west along said south line to its intersection with the south line of Highway 6, thence southwest along said south line to its intersection with the east line of Canongate Road, thence north along said east line to its intersection with the west Corporate Limit Line of the City of Waverly, Lancaster County, Nebraska, thence following along said Corporate Limit Line east and south to its intersection with the north line of the Highway 6 right-of-way, thence northeast along said north line to its intersection with an extension of the west line of 140<sup>th</sup> Street, thence north along said extended west line to its intersection with the north line of Lancashire Street, thence east along said north line to its intersection with the west line of the vacated alley located in the Waverly Village Subdivision, thence north along said west line to its intersection with the north line of Lot 19 of the Waverly Village Subdivision, thence west along said north line to its intersection with the extended west line of Irregular Lot 162 of the Waverly Village Subdivision, thence north along said extended west line, continuing as the west line of Lot 163, to its intersection with the south line of Irregular Lot 158, in the southwest quarter of Section 16, T11N, R8E (also known as the Corporate Limit Line of the City of Waverly, Lancaster County, Nebraska) thence west along said south line to its intersection with the west line of Lot 158, thence north along said west line, continuing along an extension of said west line to its intersection with the north line of Irregular Lot 216, thence east along said north line to its intersection with the west line of 141<sup>st</sup> Street, thence north along said west line to its intersection with the south line of Waverly Road, thence east along said south line, across 141<sup>st</sup> Street, to its intersection with the east line of 141<sup>st</sup> Street, thence south along said east line to its intersection with the north line of Mansfield Street, thence east along said north line to its intersection with the west line of Lot 194, thence north along said west line to its intersection with the north line of Lot 194, thence east along said north line, continuing east along the north line of Lots 170, 32, 31, 207 and 19, to its intersection with the west line of 148<sup>th</sup> Street, also known as the point of beginning.

**EXHIBIT B**  
**Additional Potential Projects Added to**  
**Redevelopment Plan for TIF Area B**

1. Workforce/Affordable Housing.
2. Land Acquisition including demolition, site preparation, water, sewer, streets, storm water, sidewalks, public trails.
3. Real Estate Acquisition including rehabilitation of existing structures.
4. Improvements to city-owned buildings in TIF Area B, including city office, city shop buildings, and fire station.
5. Intersection Improvements at Hwy 6 & N. 141<sup>st</sup> Street including traffic signals, warning lights, pedestrian safety improvements.
6. Intersection Improvements at Hwy 6 & N. 148<sup>th</sup> Street including turn lanes, traffic signals, other safety improvements, storm water drainage improvements.
7. Installation of Rectangular Rapid Flashing Beacons to improve pedestrian safety within TIF Area B

## EXHIBIT C

### COMMUNITY REDEVELOPMENT AUTHORITY CITY OF WAVERLY, NEBRASKA TIF AREA B – MODIFICATION TO REDEVELOPMENT PLAN

#### COST-BENEFIT ANALYSIS (Pursuant to Neb. Rev. Stat. § 18-2113)

The City has previously approved a redevelopment plan for TIF Area B (Downtown Area Wide TIF) which includes various projects to be funded by the issuance of TIF indebtedness. The various projects comprise a single “Redevelopment Project” as defined under applicable law. Ad valorem taxes have been collected as part of the approved Redevelopment Plan since 2013 and various projects have been completed. It is now proposed to add certain additional projects to the list of potential projects approved for TIF Area B as a modification to the approved Redevelopment Plan (the “Modification”). The cost-benefit analysis for the proposed Modification, which will continue to utilize funds authorized by Neb. Rev. Stat. § 18-2147, is summarized as follows:

#### **1. Tax shifts resulting from the approval of the use of funds pursuant to Section 18-2147:**

The proposed Modification will not result in any additional tax shift beyond what is already occurring pursuant to the existing Redevelopment Plan. Since 2013, incremental tax revenues of \$2,002,221 have been allocated for use under the Redevelopment Plan.

#### **2. Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project:**

##### a. Public infrastructure improvements and impacts:

The additional projects included by the Modification are intended to improve public infrastructure in TIF Area B and provide community and recreational resources and amenities. Because the projects will be improving existing infrastructure, it is not anticipated that the projects in the Modification will have any material adverse impact on existing public infrastructure. The projects in the Modification will materially benefit other property in and around the City.

##### b. Local tax impacts (in addition to impacts of tax shifts described above):

The additional projects in the Modification are not intended to have any material impact on local taxing jurisdictions. The infrastructure improvements may contribute to the overall growth of the City which could create an increase in property taxes and increased sales tax revenue. The City could realize revenue from sales taxes paid by the employees and workers that will work in the City in connection with completion of the projects in the Modification.

**3. Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project:**

The additional projects in the Modification are intended to provide infrastructure and amenities to support existing businesses in TIF Area B and to encourage future development. Over the long term, the additional projects in the Modification may contribute to job growth in the City.

**4. Impacts on other employers and employees within the City and the immediate area that is located outside of the boundaries of the area of the redevelopment project:**

The additional projects in the Modification should have a material positive impact on private sector businesses in and around the area outside the boundaries of TIF Area B. The additional projects in the Modification are not anticipated to impose a burden or have a negative impact on other local area employers.

**5. Impacts on the student population of the school district:**

The additional projects in the Modification are not expected to have a significant impact on student populations of the Waverly school district. One of the additional projects is support of workforce/affordable housing which may allow some additional families with school-age children to reside in the City, but such impacts should be consistent with the general growth of the City.

**6. Other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project:**

The additional projects in the Modification will help address some immediate infrastructure needs in TIF Area B.

**7. Cost Benefit Analysis Conclusion:**

Based upon the findings presented in this cost benefit analysis, the benefits outweigh the costs of the proposed Modification.