

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