

MINUTES OF A WAVERLY COMMUNITY REDEVELOPMENT AUTHORITY SPECIAL MEETING HELD ON MARCH 3, 2026

CALL TO ORDER

CRA Chair Greg Dunlap called the Meeting to order at 5:00 p.m. and acknowledged the Open Meetings Act Poster located on the south wall of the Council Chambers. CRA Members Greg Dunlap, Tony Larson, Cole Stark, and Rusty Wellman were in attendance. CRA Member Missi Pishna was absent. Other City Officials present were City Administrator Stephanie Fisher and City Clerk Megan Frye. Also in attendance were Mayor Abbey Pascoe, Economic Development Consultant Kent Heermann and Hanna:Keelan Associates consultant Tim Keelan. Notice of the Meeting and Agenda were given to the Mayor and all Members of the CRA 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 COMMENTS

None.

INTRODUCTION OF BUSINESS

Discussion of pricing for CRA property.

City Administrator Fisher provided information. CRA Members discussed considerations for future discussions with potential purchasers of the recently acquired CRA parcel, including restrictive covenants, infrastructure needs, fill dirt, other associated costs, and potential use of TIF. CRA Members discussed a proposed sale price for the property.

Discussion on amending the Downtown Area B Area-Wide Redevelopment Plan.

Fisher recommended amending the Downtown Redevelopment Area project list by resolution rather than amending the entire plan to reduce costs. Hanna Keelan consultant Tim Keelan advised funds must be expended on projects, and Fisher stated the deadline is the end of 2027. Members discussed the project list and potential use of TIF funds.

ADJOURNMENT

CRA Member Larson moved to adjourn the meeting at 6:08 p.m. CRA Member Wellman seconded the motion.

The following CRA Members voted "YEA": Dunlap, Wellman, Stark, and Larson. The following CRA Members voted "NAY": None. Motion Carried. 4-0.

Greg Dunlap
Chairperson

Megan K. Frye
City Clerk/Human Resources Assistant