

MINUTES OF A WAVERLY COMMUNITY REDEVELOPMENT AUTHORITY MEETING HELD ON FEBRUARY 9, 2026

CALL TO ORDER

CRA Chair Greg Dunlap called the Meeting to order at 5:00 p.m. and led those in attendance in reciting the Pledge of Allegiance. 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 City Administrator Stephanie Fisher and City Clerk Megan Frye. Also in attendance were 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 December 15, 2025 Community Redevelopment Authority Meeting.

CRA Member Pishna moved to approve Minutes of the December 15, 2025 Community Redevelopment Authority Meeting. CRA Member Stark seconded the motion.

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

Minutes of the January 12, 2026 Community Redevelopment Authority Meeting.

CRA Member Pishna moved to approve Minutes of the January 12, 2026 Community Redevelopment Authority Meeting. CRA Member Stark seconded the motion.

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

TREASURER'S REPORT

City Administrator Fisher shared TIF account balances; noted NPAIT-TIF G large balance, TIF M includes some money in from taxes on west area wide, and TIF Admin Funds has some expenses out of admin funds that will be paid back when reimbursed.

Approval of Waverly Community Redevelopment Authority Treasurer's Report.

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

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

INTRODUCTION OF BUSINESS

Discussion of TIF Projects.

City Administrator Fisher reported Kent Suhr will assess buildings, beginning with the county-owned stone building at N. 141st and Oldfield. Discussion of updating the downtown project list instead of completing a full new plan to reduce CRA costs. Tim Moll will assist with drafting ordinances once the list is finalized.

Discussion of the Jamestown property; the family is accepting bids until February 12 and plans to subdivide two lots into four. SENDD was contacted regarding potential Middle Income Workforce Housing funding, and a developer has expressed interest.

Discussion of potential TIF projects. Fisher stated it would be nice to have projects that generate sales tax.

Consideration of ratifying a quote from Civil Design Group, Inc for engineering services of the Street Networking Design for the parcel of land purchased by the Community Redevelopment Authority in an amount not to exceed \$800.00.

CRA Member Pishna moved to approve ratifying a quote from Civil Design Group, Inc for engineering services of the Street Networking Design for the parcel of land purchased by the Community Redevelopment Authority in an amount not to exceed \$800.00. CRA Member Wellman seconded the motion.

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

ADJOURNMENT

CRA Member Stark moved to adjourn the meeting at 5:50 p.m. CRA Member Larson seconded the motion.

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

Greg Dunlap
Chairperson

Megan K. Frye
City Clerk/Human Resources Assistant