

Tentative Agenda for the WAVERLY COMMUNITY REDEVELOPMENT AUTHORITY MEETING to be held on October 16, 2024 at 5:30 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. **Approval of Minutes**
 - 3.a) Minutes of the August 28, 2024 Community Redevelopment Authority Meeting.
4. **Treasurer's Report**
 - 4.a) Approval of Waverly Community Redevelopment Authority Treasurer's Report.
5. **Discussion of TIF Projects.**
6. **Consideration of recommendation to approve agreement with Hanna:Keelan.**
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 are for non-agenda items only.
- (3) Remarks shall be limited to five (5) minutes.

**MINUTES OF A WAVERLY COMMUNITY REDEVELOPMENT AUTHORITY (CRA)
MEETING HELD ON AUGUST 28, 2024**

CALL TO ORDER

CRA Chairperson Greg Dunlap called the Meeting to order at 5:05 p.m. Dunlap acknowledged the Open Meetings Act Poster located on the south wall of the Council Chambers. CRA Members Greg Dunlap, Ryan Meston, and Cole Stark were in attendance. CRA Members Missi Pishna and Rusty Wellman were absent. Other City Officials present were City Administrator Stephanie Fisher, Attorney Tim Moll, and City Council Member Aaron Hummel. Also in attendance were Hanna:Keelan consultant Tim Keelan. City Clerk Megan Frye arrived at 5:15 p.m. 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 January 18, 2024 Community Redevelopment Authority Meeting.

CRA Member Stark moved to approve the Minutes of the January 18, 2024 Community Redevelopment Authority Meeting. CRA Member Meston seconded the motion.

The following CRA Members voted "YEA": Dunlap, Meston, and Stark. The following CRA Members voted "NAY": None. Motion Carried. 3-0.

TREASURER'S REPORT

Approval of Waverly Community Redevelopment Authority Treasurer's Report.

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

Attorney Moll provided legal advice and Hanna:Keelan consultant Keelan provided information.

CRA Members who voted "YEA": Meston, Stark, and Dunlap. The following CRA Members voted "NAY": None. Motion Carried. 3-0.

DISCUSSION OF CURRENT AND POTENTIAL TIF PROJECTS

Fisher explained Smart Chicken expansion. Discussion of potential capital improvement projects and funding. Discussion of TIF areas, TIF projects, and bucket TIF. Moll explained process.

NEXT MEETING

No upcoming Community Redevelopment Authority Meetings scheduled.

ADJOURNMENT

CRA Member Stark moved to adjourn the meeting at 5:53 p.m. CRA Member Meston seconded the motion.

The following CRA Members voted "YEA": Stark, Dunlap, and Meston. The following CRA Members voted "NAY": None. Motion Carried. 3-0.

Greg Dunlap
Chairperson

Megan K. Frye
City Clerk / Human Resources Assistant

TIF Account balances as of 9-30-2024

Description	Name	Ending	Balance
TIF Note G	Area B Bucket	12/15/2027	\$ 1,167,309.50
TIF Note H	TSC (Distr. Center)	12/15/2032	\$ 102,337.92
TIF Note I	TSC (Retail Store)	12/15/2032	\$ 16,579.13
TIF Note J	Amberly Dental	12/15/2032	\$ 0.25
TIF Note K	Empire Fence	12/15/2034	\$ 11,598.75
TIF Note L	Northwest Electric	12/15/2036	\$ 9,137.95
Admin Funds	CDA Retainage:		\$ 151,550.16
		TOTALS	\$ 1,458,513.66

AGREEMENT

City of Waverly, Nebraska Redevelopment Area #1-Amendment #2

(See Map, Page 4)

Between
CITY OF WAVERLY, NEBRASKA
&
HANNA:KEELAN ASSOCIATES
Lincoln, Nebraska

402.464.5383 (o) 402.464.5856 (f)

Tim Keelan tkeelan@hannakeelan.com Keith Carl kcarl@hannakeelan.com

Step 1: Conduct Blight/Substandard Determination Study, as per Nebraska State Law, Four Substandard and 12 Blighted Criteria. (See Scope of Work, Page 3)

Step 2: Conduct General Redevelopment Plan, as per Nebraska State Law Criteria. (See Scope of Work, Page 4)

Total Cost* and Time Line:

Cost: \$15,000. (Payment within 15 days of delivery).

Time Line: 60 Days.

*All Costs Are Fixed Fees,

Includes the Cost of Services and all Related Expenses.

City of Waverly, Nebraska will be provided an Electronic Copy, CD-PDF of the completed Blight/Substandard Determination Study & General Redevelopment Plan.

Hanna:Keelan Associates

Date

City of Waverly, Nebraska

Date

Scope of Work

NEBRASKA COMMUNITY DEVELOPMENT LAW

A. BLIGHT & SUBSTANDARD DETERMINATION STUDY

SUBSTANDARD FACTORS

1. Dilapidated/deterioration;*
2. Age or obsolescence;
3. Inadequate provision for ventilation, light, air, sanitation, or open spaces;
4. Existence of conditions which endanger life or property by fire and other causes.

BLIGHT FACTORS

1. A substantial number of deteriorated or deteriorating structures;*
2. Existence of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Tax or special assessment exceeding the fair value of land;
8. Defective or unusual condition of title**;
9. Improper subdivision or obsolete platting;
10. The existence of conditions which endanger life or property by fire or other causes;
11. Other environmental and blighting factors;
12. One of the other five conditions.

* Conduct exterior and not interior inspections of all buildings.

** Not Reviewed.

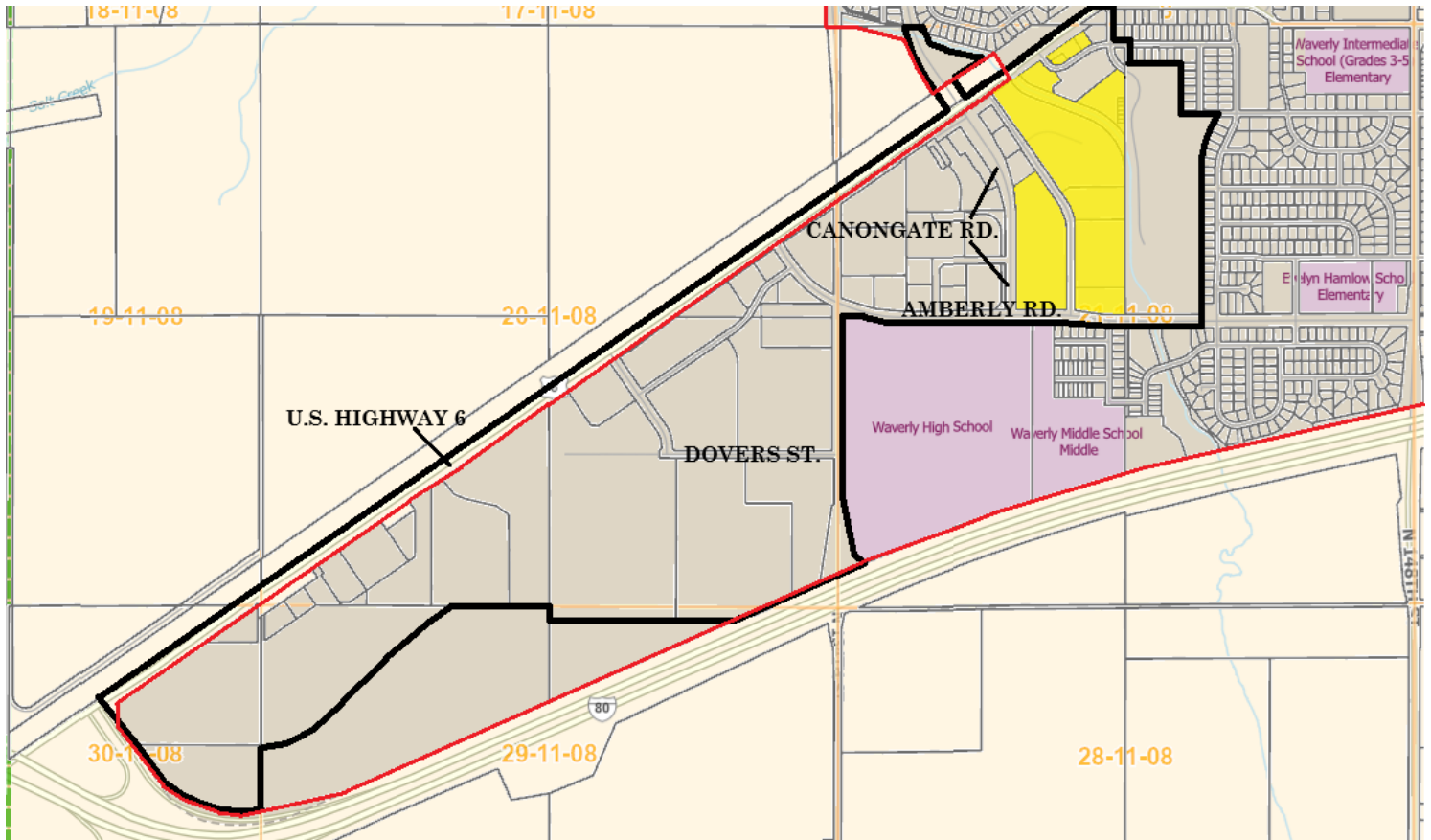
B. GENERAL REDEVELOPMENT PLAN

1. The boundaries of the redevelopment project area with a map showing the existing uses and condition of the real property therein;
2. A land-use plan showing proposed uses of the area;
3. Information showing the standards of population densities, land coverage and building intensities in the area after redevelopment;
4. A statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances;
5. A site plan of the area;
6. A statement as to the kind and number of additional public facilities or utilities which will be required to support the new land uses in the area after redevelopment.

Furthermore, this Redevelopment Plan will address other considerations, including:

“...whether the proposed land uses and building requirements in the redevelopment project area designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of healthful and convenient distribution of population, the provision of adequate transportation; water, sewage, and other public utilities, schools, parks, recreational and community facilities and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations, or conditions of blight.”

REDEVELOPMENT AREA #1 – AMENDMENT #2 WAVERLY, NEBRASKA



LEGEND

-  CITY OF WAVERLY CORPORATE LIMITS
-  PROPOSED REDEVELOPMENT AREA BOUNDARY
-  PARCELS NOT INCLUDED IN REDEVELOPMENT AREA

