

Tentative Agenda for the WAVERLY COMMUNITY REDEVELOPMENT AUTHORITY MEETING to be held on June 16, 2025 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 May 5, 2025 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) 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 MAY 5, 2025

CALL TO ORDER

CRA Chairperson Greg Dunlap called the Meeting to order at 5:01 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 present were Greg Dunlap, Cole Stark, Rusty Wellman, Missi Pishna, and Ryan Meston. Other City Officials present were City Administrator Stephanie Fisher and City Clerk Megan Frye. Others present were Economic Development Consultant Kent Heerman. Notice of the Meeting and Agenda were given to all CRA Members prior to the Meeting. Notice of the Meeting was posted at Russ's Market Express, the U.S. Post Office, the City Office, and the City website (citywaverly.com).

PUBLIC HEARINGS

None.

PUBLIC COMMENTS

None.

APPROVAL OF MINUTES

Minutes of the February 26, 2025 Community Redevelopment Authority Meeting.

Council Member Stark moved to approve the February 26, 2025 Community Redevelopment Authority Meeting. Council Member Wellman seconded the motion.

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

TREASURER'S REPORT

Approval of Waverly Community Redevelopment Authority Treasurer's Report.

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

City Administrator Fisher provided information on previous TIF projects and increment timelines to use funds.

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

INTRODUCTION OF BUSINESS

Consideration of Resolution 25-03 to make a minor modification to the West Area-Wide Redevelopment Plan.

Council Member Pishna moved to approve the Resolution 25-03 to make a minor modification to the West Area-Wide Redevelopment Plan. Council Member Stark seconded the motion.

Fisher provided information on the proposed rezoning.

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

Consideration of Resolution 25-04 to make a minor modification to the Downtown Area-Wide Redevelopment Plan.

Council Member Stark moved to approve Resolution 25-04 to make a minor modification to the Downtown Area-Wide Redevelopment Plan. Council Member Meston seconded the motion.

Fisher shared potential streetlight project throughout the community right-of-way.

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

Discussion of potential uses of Area-Wide TIF Collections.

Fisher advised part of the West Redevelopment Plan shows extensive projects and three projects have been completed in the downtown plan. Discussion of potential fund uses for redevelopment façade including landscaping “berms” on Highway 6 and sidewalk improvements. Economic Development Consultant Heerman shared design standards and threshold of investment; provided examples of other cities who used grant programs. Heerman advised to first consider infrastructure in the area, including parking when considering projects. Fisher suggested affordable housing with the TIF and shared potential location. Discussion of parking issue in downtown area and need for improvement. Fisher suggested a joint meeting with CRA, Planning Commission, Economic Development, and possibly City Council. Fisher stated there is a City Council strategic planning session scheduled on Wednesday night, and the city is working on budget in upcoming months. Fisher asked CRA members to share any project ideas.

ADJOURNMENT

Council Member Meston moved to adjourn the meeting at 5:43 p.m. Council Member Wellman seconded the motion.

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

Greg Dunlap
Chairperson

Megan K. Frye
City Clerk / Human Resources Assistant

TIF Account balances as of 05-31-2025			
Description	Name	Ending	Balance
TIF Note G	Area B Bucket	12/15/2027	\$ 1,407,262.82
TIF Note H	TSC (Distr. Center)	12/15/2032	\$ 149,382.78
TIF Note I	TSC (Retail Store)	12/15/2032	\$ 32,770.56
TIF Note J	Amberly Dental	12/15/2032	\$ 7,088.56
TIF Note K	Empire Fence	12/15/2034	\$ 15,670.25
TIF Note L	Northwest Electric	12/15/2036	\$ 2,025.46
Admin Funds	CDA Retainage:		\$ 133,585.40
		TOTALS	\$ 1,747,785.83