

Tentative Agenda for the WAVERLY COMMUNITY REDEVELOPMENT AUTHORITY MEETING to be held on August 18, 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 June 16, 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 JUNE 16, 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 present were Greg Dunlap, Rusty Wellman, Missi Pishna, and Ryan Meston. CRA Member Cole Stark was absent. Other City Officials present were City Administrator Stephanie Fisher, Attorney Tim Moll, and City Clerk Megan Frye. Others present were Economic Development Consultant Kent Heerman and Hanna:Keelan consultant Tim Keelan. 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 May 5, 2025 Community Redevelopment Authority Meeting.

CRA Member Pishna moved to approve Minutes of the May 5, 2025 Community Redevelopment Authority Meeting. CRA Member Wellman seconded the motion.

City Administrator Fisher noted a correction to strike the pledge of allegiance from the minutes.

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

TREASURER'S REPORT

Approval of Waverly Community Redevelopment Authority Treasurer's Report.

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

City Administrator Fisher went through each reconciled account balance as of May 31, pointing out the semi-annual payments were paid back to the property owners and now have a zero balance at this time. Fisher advised we have not started any collection off the west area; that won't happen until those property owners pay their first tax payment in April/May of next year and we will get a division of taxes for the first time. Fisher provided information on the streetlight project; funds coming out of the Area B Bucket, and part of the streetlights along Amberly Road will come out of the new West Area-Wide Bucket. Fisher advised an invoice from LES will be coming for approval soon.

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

INTRODUCTION OF BUSINESS

Discussion of TIF Projects.

City Administrator Fisher stated the City hasn't been presented with any TIF application or TIF projects.

EXECUTIVE SESSION

CRA Member Pishna moved to enter Executive Session to protect the public interest with reason being for strategy session with respect to real estate purchases. CRA Member Wellman seconded the motion.

The following CRA Members voted “YEA”: Meston, Pishna, Dunlap, and Wellman. The following CRA Members voted “NAY”: None. Motion Carried. 4-0.

City Administrator Fisher declared Closed Session at 5:06 p.m. Those present in Executive Session were CRA Members Dunlap, Wellman, Pishna, and Meston, City Administrator Fisher, Attorney Moll, City Clerk Frye, Economic Development Consultant Heerman, and Tim Keelan. No action was taken during Executive Session.

City Administrator Fisher declared Open Session 6:09 p.m.

CRA Member Pishna moved to leave Executive Session at 6:09 p.m. CRA Member Wellman seconded the motion.

The following CRA Members voted “YEA”: Pishna, Dunlap, Wellman, and Meston. The following CRA Members voted “NAY”: None. Motion Carried. 4-0.

ADJOURNMENT

CRA Member Pishna moved to adjourn the meeting at 6:09 p.m. CRA Member Meston seconded the motion.

The following CRA Members voted “YEA”: Dunlap, Wellman, Meston, and Pishna. The following CRA Members voted “NAY”: None. Motion Carried. 4-0.

Greg Dunlap
Chairperson

Megan K. Frye
City Clerk / Human Resources Assistant

TIF Account balances as of 7-31-2025

TIF Account balances as of 7-31-2025			
Description	Name	Ending	Balance
TIF Note G	Area B Bucket	12/15/2027	\$ 1,421,863.98
TIF Note H	TSC (Distr. Center)	12/15/2032	\$ 65.86
TIF Note I	TSC (Retail Store)	12/15/2032	\$ 34.47
TIF Note J	Amberly Dental	12/15/2032	\$ 0.28
TIF Note K	Empire Fence	12/15/2034	\$ 2.07
TIF Note L	NW Electric	11/1/2035	\$ 2,025.64
Admin Funds	CDA Retainage:		\$ 131,745.84
		TOTALS	\$ 1,555,738.14