

Tentative Agenda for the WAVERLY COMMUNITY REDEVELOPMENT AUTHORITY MEETING to be held on January 12, 2026 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 December 15, 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.
 - 6.b) Consideration of 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.
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 DECEMBER 15, 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 Greg Dunlap, Missi Pishna, Cole Stark, and Rusty Wellman were in attendance. CRA Member Ryan Meston was absent. 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 all Members of the Community Redevelopment Authority 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 November 17, 2025 Community Redevelopment Authority Meeting.

CRA Member Wellman moved to approve Minutes of the November 17, 2025 Community Redevelopment Authority Meeting. CRA Member Stark seconded the motion.

The following CRA Members voted "YEA": Dunlap, Pishna, Stark, and Wellman. 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 Pishna moved to approve Waverly Community Redevelopment Authority Treasurer's Report. CRA Member Stark seconded the motion.

City Administrator Fisher shared the balances as of the end of November; payments went out today so most balances are zero.

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

INTRODUCTION OF BUSINESS

Discussion of TIF Projects.

No new projects.

Consideration of Resolution 25-08, a Resolution of the Community Redevelopment Authority of the City of Waverly, Nebraska, Amending that Certain Resolution Approved by the Authority on November 17, 2025 which Approved a Redevelopment Project and Authorized the Issuance of a Tax Increment Revenue Note (West Redevelopment Land Acquisition Project), Series 2025, for the Purpose of Paying Certain Project Costs in Connection with a Redevelopment Project; Prescribed the Form of Said Note and Confirmed the Covenants and Arrangements Made by the Community Redevelopment Authority to Facilitate and Protect the Payment Thereof.

CRA Member Pishna moved to approve Resolution 25-08. CRA Member Stark seconded the motion.

City Administrator Fisher advised this allows the City a guarantee to buy the land the CRA has purchased, which is adjacent to the property the City recently purchased, if the CRA were to default on their loan. Fisher shared timeline to pay off is 15 years; Fisher advised the City has already approved their resolution of the same.

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

Discussion of Downtown Redevelopment Area projects to implement into new plan.

CRA Members discussed potential projects, structures in the downtown area of the city, Hanna:Keelan agreement, next steps and timeline; discussion of amendments to Redevelopment Plan.

ADJOURNMENT

CRA Member Stark moved to adjourn the meeting at 5:31 p.m. CRA Member Wellman seconded the motion.

The following CRA Members voted “YEA”: Wellman, Dunlap, Pishna, and Stark. 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 12-31-2025

DESCRIPTION	NAME	PROJECT ENDING	BALANCE
Column1	Column2	Column3	Column4
PINNACLE BANK -TIF NOTE G	DOWNTOWN AREA WIDE	12/15/2027	\$ 21,208.84
NPAIT-TIF NOTE G	DOWNTOWN AREA WIDE	12/15/2027	\$ 1,513,845.28
PINNACLE BANK-TIF NOTE H	TSC (DISTRIBUTION CENTER)	12/15/2032	\$ 96,625.89
PINNACLE BANK-TIF NOTE I	TSC (RETAIL STORE)	12/15/2032	\$ 34.52
PINNACLE BANK-TIF NOTE J	AMBERLY DENTAL	12/15/2032	\$ 0.28
PINNACLE BANK-TIF NOTE K	EMPIRE FENCE	12/15/2034	\$ 1.62
PINNACLE BANK-TIF NOTE L	NW ELECTRIC	11/1/2035	\$ 0.71
PINNACLE BANK-TIF NOTE M	WEST AREA WIDE		\$15,950.86
PINNACLE BANK-TIF ADMIN FUNDS	CRA RETAINAGE		\$ 10,500.20
NPAIT- TIF ADMIN FUNDS	CRA RETAINAGE		\$ 88,794.22
		TOTALS	\$ 1,746,962.42



Civil Design Group, Inc.

PROPOSAL FOR PROFESSIONAL CIVIL ENGINEERING SERVICES

January 8, 2026

City of Waverly &
Waverly Community Redevelopment Authority (CRA)
ATTN: Stephanie Fisher
Via email

RE: **Conceptual design services for a transportation network for the lots bounded by Hwy 6, Amberly Rd & Canongate Rd for the City of Waverly and the Waverly CRA, (Client) by Civil Design Group Inc., (CDG).**

SCOPE ITEMS:

Roadway connectively design to serve Oscar Fiene Addition Lot 2 and Admin Sub of Lot 1 Block 1 of Lancaster Implement Subdivision:

CDG shall design an urban roadway network in conformance with the City of Waverly design standards for commercial roadway. Design shall show connections to and through the said lots above along with connections to Amberly Rd, Canongate Rd. CDG estimates the design and deliverable product to take two weeks. CDG shall provide Client with either a CAD or PDF electronic file that can be used for their perpetual use.

Proposed not-to exceed fees for this project are \$800.00 (Eight Hundred Dollars). CDG will submit one invoice for the project upon satisfaction of terms above to Client on net 30 payment terms. CDG shall provide Client with a certificate of insurance showing general commercial, worker comp and professional liability insurance. If the terms of this letter agreement are acceptable by signing below and returning a copy to our office.

_____, Date 1-9-26
By: Mike Eckert, President
Civil Design Group, Inc.

_____, Date _____
By:
Waverly CRA