

Tentative Agenda for the WAVERLY COMMUNITY REDEVELOPMENT AUTHORITY MEETING to be held on July 20, 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 June 15, 2026 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) Presentation by Amanda Staab regarding a Downtown Creative District.
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 15, 2026

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, Cole Stark, Rusty Wellman, and Tony Larson were in attendance. CRA Member Missi Pishna was absent. Other City Officials present were City Administrator Stephanie Fisher. Notice of the Meeting and Agenda were given to all Members of the CRA 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 April 20, 2026 Community Redevelopment Authority Meeting.

CRA Member Wellman moved to approve Minutes of the April 20, 2026 Community Redevelopment Authority Meeting. CRA Member Stark seconded the motion.

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

TREASURER'S REPORT

Approval of Waverly Community Redevelopment Authority Treasurer's Report.

Postponed to next meeting.

INTRODUCTION OF BUSINESS

Discussion of TIF Projects.

City Administrator Fisher reported no new TIF projects. Fisher provided an update on the Lancaster County salt dome property, current economic development director projects, and Oldfield paving project. CRA Members discussed downtown area-wide TIF funds and potential projects.

Consideration of Resolution 26-02 Approving a Modification to the Redevelopment Plan of the City for a TIF Area B (Downtown Area-Wide TIF) and recommending approval by the City Council.

CRA Member Wellman moved to approve Resolution 26-02 Approving a Modification to the Redevelopment Plan of the City for a TIF Area B (Downtown Area-Wide TIF) and recommending approval by the City Council. CRA Member Larson seconded the motion.

Fisher advised the only change to the Redevelopment Plan is the TIF Area B projects list; next step to City Council for approval following a public hearing.

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

ADJOURNMENT

Council Member Larson moved to adjourn at 5:24 p.m.. Council Member Stark seconded the motion.

The following CRA Members voted "YEA": Wellman, Larson, Dunlap, 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 06-30-2026

DESCRIPTION	NAME	PROJECT ENDING	BALANCE
PINNACLE BANK -TIF NOTE G	DOWNTOWN AREA WIDE	12/15/2027	\$ 1,746,534.77
NPAIT-TIF NOTE G	DOWNTOWN AREA WIDE	12/15/2027	\$ 2,000.06
PINNACLE BANK-TIF NOTE H	TSC (DISTRIBUTION CENTER)	12/15/2032	\$ 48.52
PINNACLE BANK-TIF NOTE I	TSC (RETAIL STORE)	12/15/2032	\$ 22.78
PINNACLE BANK-TIF NOTE J	AMBERLY DENTAL	12/15/2032	\$ 0.52
PINNACLE BANK-TIF NOTE K	EMPIRE FENCE	12/15/2034	\$ 1.87
PINNACLE BANK-TIF NOTE L	NW ELECTRIC	11/1/2035	\$ 2,193.20
PINNACLE BANK-TIF NOTE M	WEST AREA WIDE		\$ 106,540.98
PINNACLE BANK-TIF ADMIN FUNDS	CRA RETAINAGE		\$ 0.62
NPAIT- TIF ADMIN FUNDS	CRA RETAINAGE		\$ 89,705.19
		TOTALS	\$ 1,947,048.51

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