

**Tentative** Agenda for the WAVERLY COMMUNITY REDEVELOPMENT AUTHORITY MEETING to be held on September 15, 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 August 18, 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 authorizing the Waverly Community Redevelopment Authority Chairperson and the Waverly City Administrator to sign documents on behalf of the Waverly Community Redevelopment Authority (CRA).
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 AUGUST 18, 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, Cole Stark, Rusty Wellman, Missi Pishna, and Ryan Meston were in attendance. Other City Officials present were City Administrator Stephanie Fisher and City Clerk Megan Frye. Notice of the Meeting and Agenda were given to the Mayor and 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 June 16, 2025 Community Redevelopment Authority Meeting.**

CRA Member Pishna moved to approve Minutes of the June 16, 2025 Community Redevelopment Authority Meeting. CRA Member Stark seconded the motion.

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

### **TREASURER'S REPORT**

#### **Approval of Waverly Community Redevelopment Authority Treasurer's Report.**

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

City Administrator Fisher reported on each fund balance. Discussion of potential projects and TIF fund uses such as improving public facades, sidewalks, windows, exterior of buildings, etc. Discussion of Oldfield Street paving and possible federal funding available. Discussion of streetlight project and warning light project.

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

### **INTRODUCTION OF BUSINESS**

#### **Discussion of TIF Projects.**

Fisher reported there are no new TIF applications; Smart Chicken has upgraded their wastewater treatment for cleaner water entering our Wastewater Treatment Facility; Kamterter is expanding their building.

### **EXECUTIVE SESSION**

CRA Member Pishna moved to enter Executive Session to protect the public interest to discuss negotiation strategy relating to possible real estate acquisition. CRA Member Stark seconded the motion. The following CRA Members voted "YEA": Pishna, Stark, Wellman, Dunlap, and Meston. The following CRA Members voted "NAY": None. Motion Carried. 5-0.

Closed Session declared at 5:15 p.m.

Those present in Closed Session were CRA Members Dunlap, Meston, Pishna, Stark, and Wellman, City Administrator Fisher, and City Clerk Frye. No action was taken during Executive Session.

CRA Member Pishna moved to leave Executive Session at 5:40 p.m. CRA Member Wellman Seconded the motion.

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

Open Session declared at 5:40 p.m.

#### **ADJOURNMENT**

CRA Member Meston moved to adjourn the meeting at 5:41 p.m. CRA Member Wellman seconded the motion.

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

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Greg Dunlap  
Chairperson

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Megan K. Frye  
City Clerk/Human Resources Assistant

## TIF Account balances as of 8-31-2025

<b>TIF Account balances as of 8-31-2025</b>			
<b>Description</b>	<b>Name</b>	<b>Ending</b>	<b>Balance</b>
<b>TIF Note G</b>	Area B Bucket	12/15/2027	\$ 1,513,400.28
<b>TIF Note H</b>	TSC (Distr. Center)	12/15/2032	\$ 96,576.66
<b>TIF Note I</b>	TSC (Retail Store)	12/15/2032	\$ 34.48
<b>TIF Note J</b>	Amberly Dental	12/15/2032	\$ 0.28
<b>TIF Note K</b>	Empire Fence	12/15/2034	\$ 10,130.18
<b>TIF Note L</b>	NW Electric	11/1/2035	\$ 9,382.67
<b>Admin Funds</b>	CDA Retainage:		\$ 129,359.09
		<b>TOTALS</b>	<b>\$ 1,758,883.64</b>