

October 29, 2019

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, October 29, 2019, at 4:00 o'clock p.m. Chair Jill Brodersen called the meeting to order with the following in attendance: Members Jon Meyer, Corby Schweers and Nick Muir; City Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Members Mark Lenihan, Cale Giese and Terry Sievers.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on October 17, 2019, and a copy of the meeting notice and agenda were simultaneously given to the Chair and all members of the Community Redevelopment Authority. All proceedings hereafter shown were taken while the Authority convened in open session.

Chair Brodersen advised the public that a copy of the Open Meetings Act was located on the southwest wall of the Council Chambers and was available for public inspection. In addition, she advised the public that the Community Redevelopment Authority may go into closed session to discuss certain agenda items to protect the public interest or to prevent the needless injury to the reputation of an individual and if such individual has not requested a public hearing.

Member Muir made a motion, which was seconded by Member Schweers, to approve the minutes of the September 24, 2019, meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan, Giese and Sievers who were absent, the Chair declared the motion carried.

Member Schweers made a motion, which was seconded by Member Muir, to approve the following CRA Claims:

City of Wayne:	
Attorney Fees	\$ 800.00
Ads/Notices	\$ 38.01
Wayne County Clerk	
Rasmussen Deed of Reconveyance	\$ 10.00
Miller Law – Pick Quiet Title Action	\$ 490.07

Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan, Giese and Sievers who were absent, the Chair declared the motion carried.

Administrator Blecke updated the CRA on the Opportunity Park Addition property sale to Williams Form Engineering Corp. Williams Form made a counteroffer of \$135,000. If the CRA would accept this offer, Williams Form would stop any further investigation on the land and would instruct their attorneys to proceed with the purchase of the property. Member Lenihan advised Administrator Blecke via email that he would like to move forward with their counteroffer.

Member Meyer was not in favor of their counteroffer, nor was Member Muir.

It was also noted for the record that Williams Form is not current on their lease payments.

Attorney Miller also updated the CRA on the correspondence she has had with Williams Form's attorney.

Member Giese arrived at 4:39 p.m.

Member Schweers made a motion, which was seconded by Member Muir, to stay with the original \$150,000 offer, give Williams Form a one-time, 30-day extension to close on the property, and if they do not close on the property within that timeframe, the rent must be caught up and the terms of the lease will be renegotiated as of December 1, 2019. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan and Sievers who were absent, the Chair declared the motion carried.

There was no update on the property located at the corner of 7th and Main Streets.

Attorney Miller gave an update on Tax Lot 22 in the Northwest Quarter of the Southwest Quarter of Section 18, Township 26 North, Range 4, East of the 6th P.M., Wayne County, Nebraska.

Member Meyer left the meeting at 4:47 p.m.

After some discussion, Member Giese made a motion, which was seconded by Member Brodersen, to enter into executive session for the purpose of protecting the public interest to discuss real estate and to allow Attorney Miller, City Administrator Blecke, City Clerk McGuire, Finance Director Beth Porter, and Street and Planning Director Joel Hansen, to be in attendance. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer, Lenihan and Sievers who were absent, the Chair declared the motion carried, and executive session began at 4:50 p.m.

Chair Brodersen again stated that the matter to be discussed in executive session, which is for the purpose of protecting the public interest, is to discuss real estate.

Member Giese made a motion, which was seconded by Member Schweers, to resume open session. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer, Lenihan and Sievers who were absent, the Chair declared the motion carried, and open session resumed at 4:56 p.m.

Member Muir made a motion, which was seconded by Member Brodersen, to adjourn the meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer, Lenihan and Sievers who were absent, the Chair declared the motion carried, and the meeting adjourned at 4:56 p.m.