

**AGENDA  
COMMUNITY REDEVELOPMENT AUTHORITY  
May 26, 2020**

1. 4:00 p.m. - Call the meeting to order

Anyone desiring to view the Open Meetings Act may do so. The document is available for public inspection and is located on the south wall of the City Council Chambers.

**Citizens have the right under the Open Meetings Act to attend all meetings of public bodies. Pursuant to the Governor's Executive Order No. 20-03, this meeting will be held by video/telephone conference. Members of the public may attend this meeting electronically.**

**Please join this meeting from your computer, tablet or smartphone by going to the City of Wayne website at [cityofwayne.org](http://cityofwayne.org).**

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.

2. Action to approve the Minutes of March 31, 2020 (No April meeting)
3. Action to approve the Claims
4. Update and receipt of recommendation from the Planning Commission on the Redevelopment Plan of Sebade Housing, LLC
5. CRA Resolution 2020-2: Forwarding a Redevelopment Plan of the City of Wayne, Nebraska, to the Wayne City Council of the City of Wayne for purposes of its review and recommendation regarding said Plan's conformity with the Comprehensive Plan of the City of Wayne — Chad Sebade/Sebade Housing LLC Project
6. Update on the following property — Tax Lot 22 in the Northwest Quarter of the Southwest Quarter of Section 18, Township 26 North, Range 4, East of the 6<sup>th</sup> P.M., Wayne County, Nebraska
7. Discussion regarding other potential properties of interest
8. Adjourn

**NEXT MEETING IS SCHEDULED FOR JUNE 30, 2020**

March 31, 2020

The Wayne Community Redevelopment Authority met in regular session by way of telephone/video conference due to circumstances associated with the COVID 19 Pandemic on March 31, 2020, 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, Nick Muir and Terry Sievers; City Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Members Mark Lenihan and Cale Giese.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on March 19, 2020, 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, as well as on the City of Wayne website at [cityofwayne.org/8/Government](http://cityofwayne.org/8/Government), 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 February 25, 2020, meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan and Giese who were absent, the Chair declared the motion carried.

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

City of Wayne:	
Attorney Fees	\$800.00
Ads & Notices	\$101.25
 Knutson Law Firm	
Quiet Title Action	\$196.00
 Miller Law	
Pick Quiet Title Action	\$1,434.85

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

Matt Jones, Market President of F&M Bank, on behalf of Jason and Angie Beiermann, made a request for the CRA to subordinate its lien on their property – Lot 3, Southview Addition to the City of Wayne, and Lot 3A of Grainland Administrative Replat of Lots 3, 4, and 5, Southview Addition to the City of Wayne. F&M is doing a home loan for them, and the City has a 2<sup>nd</sup> lien filing.

Member Schweers made a motion, which was seconded by Member Meyer, approving the request of Matt Jones, Market President of F&M Bank, on behalf of Jason and Angie Beiermann, to subordinate the CRA's lien on the following property owned by Jason and Angie Biermann: Lot 3, Southview Addition to the City of Wayne, and Lot 3A of Grainland Administrative Replat of Lots 3, 4, and 5, Southview Addition to the City of Wayne. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan and Giese who were absent, the Chair declared the motion carried.

Blake Otte has made a request to release the Deed of Trust that was filed against Lot 48, Western Ridge II Addition to the City of Wayne, Wayne County, Nebraska, on September 19, 2016, on Document No. 161167. He would like to sell this lot. At the time he purchased the lot, he was planning on building a house in Wayne, and he was working in Wayne at that time. His employment has now taken him to Norfolk, where he has built a home, and he no longer needs this lot.

Administrator Blecke stated that the CRA wants to make sure that the same restrictions are maintained on the property when it is sold to another party.

Attorney Miller stated the family who had originally purchased this lot sold it to Blake for \$7,200. The first people that purchased the lot had to sign an agreement saying that would build a house on it within 2 construction seasons. When they sold the lot to Blake, then Blake had to sign a Deed of Trust agreeing to the \$5,000 performance lien saying he would build on the lot within two construction seasons. When the property was replatted, Blake purchased a small piece to square off the lot for \$500. He now has \$7,700 into the lot. Chad Sebade is purchasing the lot now, and she believes he is willing to sign the performance lien giving him another 2 years to build on the lot. The purpose behind doing this is that these lots are offered at a discount. The CRA did not want to have people purchasing these lots and then reselling them for a profit, which was the reason for the two-year construction period. If Chad is willing to sign that Deed of Trust, now this lot has had three property owners with no property taxes out of it. The two-year construction period would start over with a new Deed of Trust.

Attorney Miller stated the alternative is that Mr. Otte can sell the lot, but he would have to pay the \$5,000 back to the City in order to release the Deed of Trust.

Member Lenihan arrived at 4:13 p.m.

Member Schweers made a motion, which was seconded by Councilmember Schweers, approving the request of Blake Otte to release the Deed of Trust that was filed against Lot 48, Western Ridge II Addition to the City of Wayne, Wayne County, Nebraska, on the condition that he new purchaser, Chad Sebade, sign a new Deed of Trust. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Giese who was absent, the Chair declared the motion carried.

The CRA reviewed the Redevelopment Plan for the Chad Sebade/Sebade Housing LLC Project for sufficient completeness with regard to Section 18-2111 and other relevant sections of the Community Development Law.

Mike Bacon, the City's Tax Increment Financing Attorney, was present to go over the Redevelopment Plan for the Chad Sebade/Sebade Housing LLC Project. This project includes the demolition of two-single family homes and the construction of an eight-apartment unit building. The redevelopment project area currently has an estimated valuation of \$63,815. The proposed redevelopment will create additional valuation of \$630,000. Tax shifts will equal an estimated \$167,900 comprised of \$100,000 in principal and \$67,900 in interest. The developer wants to start the project in July and complete the same in May, 2021.

Joel Hansen, Street and Planning Director/Zoning Administrator, noted that the reference to the "conditional use permit" in the Redevelopment does not apply. He stated that Wayne's conditional use is a little different than other communities. A lot of communities call it a conditional use; we call it a use by exception, so that is what requires the actual public hearing. This conditional use just has the conditions already listed in the code, and as long as he meets it, he doesn't have to apply for a special permit of any kind. Mr. Bacon stated he would modify that language in Subparagraph D in the Redevelopment Plan to reflect that.

The allowable costs total \$137,503. Currently those properties are paying \$1,100 in taxes and that would go up by \$11,777. Included in the packet is a letter, which is part of this project, from the lender saying that they are not going to lend on the project unless Mr. Sebade receives tax increment financing. The CRA might wish to also take a look at an analysis to see what his return on investment is going to be with and without tax increment financing. If you were audited in the future, the auditor may ask why did you do this and does it meet the "but for" test? One of the ways to do that is to have not only the banker's letter, but also the rate of return on this project. Mr. Bacon's opinion is that this is a classic TIF project.

Member Lenihan noted he thought having both the letter and the return on investment document in the file is a good idea. Any documentation the CRA can have to support what we are doing is a good thing.

Chad Sebade was present to answer questions and also stated he would have no problem providing the return on investment document.

It was noted that the project is located at the corner of 8<sup>th</sup> and Nebraska Streets.

Mr. Bacon also noted that an additional requirement now is that proof of payment of the eligible expenses has to be provided. The developer is required to keep all of his documentation on all of his costs for 18 years. In addition, the following should be kept in the City's file: bond, along with payments (copies of cancelled checks, invoices) should the auditor come to look to see if the City has justified the dollars. Mr. Sebade must provide proof of his expenditures.

Member Schweers left the meeting at 4:28 p.m.

Member Muir introduced CRA Resolution No. 2020-1 and moved for its approval; Member Meyer seconded.

#### CRA RESOLUTION NO. 2020-1

A RESOLUTION FORWARDING A REDEVELOPMENT PLAN OF THE CITY OF WAYNE, NEBRASKA, TO THE PLANNING COMMISSION OF THE CITY OF WAYNE FOR PURPOSES OF ITS REVIEW AND RECOMMENDATION REGARDING SAID PLAN'S CONFORMITY WITH THE COMPREHENSIVE PLAN OF THE CITY OF WAYNE (CHAD SEBADE/SEBADE HOUSING LLC PROJECT),

with the note that Chad Sebade prepare and submit the return on investment documentation to the CRA.

Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Giese who was absent and Member Schweers who had left the meeting, the Chair declared the motion carried.

Attorney Miller updated the CRA on Tax Lot 22 in the Northwest Quarter of the Southwest Quarter of Section 18, Township 26 North, Range 4, East of the 6<sup>th</sup> P.M., Wayne County, Nebraska. Trial is set for April 1, 2020, at 1:30 p.m.

Discussion took place regarding other potential properties of interest.

Attorney Bacon recommended having a "Workforce Housing Study" done for the City. That expands your ability to make projects like this happen. This is one of the new changes to the

TIF law. The study has to be no less than 24 months old. The last one Wayne had done was in 2016. The CRA can ask the Council to undertake the study. He noted it can make a lot of things happen.

The CRA wanted to reschedule a time to have Attorney Bacon come to Wayne to do an education session on tax increment financing.

Luke Virgil, Director Wayne Area Economic Development, brought forward the properties owned by Brent Pick for possible consideration to developing.

There being no further discussion, Chair Brodersen declared the meeting adjourned at 5:01 p.m.

**City of Wayne  
CRA Claims List**

**May 26, 2020**

5/26/2020	#1426	City of Wayne Attorney Fees \$800.00 Ads & Notices \$43.29	\$	841.08
5/26/2020	#1427	Wayne County Clerk Otte- Deed of Recon \$10.00 Sebade- Deed of Trust \$16.00	\$	26.00
		<b>Total</b>	<b>\$</b>	<b>867.08</b>

**City of Wayne  
CRA Claims List**

**April 28, 2020**

4/28/2020	#1422	Advanced Consulting Engineering Services S-090-323 Piersanti Subdivision	\$	170.50
4/28/2020	#1423	City of Wayne Attorney Fees \$800.00 Ads & Notices \$41.08	\$	841.08
4/28/2020	#1424	Blake Otte Refund Drainage Fee \$170.00	\$	170.00
4/28/2020	#1425	Wayne County Clerk CRA Wty Deed \$10.00 Cert Copies Pick Documents \$9.00 Quitclaim Deed Otte \$10.00 Piersanti Subdivision Plat \$22.00	\$	51.00
		<b>Total</b>	<b>\$</b>	<b>1,232.58</b>

**CITY OF WAYNE  
INTEROFFICE MEMORANDUM**

**DATE:** May 5, 2020  
**TO:** Mayor Giese  
Wayne City Council  
**FROM:** Wayne Planning Commission  
Joel Hansen, Staff Liaison



At their meeting held on May 4, 2020, the Wayne Planning Commission made a recommendation on the following public hearing; the result of that recommendation is as follows:

**Public Hearing: Redevelopment Plan of Sebade Housing LLC Project 2020;**  
**Applicant: Chad Sebade**

The Planning Commission took evidence and testimony from the public and thereafter reviewed the information and evidence presented. After deliberation and discussion, a motion was made by Commissioner Sorenson and seconded by Commissioner Sandoz to approve and forward a recommendation of approval to the City Council for the Redevelopment Plan for the area referenced to as Sebade Housing LLC, Project 2020, with the findings of fact being as stated in Resolution No. 2020-1. Chair Melena stated the motion and second; all were in favor, motion carried.

JJH:cb

**CRA RESOLUTION NO. 2020-2**

**A RESOLUTION RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN OF THE CITY OF WAYNE, NEBRASKA; APPROVAL OF A REDEVELOPMENT PROJECT OF THE CITY OF WAYNE, NEBRASKA; AND APPROVAL OF RELATED ACTIONS.**

**BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF WAYNE, NEBRASKA:**

**WHEREAS**, the Mayor and Council of the City of Wayne, Nebraska (the "City"), upon the recommendation of the City Planning Commission (the "Planning Commission"), and in compliance with all public notice requirements imposed by the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the "Act"), has previously declared an area, including an area legally described on the attached Exhibit A (the "Redevelopment Area"), to be blighted and substandard and in need of redevelopment; and

**WHEREAS**, pursuant to and in furtherance of the Act, a Redevelopment Plan (the "Redevelopment Plan"), has been prepared by the Authority in the form of the attached Exhibit B, for the purpose of redeveloping the Redevelopment Area; and

**WHEREAS**, pursuant to the Redevelopment Plan, the Authority would agree to incur indebtedness and make a grant for the project specified in the Redevelopment Plan (the "Project"), in accordance with and as permitted by the Act; and

**WHEREAS**, pursuant to Section 18-2113 of the Act, the Authority has conducted a cost benefit analysis of the Project (the "Cost Benefit Analysis"), which is attached to as a part of the Redevelopment Plan; and

**WHEREAS**, the Authority has made certain findings and has determined that it is in the best interests of the Authority and the City to approve the Redevelopment Plan, approve the Redevelopment Project, and approve the transactions contemplated by the Redevelopment Plan; and

**WHEREAS**, the Authority has submitted the Redevelopment Plan to the Planning Commission of the City and has received the recommendation of said Commission which is forwarded to the Council herewith.

**RESOLVED THAT:**

1. The Authority determines that the proposed land uses and building requirements in the Redevelopment Plan for the Redevelopment Area are designed with the general purposes of accomplishing, and in conformance with the general plan of the City, a coordinated, adjusted, and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency in economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provisions for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of unsanitary or unsafe dwelling accommodations or conditions of blight.

2. In accordance with the Act, the Authority has conducted a Cost Benefit Analysis for the Project, which is incorporated into the Redevelopment Plan, and finds that the Project would not be economically feasible without the use of tax increment financing, the Project would not occur in the Redevelopment Area without the use of tax increment financing, and the costs and benefits of the Project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services, have been analyzed and have been found to be in the long-term best interests of the community impacted by the Project.
3. In compliance with section 18-2114 of the Act, the Authority finds and determines as follows: (a) the Redevelopment Area constituting the Redevelopment Project will be acquired by the Redeveloper by private purchase, and the Authority shall receive no proceeds from disposal by the Redeveloper; (b) the estimated cost of acquiring the Redevelopment Area and the estimated cost of preparing the project site are fully described in the Redevelopment Plan; and (c) no families or businesses will be displaced as a result of the project.
4. The Authority recommends approval of the Redevelopment Plan, the Redevelopment Project, and the transactions contemplated in the Redevelopment Plan.
5. All prior Resolutions of the Authority in conflict with the terms and provisions of this Resolution are repealed to the extent of such conflicts.
6. This Resolution shall become effective immediately upon its adoption.

**PASSED AND APPROVED** on May 26, 2020.

THE COMMUNITY REDEVELOPMENT  
AUTHORITY OF THE CITY OF  
WAYNE, NEBRASKA.

By \_\_\_\_\_  
Chairperson

ATTESTED:

\_\_\_\_\_  
Secretary

**EXHIBIT A**

**LEGAL DESCRIPTION OF REDEVELOPMENT AREA**

Lot 1 and Lot 2, Block 7 John Lake's Addition to the city of Wayne, Wayne County, Nebraska.

**EXHIBIT B**  
**REDEVELOPMENT PLAN**

[Attach Plan]

**Redevelopment Plan  
Sebade Housing, LLC Project  
2020**

Sebade Housing, LLC, (the “Redeveloper”) intends to redevelop and improve the area, described in this Plan, pursuant to the Nebraska Community Development Law (Sections 18-2101 to 18-2144 and 18-2147 to 18-2153, R.S.S. Neb. 2012, as amended, the “Act”) by the development of an apartment building. This Plan amends previous plans for the Project Area, if any.

**A. General Project Description:**

THE DEMOLITION OF TWO SINGLE-FAMILY HOMES AND CONSTRUCTION OF AN EIGHT APARTMENT UNIT BUILDING.

THE PROJECT WILL CONSIST OF SITE ACQUISITION, DEMOLITION, AND INFRASTRUCTURE INSTALLATION FOR AN EIGHT UNIT APARTMENT BUILDING.

Exhibit “1” attached to this Plan shows the property to be redeveloped (the “Project Area”).

The redevelopment of the Project Area is not economically feasible without assistance from tax increment financing because of high demolition and infrastructure costs and lack of sufficient capital and ability to obtain a market rate return on investment. This project is intended to provide eight market rate apartments. The Redeveloper believes that the redevelopment of the Project Area will provide the City and its surrounding area with needed new housing.

**B. Boundaries of Project Area and Existing Conditions and Uses**

As indicated above, Exhibit “1” describes the boundaries of the Project Area. Exhibit “2” shows condition and existing use of the property within the Project Area.

The Project Area will require installation of paving on public right of way for parking and a drive way.

**C. Land Use Plan Showing Proposed Uses**

Exhibit “3” shows the ultimate use for the Project Area as well as the proposed configuration for the apartments.

**D. Information Concerning Population Densities, Land Coverage and Building Intensities**

The Project Area currently has no residents. Under this Plan, all of the Project Area is intended at full development to provide eight apartments. Building densities will not exceed such densities as are permitted under Wayne Zoning and Subdivision Regulations.

**E. Statement as to Proposed Changes in Zoning, Street Layout, Street Levels or Grades**

The Project Area is zoned B3 Neighborhood Commercial. In order to start the project, the city code requires that a conditional use be granted. All construction will be subject to applicable building codes and ordinances.

**F. Site Plan for the Project Area**

Exhibit "3" shows the proposed site plan for the area.

**G. Statement as to Kind and Number of Additional Public Facilities**

Right-of-way paving for parking, sewer and water, and electrical line extensions throughout the Project Area will be provided by the Redeveloper in accordance with specifications and requirements of the City.

**H. Implementation of Plan**

The Redeveloper has acquired the real estate described on Exhibit "1." The existing structures will be demolished and a two story, eight unit apartment building will be constructed. The Redeveloper will install the parking, drive, curb, gutter and extend sewer and water mains. In order to make the Project financially feasible, the Redevelopment Authority will be required to issue one tax increment development revenue bond (the "Bond") to be repaid from the excess ad valorem taxes on the apartments. The Wayne Community Redevelopment Authority (the "Authority") will pledge the maximum amount of annual increment of ad valorem taxes for the year 2021 and continuing for each year for 15 years, first to the payment of interest and principal on the Bond. The Bond will be granted to the Redeveloper to pay the following costs:

ROW paving & sidewalks	\$23,960
Sewer mains	\$ 2,500
Site purchase reimbursement	\$52,503
Demolition	\$29,500
Site preparation	\$ 4,500
Utility extensions	\$16,430
Exterior lighting	\$ 800
Legal	<u>\$ 7,750</u>
<b>Total Eligible Costs:</b>	<b>\$137,503</b>

**I. Plan of Finance**

The Authority will issue its Tax Increment Revenue Bond in the aggregate total amount of \$100,000.00 in order to assist in the financing of Redevelopment Project Costs shown above. The Redeveloper will agree to build the apartments, described herein, pursuant to a redevelopment contract in order to induce the Authority provide a grant in the amount of \$100,000.

**J. Description of Project Area**

The Project Area is described on attached Exhibit "1."

The construction is estimated to be completed by May of 2021. The incremental tax revenues will be dedicated to payment of the Tax Increment Development Revenue Bond. The tax increment revenues are to be allocated under the terms of Section 18-2147(1) (b) of the Act for those tax years for which the payments become delinquent within fifteen (15) years from the effective date as set forth in the project redevelopment contract. The real property ad valorem taxes on the current taxable valuation of the redevelopment area will continue to be paid to the applicable taxing bodies in accordance with the terms of Section 18-2147 of the Act.

**K. Statutory Pledge of Taxes**

Pursuant to Section 18-2147 of the Act, any ad valorem tax levied upon real property in the lots within the Project Area shall be divided, for the period not to exceed 15 years after the effective date of the provision as determined pursuant to the redevelopment contract. *Such effective date may be confirmed and restated in the Resolution authorizing the Tax Increment Development Revenue Bond.*

Pursuant to Section 18-2150 of the Act, the ad valorem tax so divided is to be pledged to the repayment of loans or advances of money, or the incurring of any indebtedness, whether funded, refunded, assumed or otherwise, by the Authority to finance or refinance, in whole or in part, the redevelopment project, including the payment of the principal of, premium, if any, and interest on such bonds, loans, notes, advances or indebtedness.

**The Tax Increment Revenue Bond shall be payable solely from the tax increment revenues available under Section 18-2147 and shall not otherwise constitute indebtedness of the Authority or the City.**

**L. Redevelopment Plan Complies with the Act**

The Community Development Law requires that a redevelopment plan and project consider and comply with a number of requirements. This Plan meets the statutory qualifications as set forth below.

- 1. The project must be in an area declared blighted and substandard. [Section 18-2109]**

The Project Area has been declared blighted and substandard by action of the Mayor and Council of the City prior to the adoption and approval of this Plan. Such declaration was made after a public hearing with full compliance with the public notice requirements of the Act.

**2. Conformance to the general plan for the municipality as a whole. [Section 18-2103(13)(a) and Section 18-2110]**

The City of Wayne has adopted a Comprehensive Plan, (the "Comprehensive Plan"). This Plan and the project are consistent with the Comprehensive Plan, in that no changes in the Comprehensive Plan elements are intended or required. The Plan and Zoning Regulations specifically allow for the proposed redevelopment pursuant to a conditional use permit. The existing property is in horrible condition and needs to be demolished to eliminate blight and substandard conditions.

**3. The Redevelopment Plan must be sufficiently complete to address the following items: [Section 18-2103(13) (b) and Section 18-2111]**

- a. Land Acquisition:** The Project Area has been acquired by the Redeveloper.
- b. Demolition and Removal of Structures:** The project to be implemented under this Plan requires removal of two existing structures that are in dilapidated condition. Elevations and street, water main and sewer plans will be provided to the City Planning Department for approval prior to commencement of construction.
- c. Future Land Use Plan:** See attached Exhibit "3" for the proposed development land use. [Section 18-2103(b) and Section 18-2111 of the Act] The attached Exhibit "3" also shows an accurate site plan of the area after redevelopment, showing the proposed uses projected for the Redevelopment Project. [Section 18-2111(3) and (5) of the Act].
- d. Changes to zoning, street layouts and grades or building codes or ordinances or other planning changes.** No zoning change will be required for the Project. The entire Redevelopment Project Area will require the issuance of a conditional use permit. No changes are anticipated in building codes or ordinances. [Section 18-2103(b) and Section 18-2111 of the Act].
- e. Site Coverage and Intensity of Use.** The project, as fully developed, will provide eight apartments with a ground floor coverage of 5,376 square feet. [Section 18-2103(b) and Section 18-2111 of the Act].

**f. Additional Public Facilities or Utilities.** Water, storm and sanitary sewer connections to the city mains will be required in addition to the paving noted above [Section 18-2103(b) and Section 18-2111 of the Act].

**4. The Act requires that a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation.**

There are no residents or operating businesses currently located in the Project Area and no relocation requirements apply or are contemplated. [Section 18-2103.02 of the Act].

**5. Conflicts of interest by an Authority member must be disclosed.**

No member of the governing body of the Authority, nor any employee of the City or the Authority holds any interest in any property located in the Project Area. [Section 18-2106 of the Act].

**6. The Act requires that the Authority consider:**

**a. Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers.**

b. The Authority will enter into a project redevelopment contract with the Redeveloper having such undertakings as the Authority determines appropriate [Section 18-2119(2) of the Act]. Because all of the real property within the Project Area will be privately owned, the requirements of Section 18-2118 of the Act relating to transfers of property by the Authority do not apply. The Redeveloper intends to redevelop the Project Area with an investment of up to \$697,000 of funds from private and other public resources, including bank or other financing.

**c. Statement of proposed method of financing the redevelopment project.**

This plan contemplates that the Authority may issue its Tax Increment Revenue Bonds in an amount not to exceed \$100,000 to provide a grant from the Authority to the Redeveloper to bear interest at a rate to be determined by the Authority. The Tax Increment Revenue Bond shall be privately placed with the Redeveloper or its assignee to obtain the proceeds needed to make the grant. Application of the proceeds of the Tax Increment Revenue Bond will be supervised by or on behalf of the Authority. The Tax Increment Revenue Bond shall be repaid from the tax increment revenues generated from the Project Area from and after January 1, 2021, through December 31, 2037.

**d. Statement of feasible method of relocating displaced families.**

No families will be displaced as a result of this plan [Section 18-2114 of the Act].

**7. Statutory considerations prior to recommending a redevelopment plan.**

Section 18-2113 of the Act requires that the governing body of an Authority observe certain considerations prior to recommending a Plan: In connection with the adoption of this Plan and prior to recommending it to the Mayor and City Council, the governing body of the Authority shall consider whether the proposed land uses and building requirements in the redevelopment project area (as to this Plan, the Project Area) are designed with the general purpose of accomplishing, in conformance with the general plan (the City's Comprehensive Plan), a coordinated, adjusted, and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight. The Authority shall undertake to make such considerations and findings prior to its recommending of this Plan by a Resolution separate from this Plan.

**8. Cost Benefit Analysis**

Section 18-2113 of the Act further requires the Authority conduct a cost benefit analysis of the plan in the event that Tax Increment Financing will be used. This analysis must address specific statutory issues.

As authorized in the Nebraska Community Development Law, §18-2147, *Neb. Rev. Stat.* (2019), the Authority has analyzed the costs and benefits of the proposed Redevelopment Project, including:

**Project Sources and Uses.** Approximately \$167,900 (\$100,000 principal and \$67,900 interest) in public funds from tax increment financing provided by the Authority will be required to complete the project. This investment by the Authority will leverage \$597,000 in private sector financing; a private investment of \$3.56 for every tax dollar investment.

**Tax Revenue.** The property to be redeveloped is anticipated to have a January 1, 2020, valuation of approximately \$63,815. Based on the 2019 levy, this would result in a real

property tax of approximately \$1,125.82. It is anticipated that the assessed value will increase by \$630,000 upon full completion as a result of the site redevelopment. This development will result in an estimated tax increase of over \$11,777 annually. The tax increment gained from this Redevelopment Project Area would not be available for use as city general tax revenues for the period of the bonds, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2019 assessed value	\$	63,815
Estimated value after completion	\$	693,815
Increment value	\$	630,000
Annual TIF generated (estimated)	\$	11,777
TIF bond issue	\$	100,000

***(a) Tax shifts resulting from the approval of the use of Tax Increment Financing:***

The redevelopment project area currently has an estimated valuation of \$63,815. The proposed redevelopment will create additional valuation of \$630,000. Tax shifts will equal an estimated \$167,900 comprised of \$100,000 in principal and \$67,900 in interest.

***(b) Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project:***

Existing water and wastewater facilities will not be negatively impacted by this development. The electric utility has sufficient capacity to support the development. Fire and police protection are available and should not be negatively impacted by this development.

***(c) Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project:***

This will provide additional housing options for the college students in Wayne. No employer or employee impacts in the area are contemplated.

***(d) Impacts on other employers and employees within the City or Village and the immediate area that are located outside of the boundaries of the area of the redevelopment project:***

This project will result in temporary construction jobs in the city.

***(e) Impacts on student populations of school districts within the City or Village:***

This development is intended to support college students and will not likely result in any increase in public school students.

***(f) Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project:***

None are anticipated.

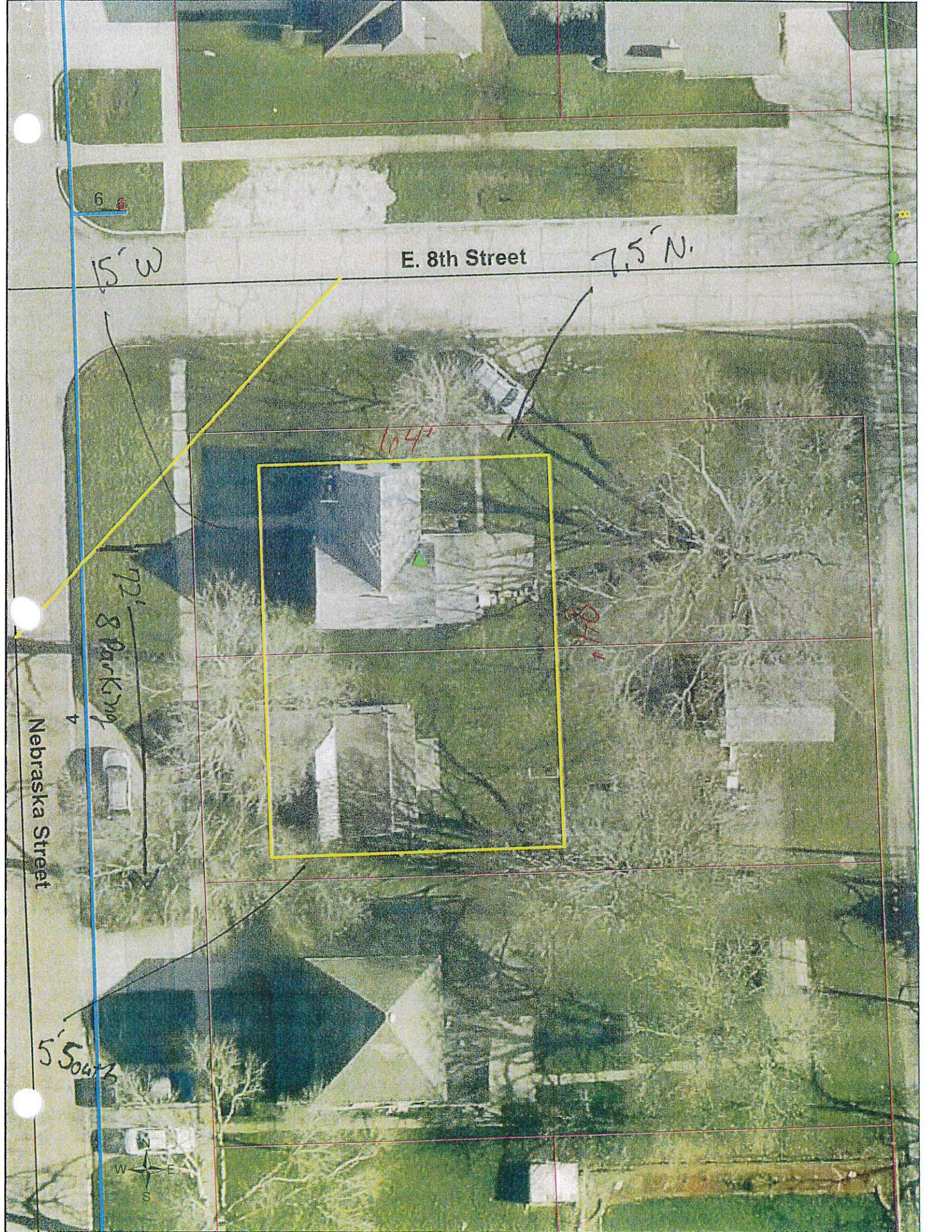
**Exhibit 1**

Legal description/ area boundary

Lot 1 and Lot 2, Block 7 John Lake's Addition to the city of Wayne, Wayne County,  
Nebraska.

**Exhibit 2**

Map of existing use and condition



6

15' W

E. 8th Street

7.5' N.

104'



84'

172'  
8 Parking

Nebraska Street

5'50472





115  
1121 1120  
1117 1114  
1113 1112  
1109 1108  
112 1041102

1119 1200  
502 506 510 514 518 604  
Milcrest Road

115113 107  
1027 1034  
1025 1022  
1021 1022  
1017 1012  
1015 1006  
114 1002  
120

501 505 509 513 519 601  
1014 1013  
1010 1009  
506 1004 1005  
1000 1001

921 917 913 909 120  
114 918 112 900

939 117 935 932 928 928 923 926 919 922 916 912 909 904 904

207 215 929 930 927 926 925 926 821 920 915 914 909 908 902

303305309 315317121 925 918 921 910 911 908 907 302 308 312 902

933 407 415 926 927 922 923 921 919 916 915 912 908 909 904 901 416 420

925 505 513 918 919 921 916 929 914 913 914 915 910 911 904 909 908 907 901 510 901 900

821 115 109 820 819 814 801 114 108 800

821 109 820 816 812 810 104 108 110 112 802

820 814 814 809 808 801 210 212 802

821 811 820 814 812 813 809 808 803 308 312 320

821 817 813 809 402 412

822 816 817-821 816 810 811 810 804 805 804 728 806 722 723 712 718 715 714 712 508 510 512 708 704 702 700

721 720 713 714 709 708 705 706 701

721 111 720 717 714 111 120

721 720 715 716 715 206 216

721 718 717 714 713 708 302 310 316 704 320

401 417 417 415 411 407 407 410 402 410 401 411

508 510 512 708 704 702 700

617 614 607 602 620

613 620 618 616 608 608 602 602

209 215 613 614 609 608 605 608 204 220

311 620 603 308 310 604 602

407 411 402 410 407 411

501 511 515 521 527 502 506 508 514 520 530 516

521 113 515 516 509 503 110 502

513 520 516 512 513 508 501 108 502

520 516 512 511 508 504 502 503 208 502

521 321 519 321 515 512 509 508 507 314 503 320

523 408 421 517 514 515 514 511 414 416 420 402 410 414 416 420

521 509 515 519 521 513 515 509 512 516 528 502 512 516 528

421 421 409 408 401 108 112 404 404

421 109 420 416 412 409 408 401 108 112 404 404

421 215 420 417 414 413 414 409 408 403 209 402

421 420 417 414 409 315 414 409 308 314 320 302 308 315 321

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321 115 109 318

321 320

321 215 320

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315

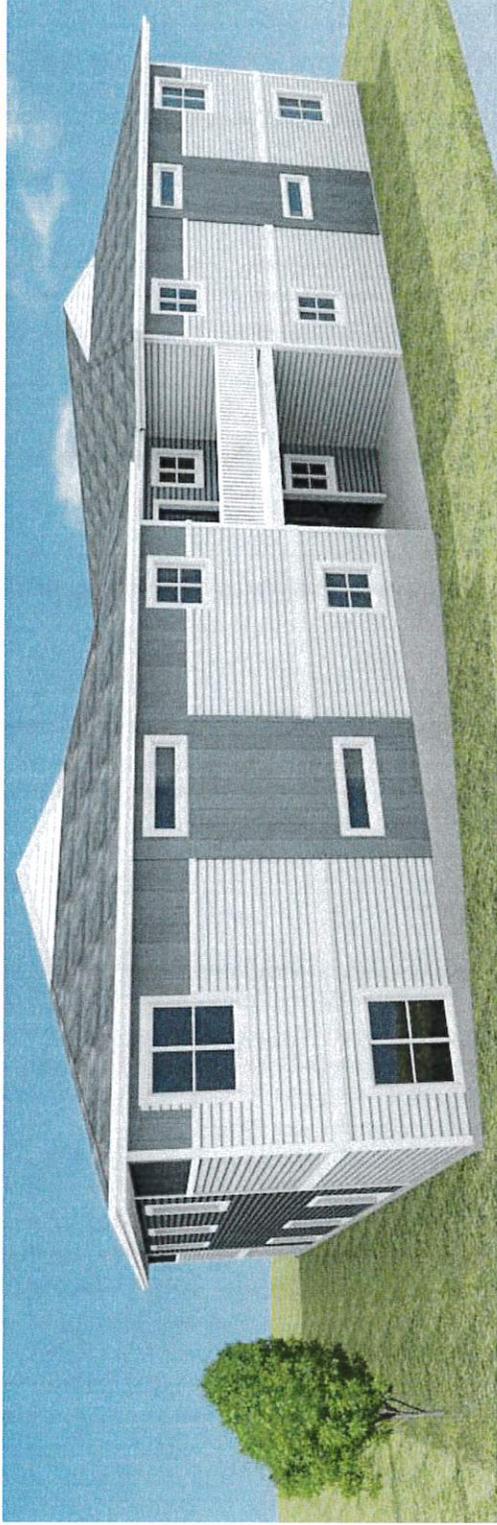
513 515 527

**Exhibit 3**

Map showing site plan after development and apartment layout



NORTH



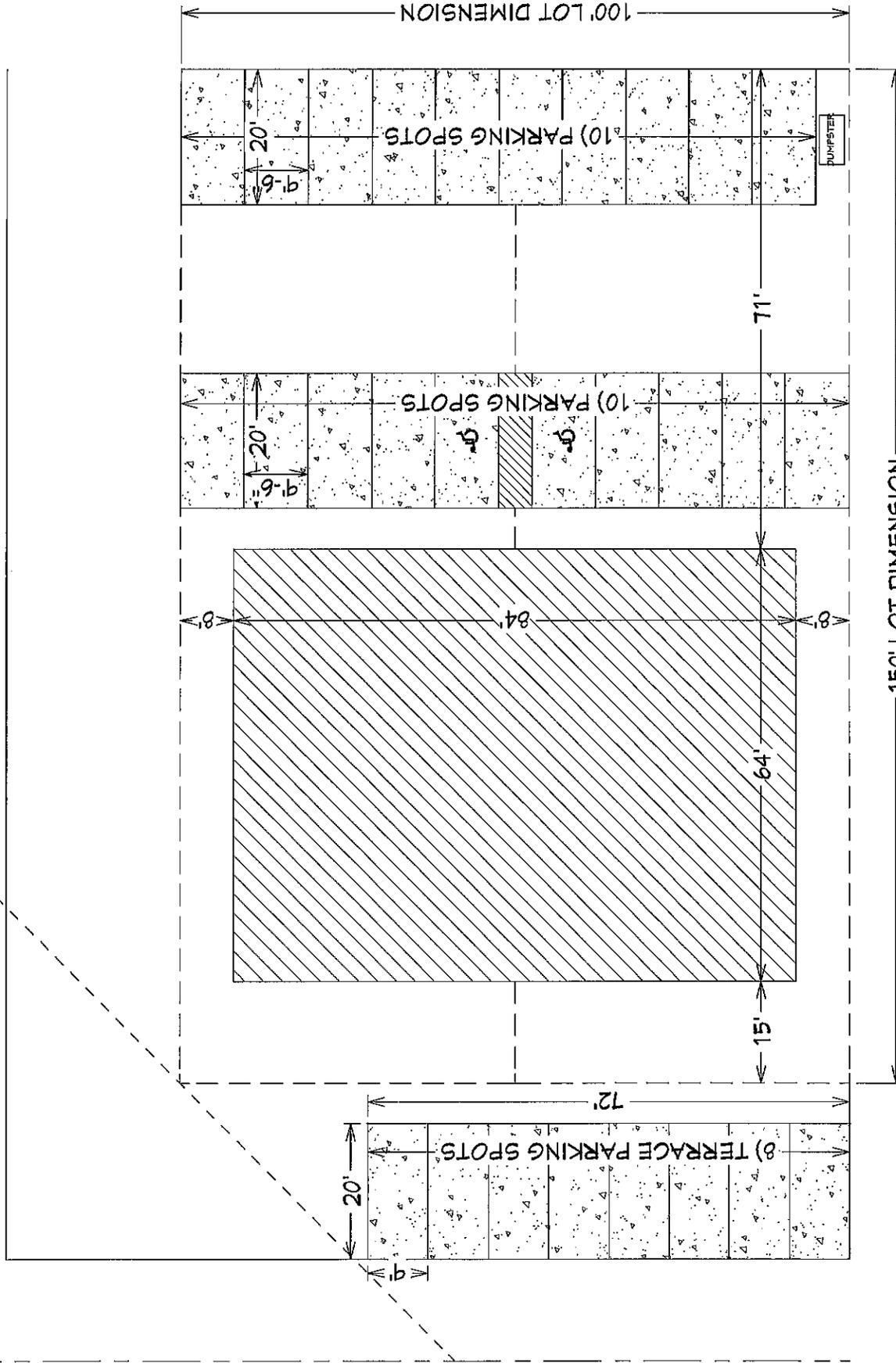
NORTHWEST



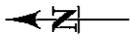
WEST

8TH STREET

NEBRASKA STREET



SITE PLAN  
SCALE: NOT TO SCALE



DESIGNED FOR: SEBADE CONSTRUCTION  
LOCATION: WAYNE, NE

**CJH TECHNOLOGIES**  
604 WEST 2ND STREET - WAYNE, NE 68787  
cjhtechnologies@gmail.com - 402-369-9555

PAGE: 2  
OF: 10

DATE  
3/26/2020

100' LOT DIMENSION

150' LOT DIMENSION

10) PARKING SPOTS

10) PARKING SPOTS

8) TERRACE PARKING SPOTS

DUMPSTER

20'

9'-6"

20'

9'-6"

84'

64'

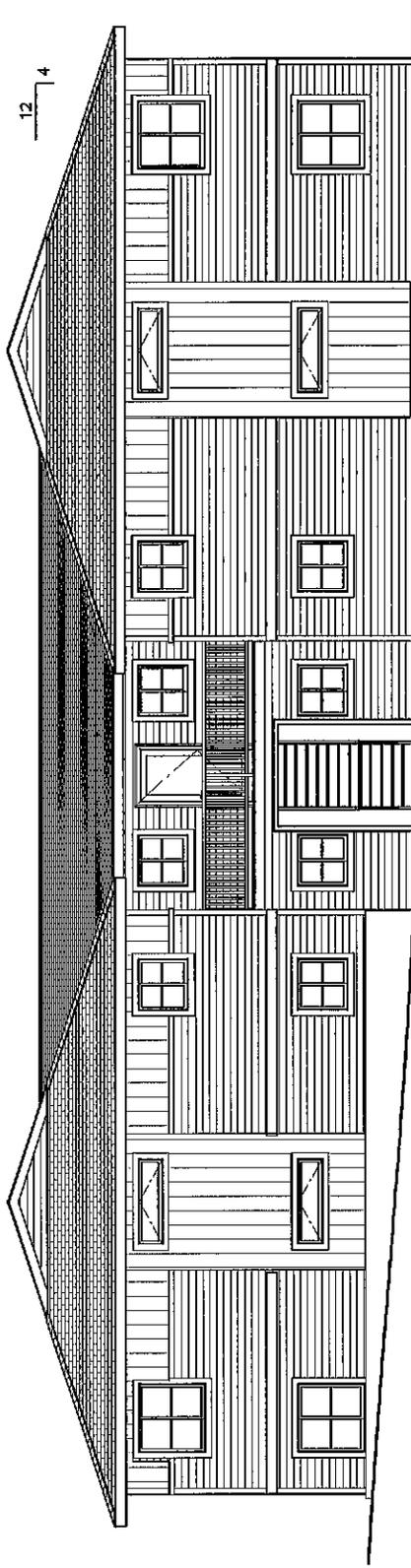
15'

12'

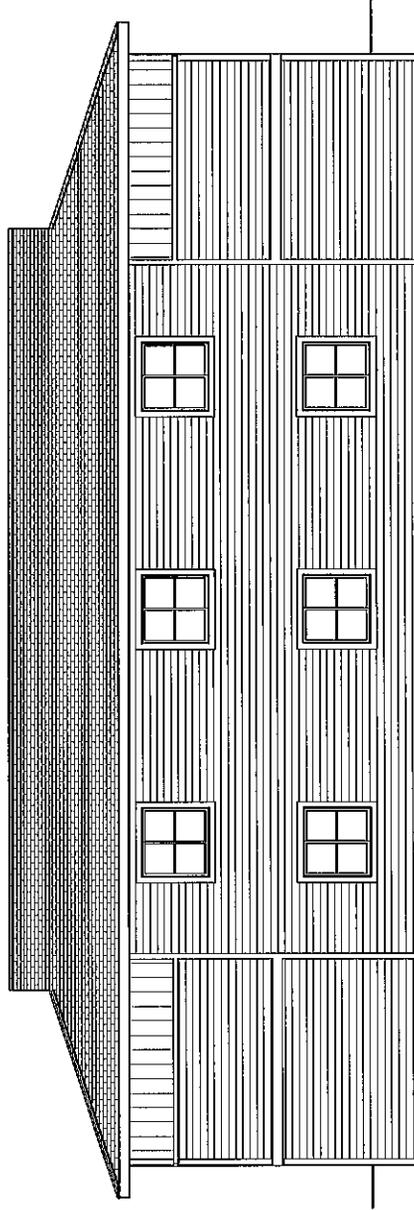
71'

8'

8'



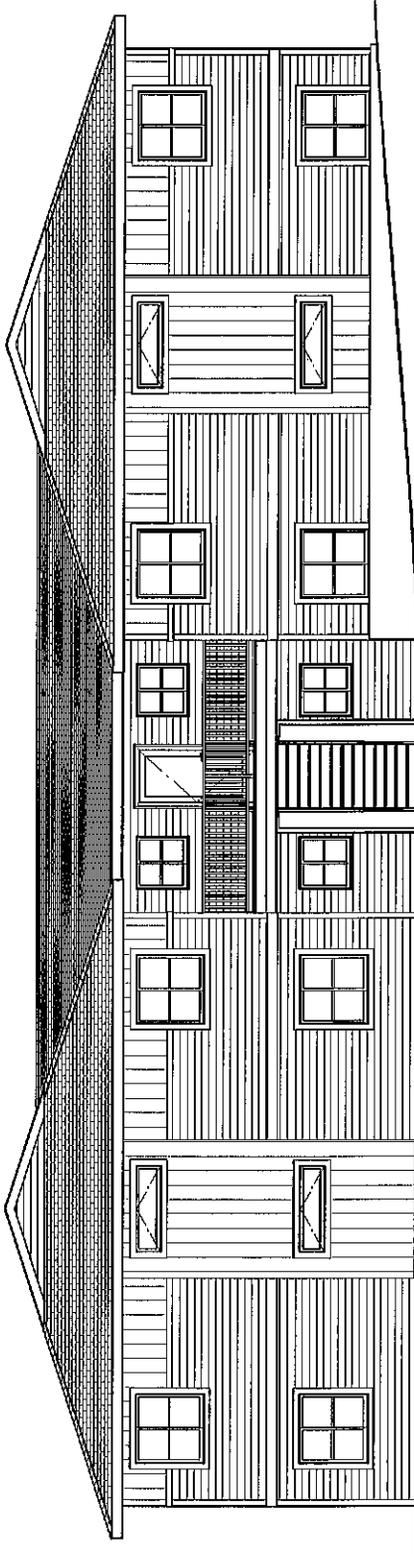
**WEST ELEVATION**  
SCALE: 3/32"=1'-0"



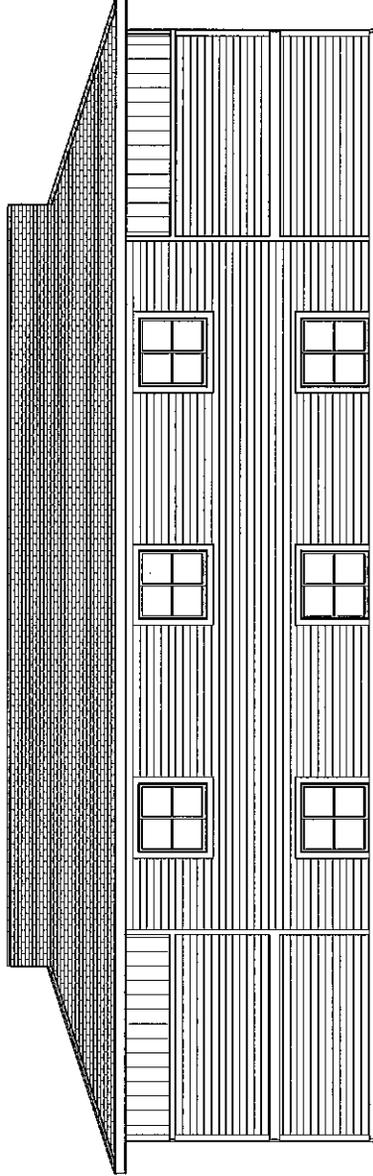
**SOUTH ELEVATION**  
SCALE: 3/32"=1'-0"

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LOCATION: WAYNE, NE

DATE: 3/26/2020  
PAGE: 3 OF: 10



**EAST ELEVATION**  
SCALE: 1/8"=1'-0"

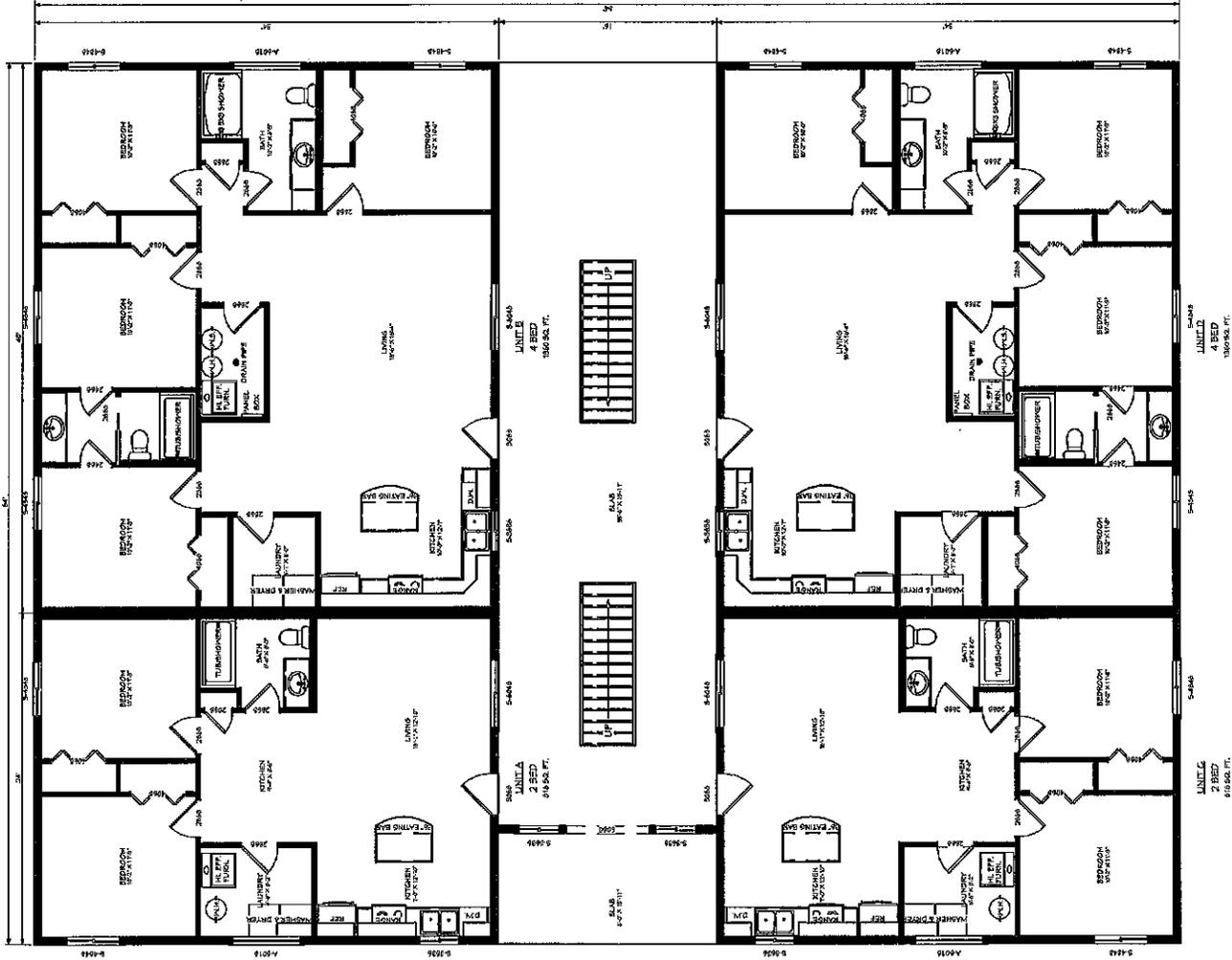


**NORTH ELEVATION**  
SCALE: 1/8"=1'-0"

DESIGNED FOR: SEBADE CONSTRUCTION  
LOCATION: WAYNE, NE



MAIN FLOOR  
SCALE: NOT TO SCALE

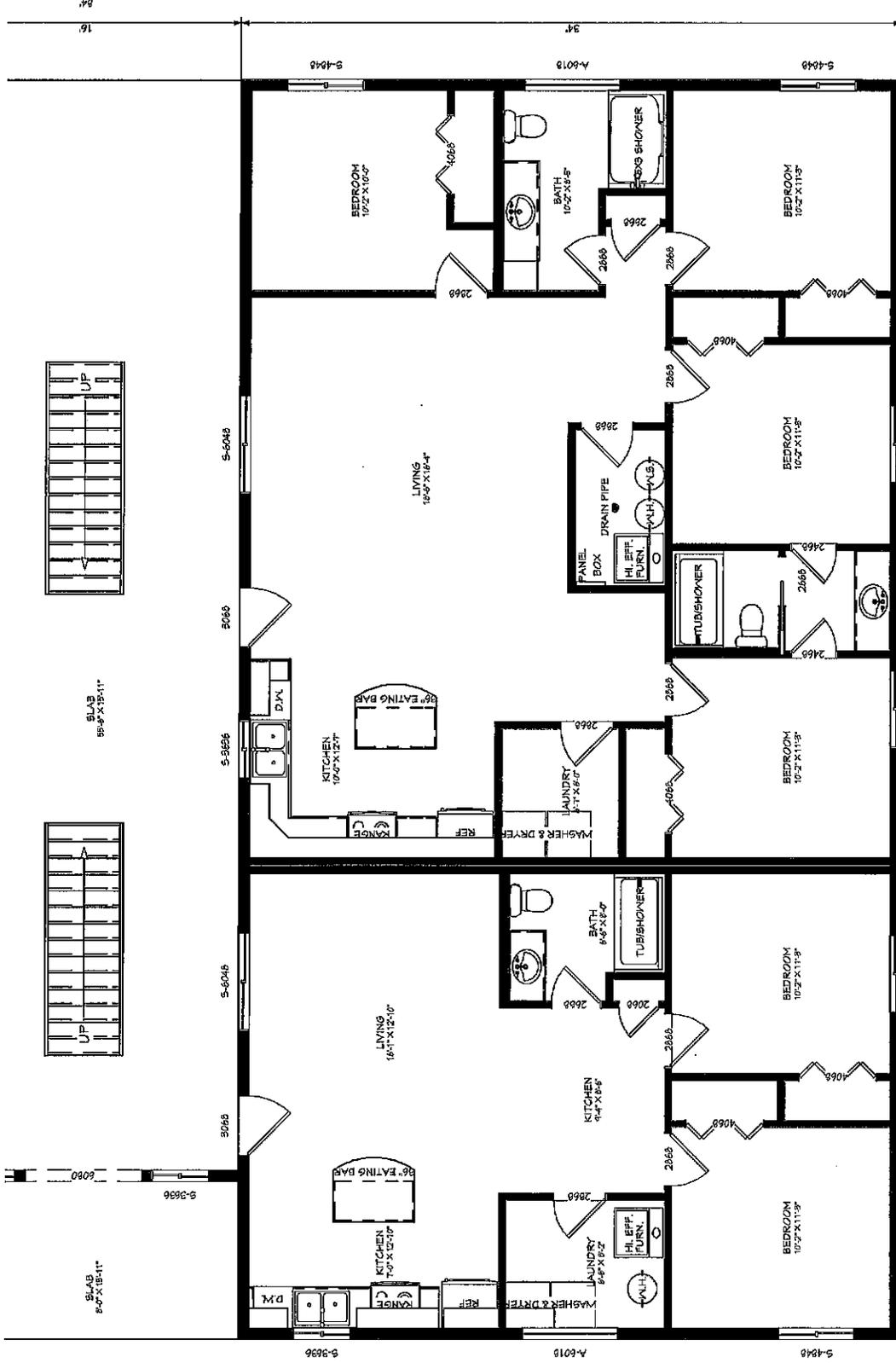


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LOCATION: WAYNE, NE

DATE 3/26/2020  
PAGE: 5 OF: 10

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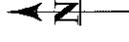


UNIT C  
2 BED  
816 SQ. FT.

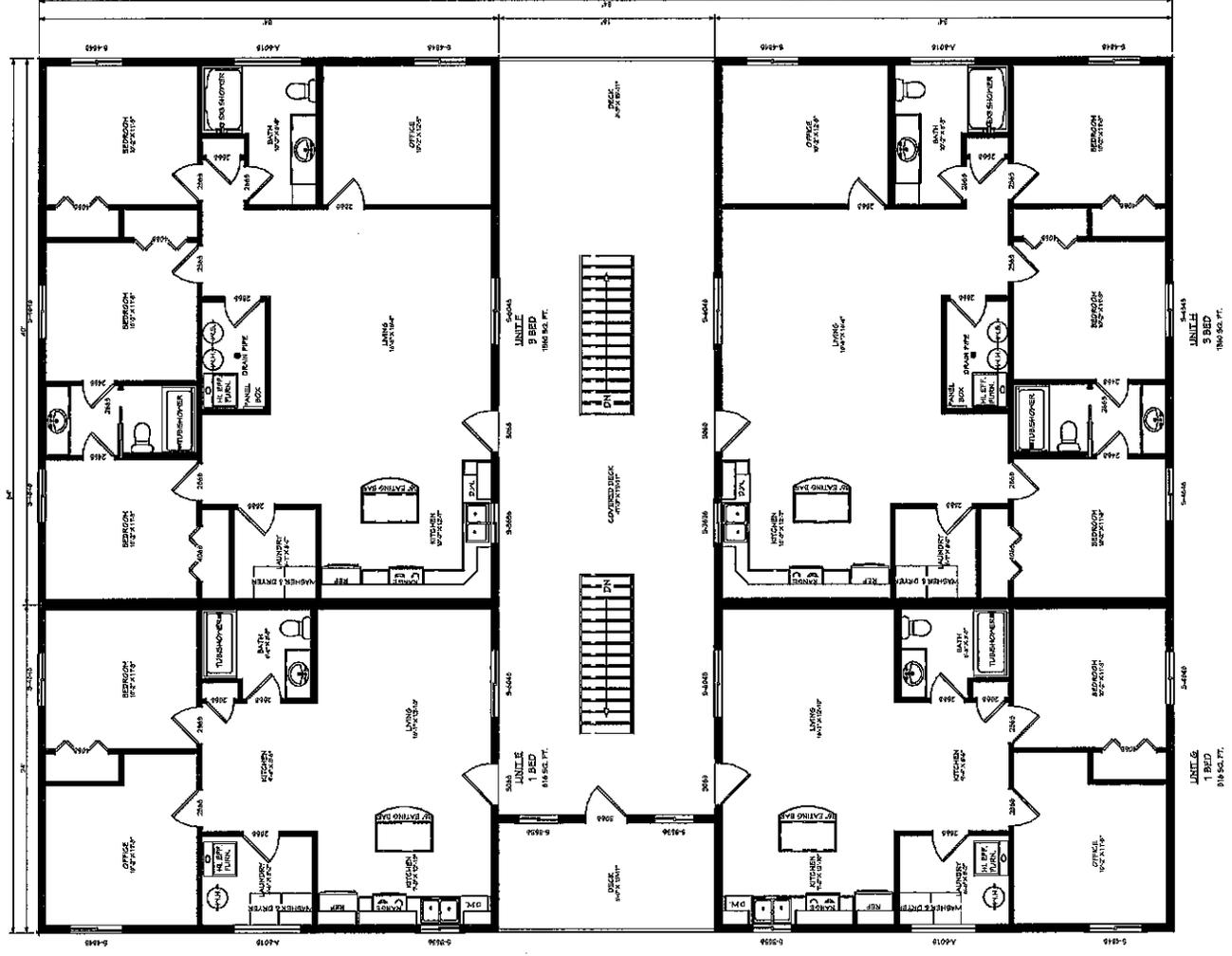
UNIT D  
4 BED  
1560 SQ. FT.



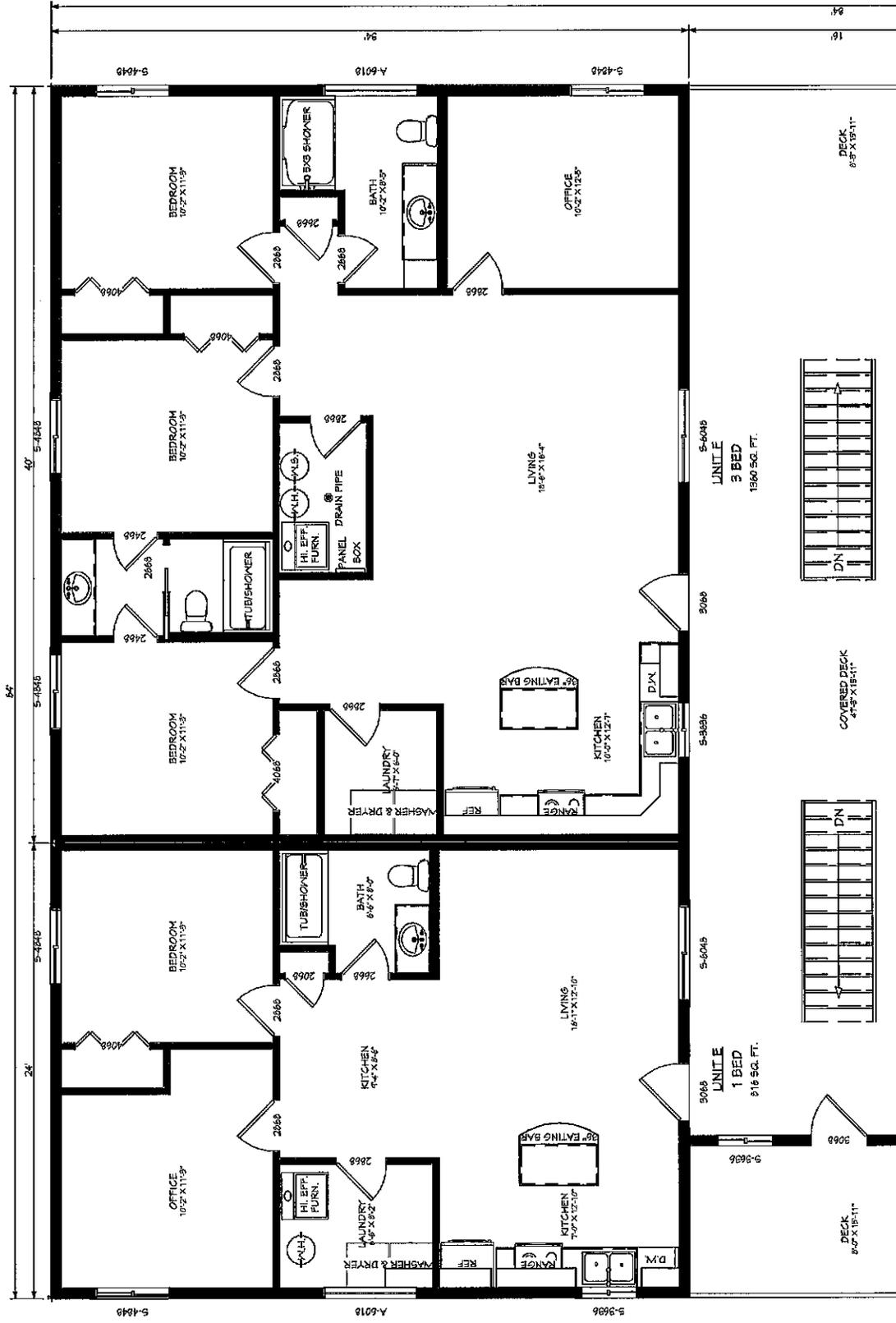
DESIGNED FOR: SEBADE CONSTRUCTION  
LOCATION: WAYNE, NE



SECOND FLOOR  
SCALE: NOT TO SCALE

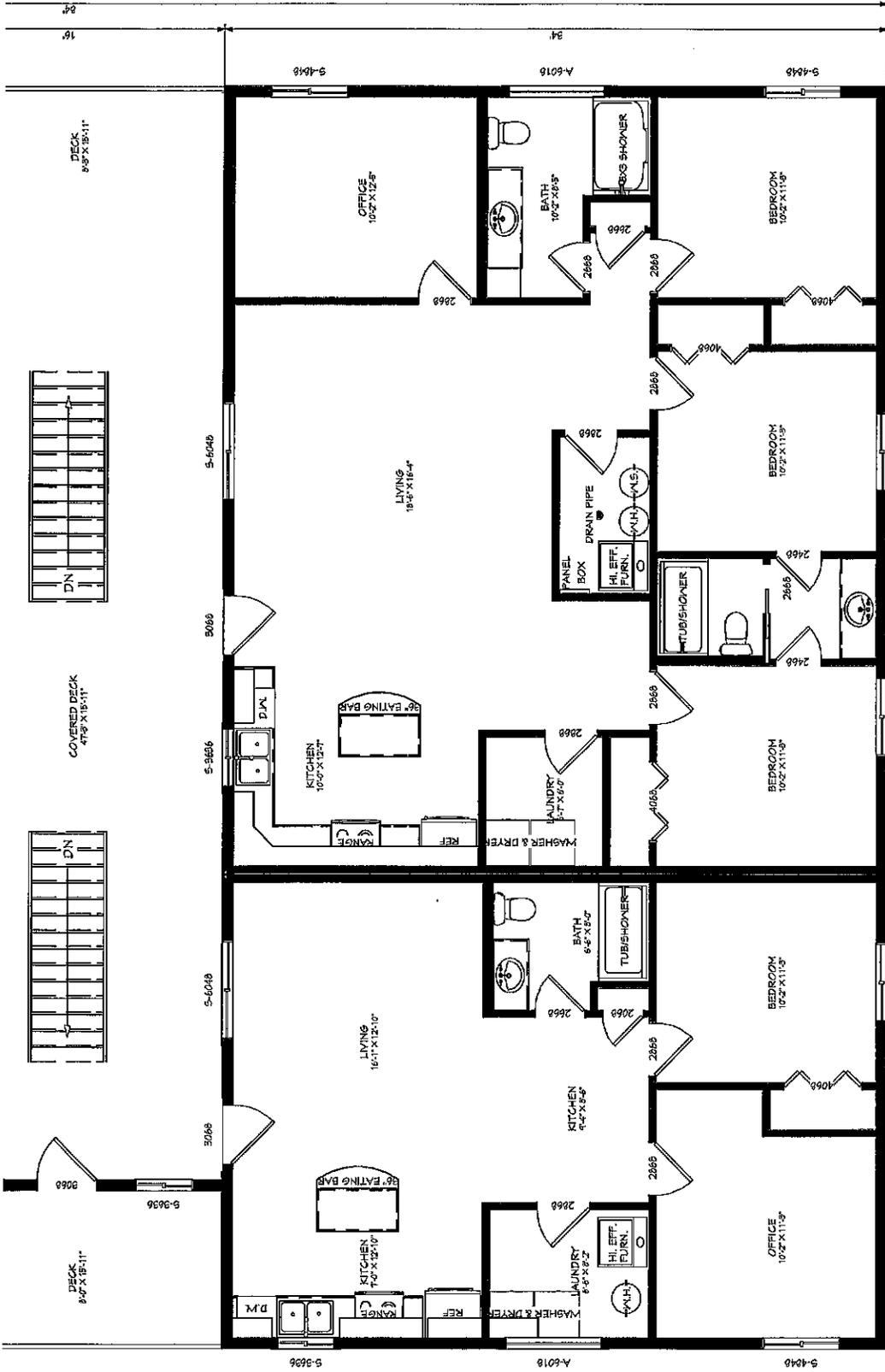


DESIGNED FOR: SEBADE CONSTRUCTION  
LOCATION: WAYNE, NE



SECOND FLOOR  
SCALE: 1/8"=1'-0"

DESIGNED FOR: SEBADE CONSTRUCTION  
LOCATION: WAYNE, NE



UNIT 2066  
1 BED  
916 SQ. FT.

UNIT 2466  
3 BED  
1360 SQ. FT.



**SECOND FLOOR**  
SCALE: 1/8"=1'-0"

Income	\$	86,000.00		
vacancy			\$	4,000.00
Insurance			\$	3,800.00
Utilities & trash			\$	2,800.00
Depreciation			\$	19,250.00
Lawn & snow removal			\$	2,250.00
Interest			\$	18,830.00
Maintenance & management			\$	4,500.00

	\$	86,000.00	\$	55,430.00	
Net income	\$	30,750.00			
Capital invested w/o TIF	\$	630,000.00	ROI		4.88%
Capital invested with TIF	\$	530,000.00	ROI		5.80%