

July 28, 2020

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, July 28, 2020, at 4:00 o'clock p.m. Chair Jill Brodersen called the meeting to order with the following in attendance: Members Mark Lenihan, Cale Giese, and Terry Sievers; City Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Members Jon Meyer, Corby Schweers and Nick Muir.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on July 16, 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 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 Giese made a motion, which was seconded by Member Sievers, to approve the minutes of the June 30, 2020, meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer, Schweers and Muir who were absent, the Chair declared the motion carried.

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

City of Wayne	
Attorney Fees	\$800.00
Ads & Notices	\$51.99
Miller Law	
Pick Quiet Title Action	\$420.00
Wayne County Clerk	
Deed of Reconveyance	\$10.00

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

The CRA reviewed the proposed 2020-2021 budget. Beth Porter, Finance Director, was present to answer questions. The current CRA cash balance is \$397,513.

Member Giese made a motion, which was seconded by Member Sievers, to set the public hearing on the CRA budget for August 25, 2020, at or about 4:00 p.m. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer, Schweers and Muir who were absent, the Chair declared the motion carried.

Attorney Miller updated Council 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 6th P.M., Wayne County, Nebraska, and possible action to direct staff to get a market analysis on said property. There was no appeal.

After discussion, Member Lenihan made a motion, which was seconded by Member Giese, to direct staff to get a market analysis 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. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer, Schweers and Muir who were absent, the Chair declared the motion carried.

Discussion took place regarding the three properties located between 7th and 8th Streets on Main Street.

After discussion, Member Lenihan made a motion, which was seconded by Member Sievers, to table any action on the three properties located between 7th and 8th Streets on Main Street until February, 2021. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer, Schweers and Muir who were absent, the Chair declared the motion carried.

Discussion took place on the property located at 2nd and Logan Streets.

Luke Virgil, Executive Director of WAED, was present to report back on his conversation with Larry Wells, the owner of Stadium Sports, on relocating Stadium Sports.

Member Giese stated the price on the 2nd and Logan Street property is \$60,000 as is.

After discussion, Member Lenihan made a motion, which was seconded by Member Sievers, to authorize City Administrator Blecke to negotiate the best possible price and terms on the 2nd and Logan Street property and to bring the same before the CRA at the next meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer, Schweers and Muir who were absent, the Chair declared the motion carried.

There were no other potential properties of interest to be discussed.

There being no further discussion, Chair Brodersen declared the meeting adjourned at 4:56 p.m.