

**AGENDA**  
**COMMUNITY REDEVELOPMENT AUTHORITY**  
**May 25, 2021**

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 southwest wall of the City Council Chambers as well as on the City of Wayne website at [cityofwayne.org/8/Government](http://cityofwayne.org/8/Government).

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 April 27, 2021
3. Action to approve the Claims
4. Update on the property legally described as Lot 3, Block 5, John Lake's Addition to the City of Wayne, Wayne County, Nebraska (717 Main Street)
5. Update on the property legally described as Lot 4, Block 5, John Lake's Addition to the City of Wayne, Wayne County, Nebraska, and Lot 5 and Part of Lot 6, Block 5, John Lake's Addition to the City of Wayne, Wayne County, Nebraska (711 Main Street and 106 E. 7<sup>th</sup> Street)
6. Discussion regarding other potential properties of interest
7. Adjourn
8. Reconvene as a Committee-of-the-Whole for CRA Retreat
  - Review/Discuss "Wayne CRA – Property Prioritization Packet"
  - Review/Discuss Blighted and Substandard Redevelopment Areas
  - Discussion of any other potential long-term goals of the CRA

**NEXT MEETING IS SCHEDULED FOR JUNE 29, 2021**

April 27, 2021

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, April 27, 2021, at 4:00 o'clock p.m. Chair Jill Brodersen called the meeting to order with the following in attendance: Members Jon Meyer, Mark Lenihan, Greg Ptacek, Terry Sievers and Mike Powicki; City Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Member Cale Giese.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on April 15, 2021, 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 requested a public hearing.

Member Sievers made a motion, which was seconded by Member Ptacek, to approve the minutes of the March 30, 2021, meeting. 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.

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

City of Wayne	
Attorney Fees	\$800.00
Ads & Notices	42.44
Cups/Napkins	12.27

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.

Discussion took place on making an offer on the property legally described as Lot 4, Block 5, John Lake's Addition to the City of Wayne, Wayne County, Nebraska, and Lot 5 and Part of Lot 6, Block 5, John Lake's Addition to the City of Wayne, Wayne County, Nebraska.

Member Lenihan made a motion, which was seconded by Member Powicki, to enter into executive session to protect the financial interest of the City to discuss making an offer on the property legally described as Lot 4, Block 5, John Lake's Addition to the City of Wayne, Wayne County, Nebraska, and Lot 5 and Part of Lot 6, Block 5, John Lake's Addition to the City of Wayne, Wayne County, Nebraska, and to allow Attorney Miller, Administrator Blecke, City Clerk McGuire, Joel Hansen, Street and Planning Director, Beth Porter, Finance Director, and Luke Virgil, Executive Director of Wayne Area Economic Development, to be in attendance.

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, and executive session began at 4:04 p.m.

The matter, again, to be discussed in executive session pertained to making an offer on the property legally described as Lot 4, Block 5, John Lake's Addition to the City of Wayne, Wayne County, Nebraska, and Lot 5 and Part of Lot 6, Block 5, John Lake's Addition to the City of Wayne, Wayne County, Nebraska, with the purpose being to protect the financial interest of the City.

Member Ptacek made a motion, which was seconded by Member Lenihan, to resume open session. 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, and open session resumed at 4:31 p.m.

The consensus of the CRA was to have their retreat after their regular meeting on May 25, 2021. Member Lenihan noted he would not be at that meeting.

Discussion took place regarding other potential properties of interest.

Member Meyer made a motion, which was seconded by Member Powicki, to enter into executive session to protect the financial interest of the City to discuss making an offer on the property legally described as Lot 3, Block 5, John Lake's Addition to the City of Wayne, Wayne County, Nebraska (717 Main Street), and to allow Attorney Miller, Administrator Blecke, City Clerk McGuire, Joel Hansen, Street and Planning Director, Beth Porter, Finance Director, and Luke Virgil, Executive Director of Wayne Area Economic Development, to be in attendance.

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, and executive session began at 4:42 p.m.

The matter again to be discussed in executive session pertained to making an offer on the property legally described as Lot 3, Block 5, John Lake's Addition to the City of Wayne, Wayne County, Nebraska (717 Main Street), with the purpose being to protect the financial interest of the City.

Member Sievers made a motion, which was seconded by Member Meyer, to resume open session. 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, and open session resumed at 4:52 p.m.

There being no further discussion, Chair Brodersen declared the meeting adjourned at 4:52 p.m.

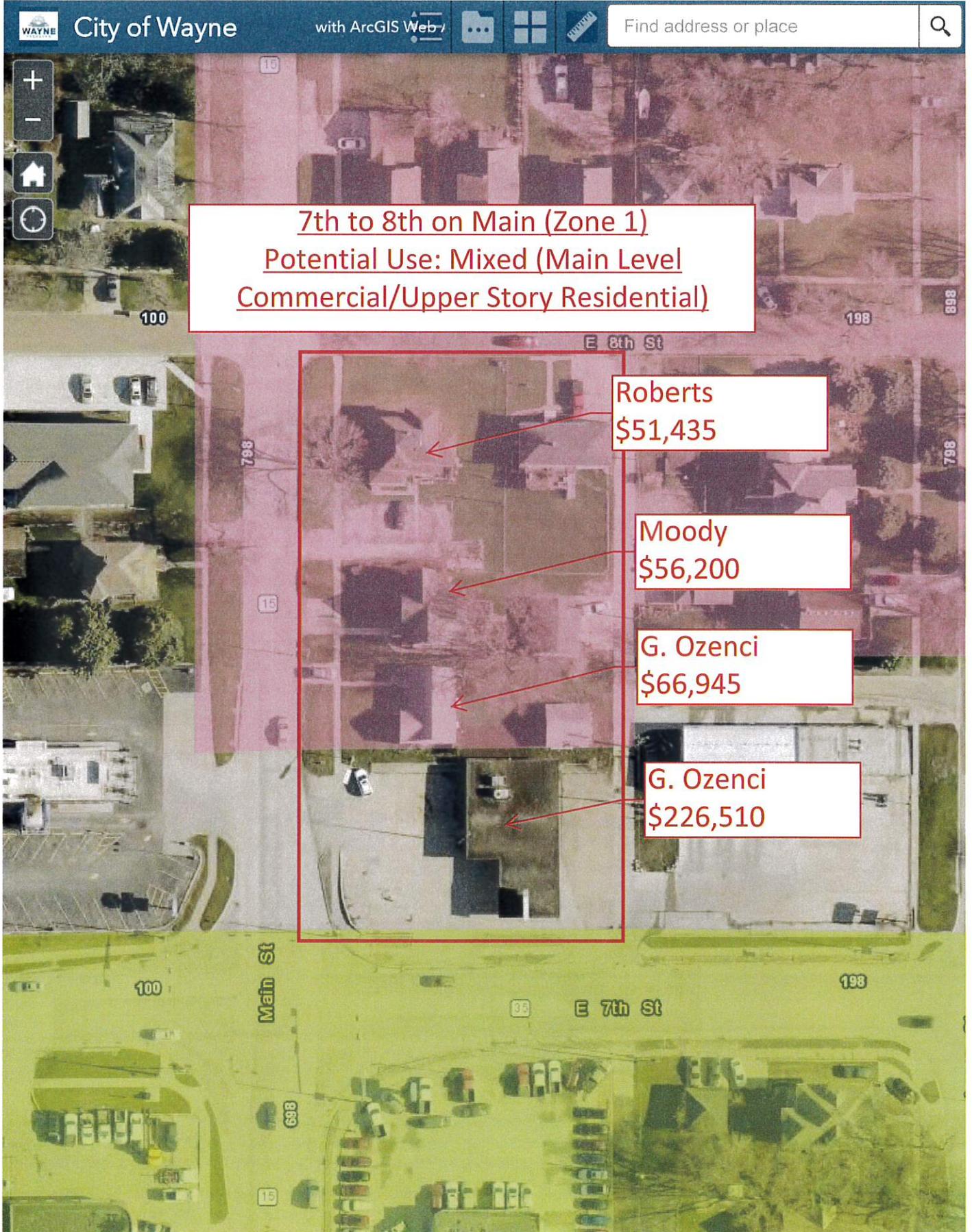
**City of Wayne  
CRA Claims List**

		<b>May 5, 2021</b>		
5/5/2021	#1450	White Farmhouse Realty, LLC 717 Main St. earnest deposit	\$	1,000.00
		<b>May 25, 2021</b>		
5/25/2021	#1451	City of Wayne Attorney Fees \$800.00 Ads/notices \$48.58	\$	848.58
		<b>Total</b>	<b>\$</b>	<b>1,848.58</b>

## RETREAT INFORMATION

7th to 8th on Main (Zone 1)			2020 Valuation	Property Type	Property Use	TIF Eligible	Recent Sale	Sale Date	Parcel #	Legal
Address	Owner									
721 Main Street	Bradley F. Roberts	\$ 51,435.00	Residential	2-story house	Yes	\$43,000.00	9/1/2020	4408.00		W 90' of Lots 1 & 2, Block 5, John Lake's Addition
717 Main Street	Douglas & Lorraine Moody (Omaha, NE)	\$ 58,200.00	Residential	2-story house	Yes	N/A		4410.00		Lot 3, Block 5, John Lake's Addition
711 Main Street	Gurkan Ozenci	\$ 66,945.00	Residential	1-story house	Yes	N/A		4411.00		Lot 4, Block 5, John Lake's Addition
700 Main Street	Gurkan Ozenci	\$ 226,510.00	Commercial	(former 1st Nat'l Bank)	No	N/A		4412.00		Lot 5 & PT Lot 6, Block 5, John Lake's Addition
12th to 13th on Main (Zone 2)			2020 Valuation	Property Type	Property Use	TIF Eligible	Recent Sale	Sale Date	Parcel #	Legal
Address	Owner									
1216 Main Street	Wayne CRA	\$ 13,615.00	Residential	bare lot (old armory)	Yes	\$50.00	12/5/2017	3035.01		Lots 22, 23, 24, Block 10, College Hill First Addition
1214 Main Street	Sebadie Housing, LLC	\$ 33,525.00	Residential	1.5-story house	Yes	\$45,000.00	5/14/2019	3035.00		Lots 20 & 21, Block 10, College Hill First Addition
1212 Main Street	Chris & Amanda Hansen (Laurel, NE)	\$ 66,210.00	Residential	1-story house	Yes	N/A		3034.00		Lots 18 & 19, Block 10, College Hill First Addition
1208 Main Street	BK Housing, LLC (Jereel Schroeder - Wakefield)	\$ 53,960.00	Residential	1-story house	Yes	N/A		3033.00		Lots 16 & 17 & N 15' of Lot 15, Block 10, College Hill First Addition
1202 Main Street	John F. & Irene L. Buck (S. Sioux City, NE)	\$ 117,595.00	Residential	2-story house	Yes	\$100.00	2/6/2018	3032.00		PT Lot 13, All Lot 14 & S 10' of Lot 15, Block 10, College Hill First Addition
Ace to Valley Drive on Hwy 35 (Zone 3)			2020 Valuation	Property Type	Property Use	TIF Eligible	Recent Sale	Sale Date	Parcel #	Legal
Address	Owner									
707 E 7th Street	GLP Development Corp (Pick)	\$ 69,435.00	Residential	1-story house	No	\$125,000.00	2/10/2017	5025.00		Lot 4, Block 1, Cecil Wrieth's Second Addition
821 E 7th Street	GLP Development Corp (Pick)	\$ 541,755.00	Commercial	Retail Store (O'Reilly Auto Parts)	No	N/A		5024.00		PT of Lot 3, Block 1, Cecil Wrieth's Second Addition
710 E 6th Street	Corner View Properties, Inc. (Ron Wrieth)	\$ 42,940.00	Residential	Trailer Court	Yes	N/A		5021.00		Lots 1, 2, PT of Lot 3, Cecil Wrieth's Second Addition
CAC to School on Hwy 35 (Zone 4)			2020 Valuation	Property Type	Property Use	TIF Eligible	Recent Sale	Sale Date	Parcel #	Legal
Address	Owner									
809 W 7th Street	Ronald & Amanda Vick	\$ 81,950.00	Residential	1-story house	No	N/A		5079.00		TL 53, PT NE 1/4, NW 1/4, Wayne Tracts, 13-26-3
803 W 7th Street	Lucas & Danielle Olberding	\$ 112,640.00	Residential	1-story house	No	\$157,500.00	11/5/2020	5049.00		TL 52 & TL 129, PT NE 1/4, NW 1/4, Wayne Tracts, 13-26-3
721 W 7th Street	Joshua & Brittany Sievers (Ankeny, IA)	\$ 70,285.00	Residential	1.5-story house	No	N/A		5064.00		TL 79, N1/2, NE1/4, WAYNE TRACTS 13-26-3
Community Gardens & Lagoon (Zone 5)			2020 Valuation	Property Type	Property Use	TIF Eligible	Recent Sale	Sale Date	Parcel #	Legal
Address	Owner									
700 E 4th Street	City of Wayne	\$ -	Recreational/Residential	Community Gardens/Soccer Fields	Yes	N/A		80238.00		Lot 3, Southeast Addition
900 E 4th Street	City of Wayne	\$ -	Recreational/Residential	Community Gardens/Soccer Fields	Yes	N/A		80238.01		Lot 4, Southeast Addition
700 E Fairgrounds Ave)	City of Wayne	\$ -	Recreational/Industrial	Lagoon/Sewer Treatment/Sofball Complex	No	N/A		80235.00		Lot 5, Southeast Addition
Kardell Property (Zone 6)			2020 Valuation	Property Type	Property Use	TIF Eligible	Recent Sale	Sale Date	Parcel #	Legal
Address	Owner									
1216 E 14th Street	Virgil L. Kardell	\$ 10,040.00	Residential	bare lot	No	\$0.00	6/24/2016	4316.21		Lot 2, Kardell East 14th Street Addition
1280 E 14th Street	Cornerstone, LLC (Virgil Kardell)	\$ 14,000.00	Commercial	bare lot	No	\$70,000.00	12/15/2017	4316.23		Lot 4, Kardell East 14th Street Addition
1290 E 14th Street	Cornerstone, LLC (Virgil Kardell)	\$ 15,400.00	Commercial	bare lot	No	\$0.00		4316.22		Lot 3, Kardell East 14th Street Addition
1300 E 14th Street	Cornerstone, LLC (Virgil Kardell)	\$ 4,245.00	Commercial	bare lot	No	\$0.00	1/26/2017	4316.25		Outlot (Johnson Drive), Kardell East 14th Street Addition
1360 E 14th Street	Cornerstone, LLC (Virgil Kardell)	\$ 44,600.00	Commercial	bare lot	No	\$75,000.00	6/17/2016	4316.24		Lot 5, Kardell East 14th Street Addition
N/A	Virgil L. Kardell	\$ 341,090.00	Agricultural	Agricultural	No	N/A		2075.00		7-26-4, PT E1/2, E1/4, 7-26-4
Logan to Nebraska on 2nd Street (Zone 7)			2020 Valuation	Property Type	Property Use	TIF Eligible	Recent Sale	Sale Date	Parcel #	Legal
Address	Owner									
201 Logan Street	Mid Plains Grain, LLC (Breck Giese)	\$ 9,900.00	Commercial	bare lot	Yes	N/A		2788.00		PT of Lot 5 & All of Lot 6, Block 14, Original Wayne
201 Logan Street	Mid Plains Grain, LLC (Breck Giese)	\$ 43,730.00	Commercial	grain storage bldg.	Yes	N/A		2789.00		Lots 7 & 8, Block 14, Original Wayne

Main to Walnut on 10th Street (Zone 8)									
Address	Owner	2020 Valuation	Property Type	Property Use	TIF Eligible	Recent Sale	Sale Date	Parcel #	Legal
941 Main Street	City of Wayne	\$ -	Commercial/Residential	bare lot	Yes	N/A		4702.00	S 25' of Lot 5 & N15' of Lot 4, Block 1, Spahr's Addition
935 Main Street	Edwin & Lee Ann Brogie	\$ 60,715.00	Residential	1.5-story house	Yes	N/A		4700.00	N 15' of Lot 3 & S 45' of Lot 4, Block 1, Spahr's Addition
117 E 10th Street	Neb. District of the Lutheran Church (MO Sync	\$ -	Commercial/Residential	campus ministry	Yes	N/A		80187.00	Lots 6-7-8, Block 1, Spahr's Addition
932 Logan Street	Charissa Loftis	\$ 55,875.00	Residential	1-story house	Yes	N/A		4705.00	Lots 9 & 10, Block 1, Spahr's Addition
303 E 10th Street	Joel & Kristene Lipp (Laurel, NE)	\$ 63,760.00	Residential	1.5-story house	Yes	N/A		4084.00	Lots 5 & 6, Block 3, College View Addition
305 E 10th Street	Steve Hall	\$ 67,130.00	Residential	2-story house	Yes	N/A		4083.00	Lots 3 & 4, Block 3, College View Addition
309 E 10th Street	309 Partners, LLC (Jeff Moriok)	\$ 78,865.00	Residential	2-story house	Yes	N/A		4082.00	Lots 1 & 2, Block 3, College View Addition
315 E 10th Street	309 Partners, LLC (Jeff Moriok)	\$ 78,250.00	Residential	1.5-story house	Yes	N/A		4075.00	Lots 5 & 6, Block 2, College View Addition
317 E 10th Street	Timothy & Rachelle Heesacker (Gretna, NE)	\$ 64,130.00	Residential	1.5-story house	Yes	N/A		4074.00	Lots 3 & 4, Block 2, College View Addition
321 E 10th Street	M2RB Properties, LLC (Mike McMannigal)	\$ 91,545.00	Residential	1.5-story house	Yes	N/A		4073.00	Lots 1 & 2, Block 2, College View Addition
933 Windom Street	Leathers, LLC (Mike Leathers-Lyons, NE)	\$ 51,310.00	Residential	1.5-story house	Yes	N/A		4065.00	N 1/2 Lots 3-4-5-6, Block 1, College View Addition
927 Windom Street	Gordon & Karen Granberg	\$ 32,930.00	Residential	1.5-story house	Yes	N/A		4066.00	S 1/2 Lots 3-4-5-6, Block 1, College View Addition
407 E 10th Street	Robert & Linda Sweetland	\$ 87,370.00	Residential	1-story house	Yes	N/A		4064.00	Lots 1 & 2, Block 1, College View Addition
415 E 10th Street	Suzain Properties, LLC (Steven & Cindy Meyer)	\$ 108,660.00	Residential	1-story house	Yes	N/A		4482.00	Lot 22, McPherran's Addition
926 Walnut Street	Matthew & Jennifer Jonas (Dixon, NE)	\$ 48,285.00	Residential	1.5-story house	Yes	N/A		4481.00	N 98' of Lot 21, McPherran's Addition
922 Walnut Street	Carter Peterson & Larry & Martha Brodersen	\$ 81,610.00	Residential	Apartments (4 units)	Yes	N/A		4480.00	S 48' of Lot 21, McPherran's Addition
Northeast Power to Pac N Save on Hwy 35 (Zone 9)									
Address	Owner	2020 Valuation	Property Type	Property Use	TIF Eligible	Recent Sale	Sale Date	Parcel #	Legal
1115 W 7th Street	Pac N Save, Inc.	\$ 550,360.00	Commercial	bare lot west of Pac N Save	No	N/A		4612.03	Lot 3A or 3B, Pac N Save Administrative Replat of Lot 3, Westside Heights Subdivision
1305 W 7th Street	KG-Mac, LLC (Vicki Herman-Clarks, NE)	\$ 274,565.00	Residential	Apartments (2 bldg; 11 total units)	No	N/A		5053.00	TL 97 PT NW 1/4; NW 1/4, Wayne Tracts, 13-26-3
	Pac N Save, Inc.	\$ 15,200.00	Commercial	bare lot west of Pac N Save	No	N/A		4894.04	Lot 2, Westside Heights Subdivision
Pick-Meyer Property (Zone 10)									
Address	Owner	2020 Valuation	Property Type	Property Use	TIF Eligible	Recent Sale	Sale Date	Parcel #	Legal
(N/A)	B. Pick (1/2); S. Meyer (1/4); M. Meyer (1/4)	\$ 391,330.00	Agricultural	Agricultural	Partial	\$0.00	4/16/2020	1490.02	12-26-3, PT SW 1/4, 12-26-3
Riley's Property (Zone 11)									
Address	Owner	2020 Valuation	Property Type	Property Use	TIF Eligible	Recent Sale	Sale Date	Parcel #	Legal
110 S Logan Street	Vakoc Construction Company	\$ 11,375.00	Commercial	Retail Store (Flooring & Gifts)	Yes	N/A		2892.01	Lot 9, block 29, Original Wayne
117 S Main Street	Vakoc Construction Company	\$ 175,930.00	Commercial	Retail Store (Flooring & Gifts)	Yes	N/A		5131.00	TL 57, PT SW 1/4; NW 1/4, Wayne Tracts, 18-26-4
	Lindsay Family Trust	\$ 81,725.00	Commercial	Retail Store (Auto Parts)	Yes	N/A		2893.00	PT Lot 4 & 1.5' Vac Alley, Block 29, Original Wayne
113 S Main Street	City of Wayne	\$ -	Commercial	bare lot	Yes	\$87,275.00	9/28/2018	80205.00	Lots 1-2-3 & 6-7-8 & 8' Vac Alley Adj To Each & Lot 5 & 14.5' Vac Alley & 16' Vac Alley (Previously TL 8 & 9), Block 29, Original Wayne
	City of Wayne	\$ -	Commercial	bare lot	Yes			80205.01	18-26-4, TL 83 PT SW 1/4, NW 1/4, Wayne Tracts, 18-26-4
Walnut to Dearborn on Hwy 35 (Zone 12)									
Address	Owner	2020 Valuation	Property Type	Property Use	TIF Eligible	Recent Sale	Sale Date	Parcel #	Legal
501 E 7th Street	Wayne Rentals, LLC (Tom Jacobsen)	\$ 51,970.00	Residential	1-story house	No	N/A		4211.00	W 1/2 of Lots 6 & 7, Block 1, East Addition
511 E 7th Street	Melvin & Joan Miller	\$ 49,985.00	Residential	1-story house	No	N/A		4210.00	E 1/2 of Lots 6 & 7, Block 1, East Addition
515 E 7th Street	Stuthmann Rentals, LLC (Connie Stuthmann)	\$ 40,395.00	Residential	1-story house	No	N/A		4209.00	W 1/2 Lot 4 & All Lot 5, Block 1, East Addition
521 E 7th Street	Greenwald Rentals, LLC (Neal Greenwald)	\$ 61,165.00	Residential	1-story house	No	N/A		4208.00	Lot 3 & E 25' of Lot 4, Block 1, East Addition



7th to 8th on Main (Zone 1)  
Potential Use: Mixed (Main Level  
Commercial/Upper Story Residential)

Roberts  
 \$51,435

Moody  
 \$56,200

G. Ozenci  
 \$66,945

G. Ozenci  
 \$226,510

60ft  
 -97.017 42.236 Degrees



12th to 13th on Main (Zone 2)  
Potential Use: Residential, i.e. Row Houses  
with alley access/rear parking  
(College-specific or Young Professionals)

Wayne CRA  
 \$13,615

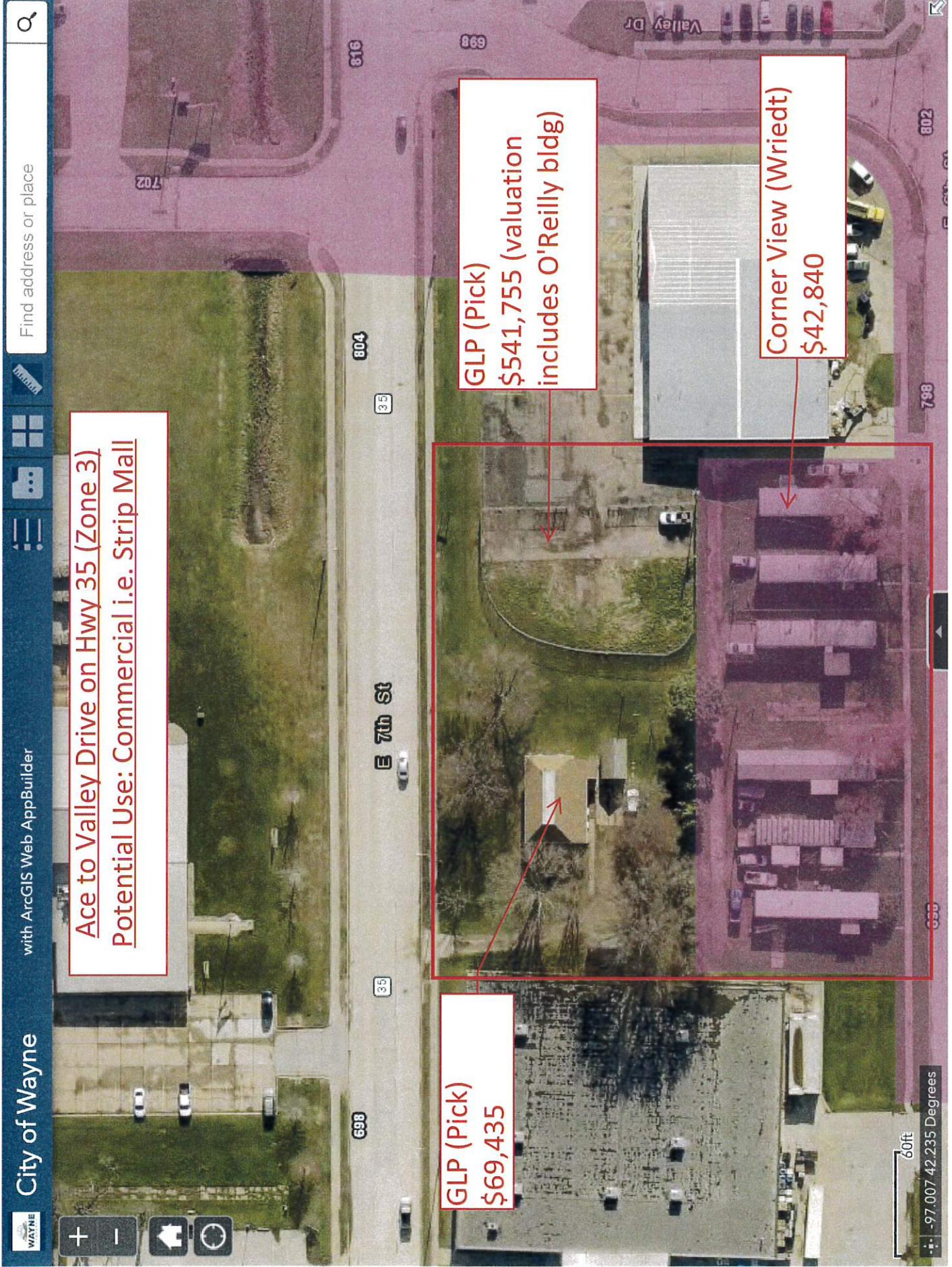
Sebade  
 \$33,525

Hansen  
 \$66,210

J3K  
 \$53,960

Buck  
 \$117,595

60ft  
 -97.016 42.242 Degrees



Ace to Valley Drive on Hwy 35 (Zone 3)  
Potential Use: Commercial i.e. Strip Mall

GLP (Pick)  
 \$69,435

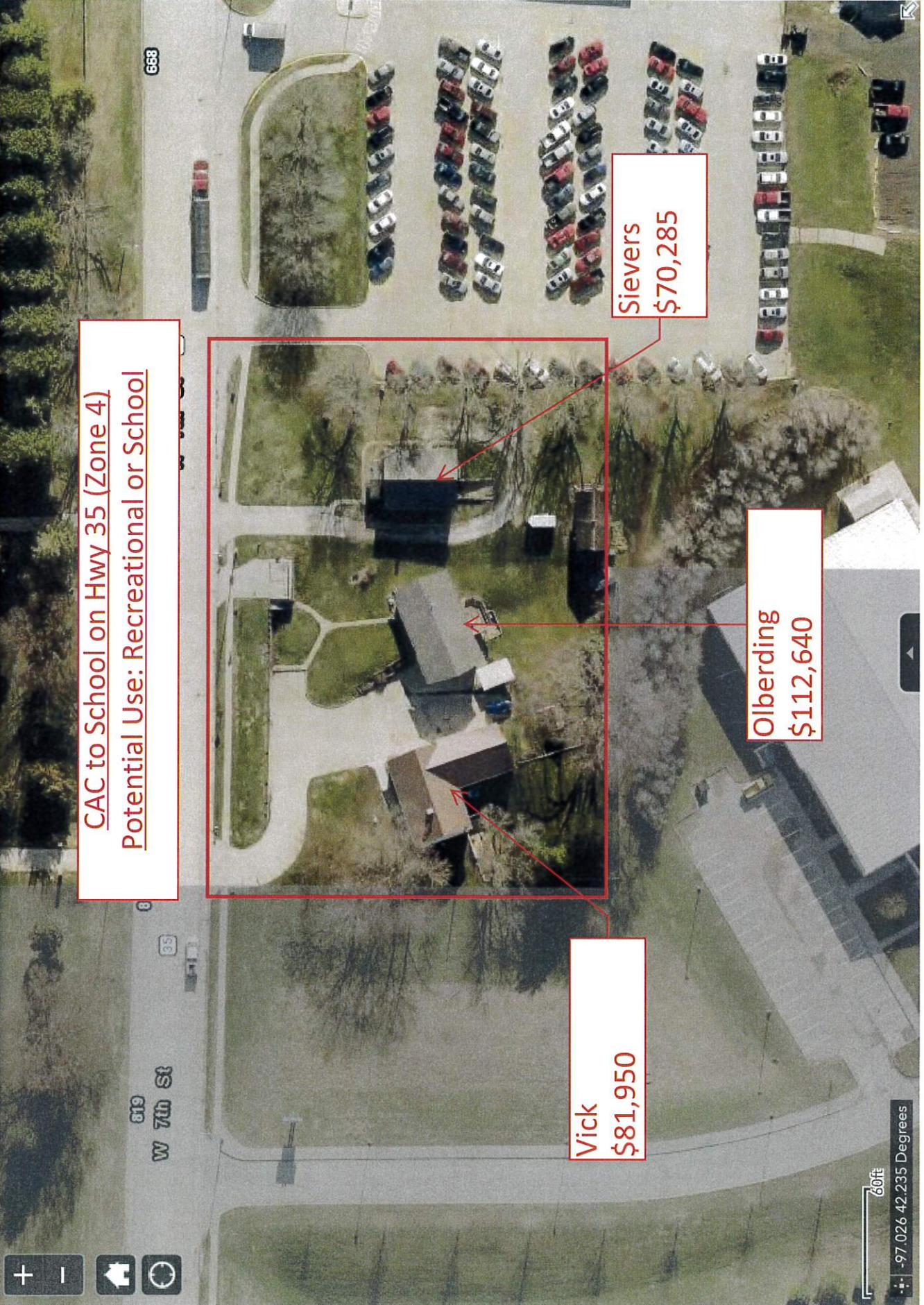
GLP (Pick)  
 \$541,755 (valuation  
 includes O'Reilly bldg)

Corner View (Wriedt)  
 \$42,840

City of Wayne

with ArcGIS Web AppBuilder

Find address or place



CAC to School on Hwy 35 (Zone 4)  
Potential Use: Recreational or School

Vick  
\$81,950

Olberding  
\$112,640

Sievers  
\$70,285

Community Gardens & Lagoon (Zone 5)  
Potential Use: Residential & Recreational  
(please refer to RDG Concepts from Council Packet, 03.30.2021)



E 4th St



1st Ave

300ft

-97.008 42.231 Degrees



PLANNING

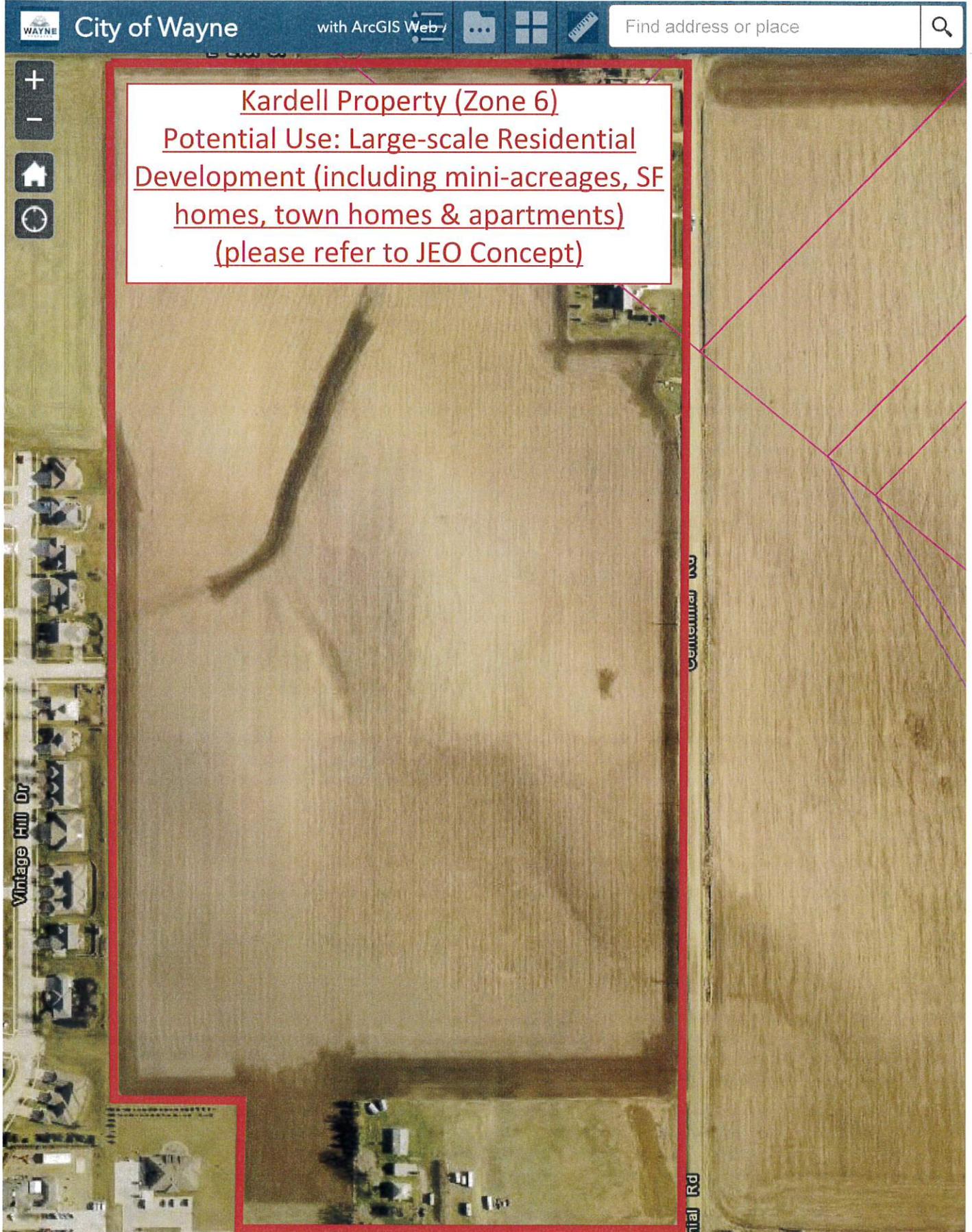




PLANNING







Kardell Property (Zone 6)  
Potential Use: Large-scale Residential  
Development (including mini-acreages, SF  
homes, town homes & apartments)  
(please refer to JEO Concept)

Vintage Hill Dr

Centennial Rd

Centennial Rd

300ft

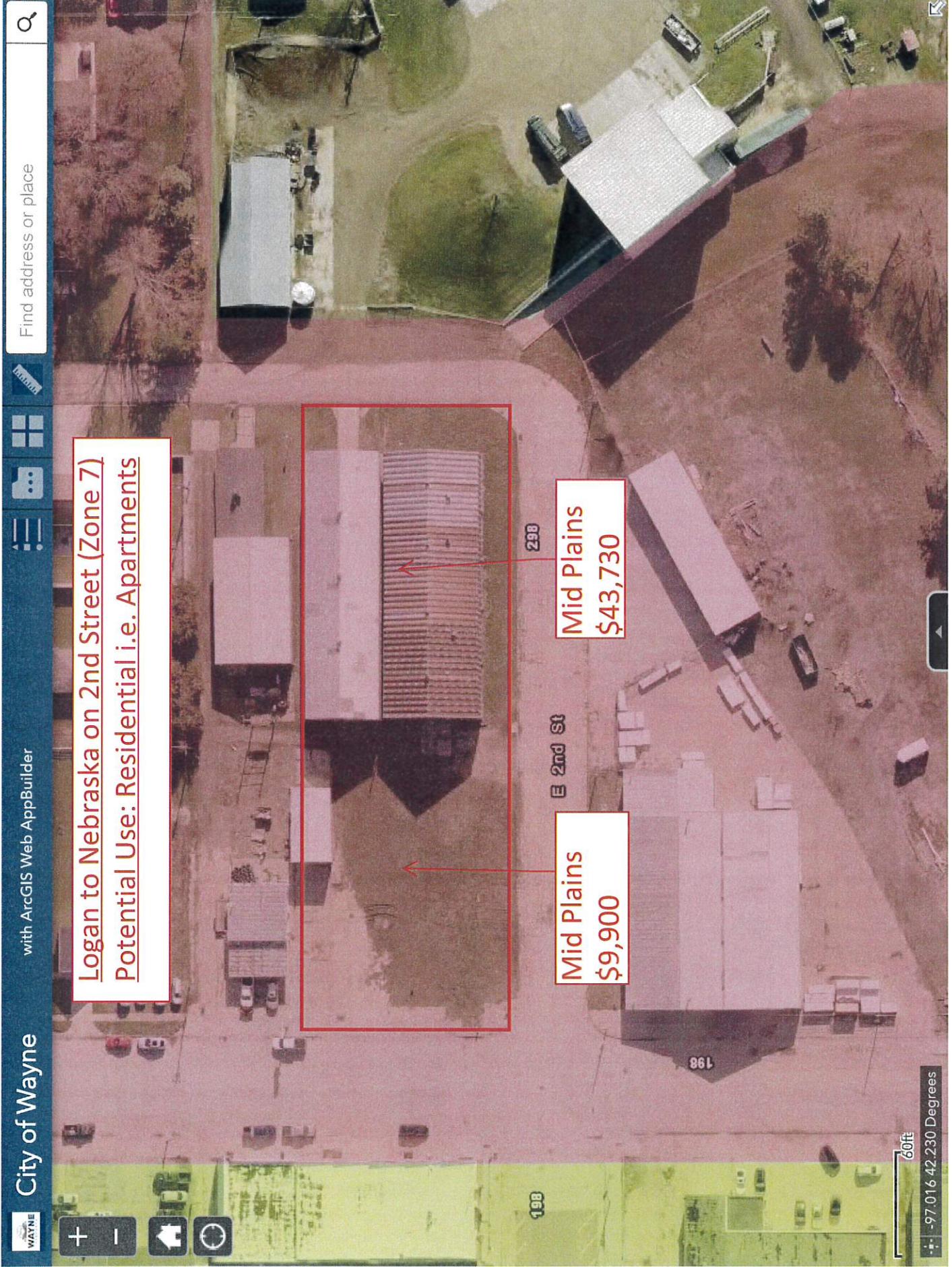
-97.001 42.246 Degrees

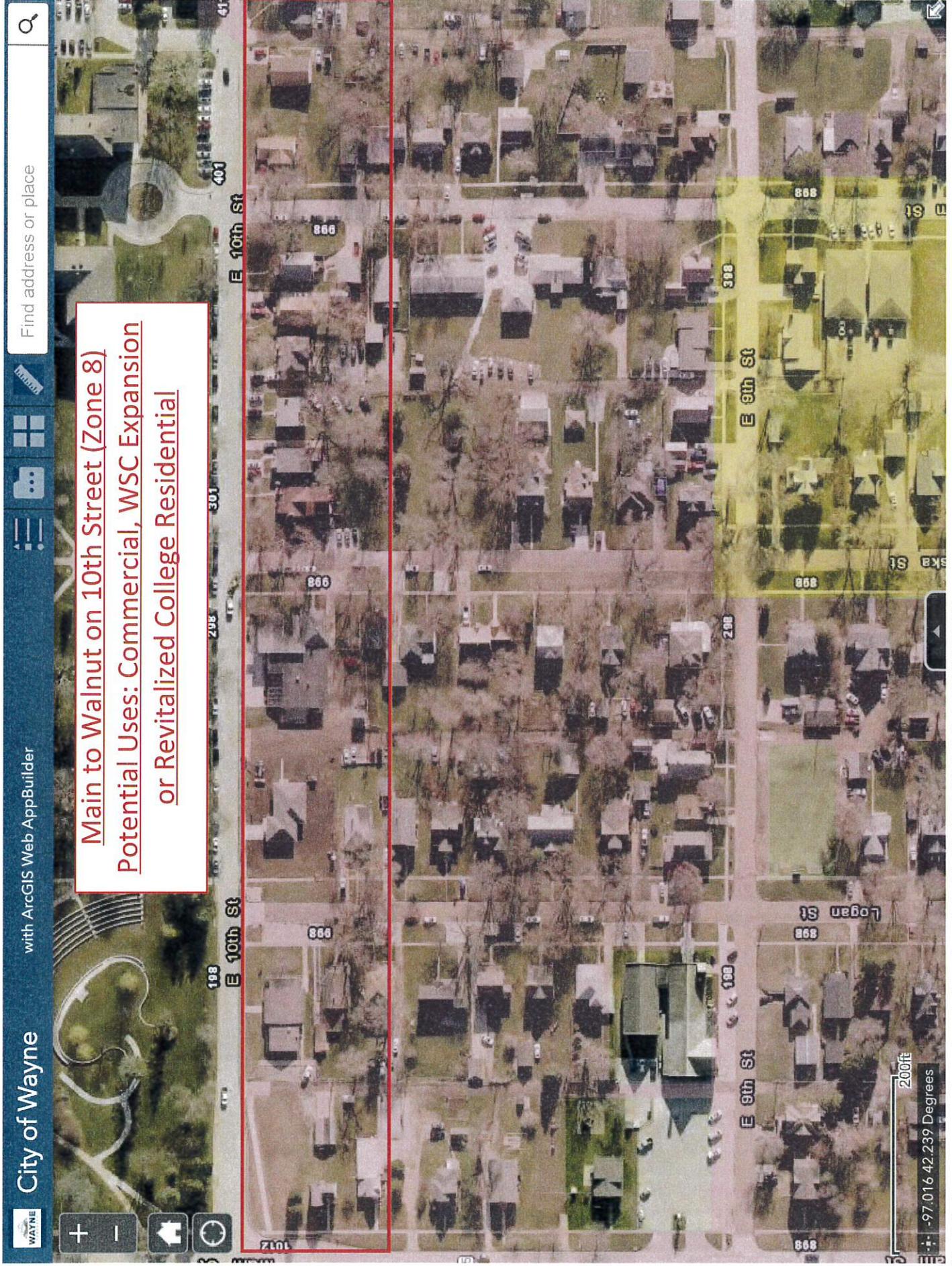


**SUBDIVISION SUMMARY**

APARTMENT BUILDINGS(36 UNIT)	3, 108 UNITS
TOWNHOMES/ROW HOUSING	5, 25 UNITS
DUPLEX/TRI-PLEX	14, 32 UNITS
SINGLE FAMILY	91
LARGE SINGLE FAMILY/PACREAGE	11









Northeast Power to Pac N Save (Zone 9)  
Potential Use: Commercial i.e. Gas Station  
w/ Convenience Store & Truck Parking

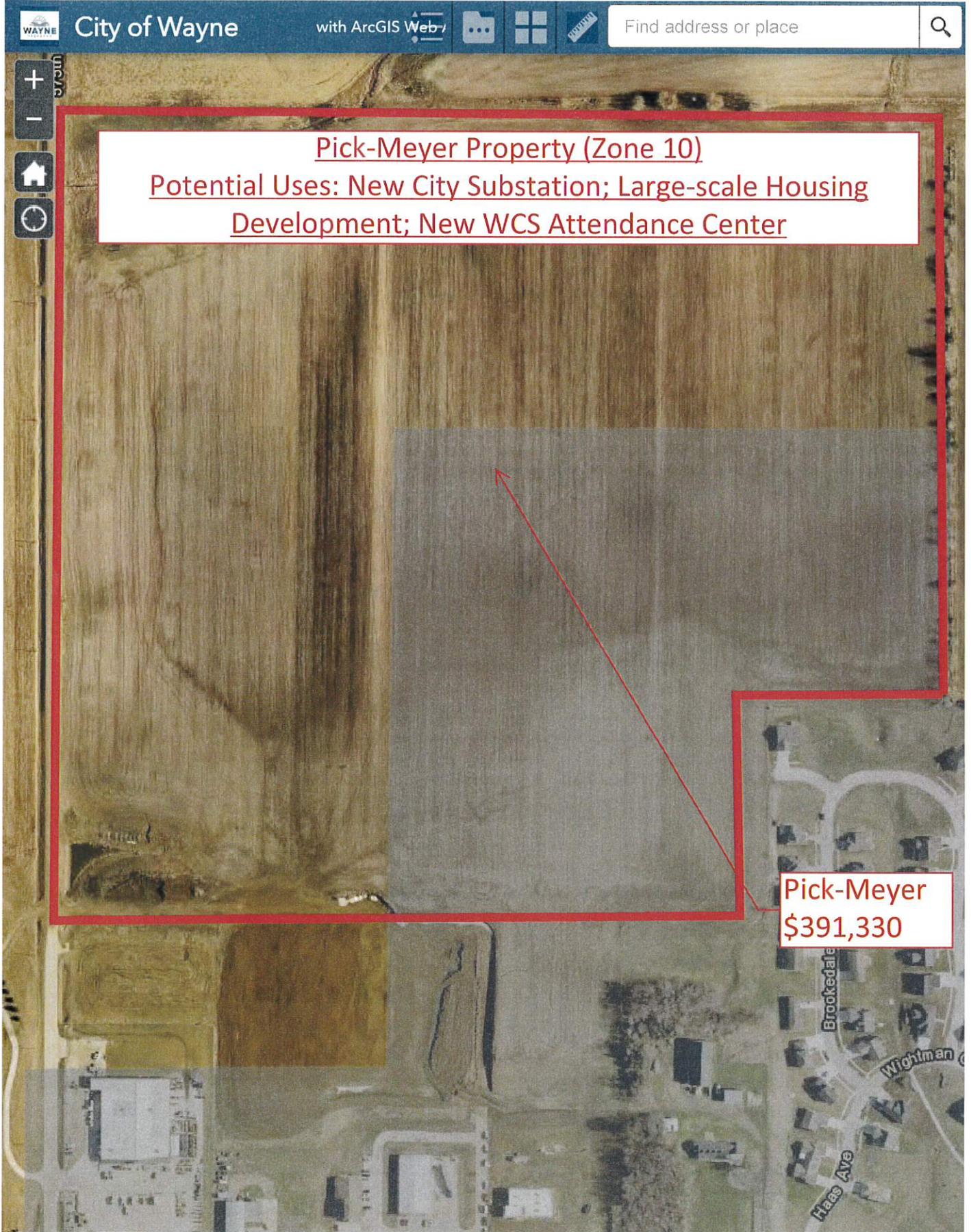
Pac N Save  
 \$550,360  
 (includes  
 groc. store)

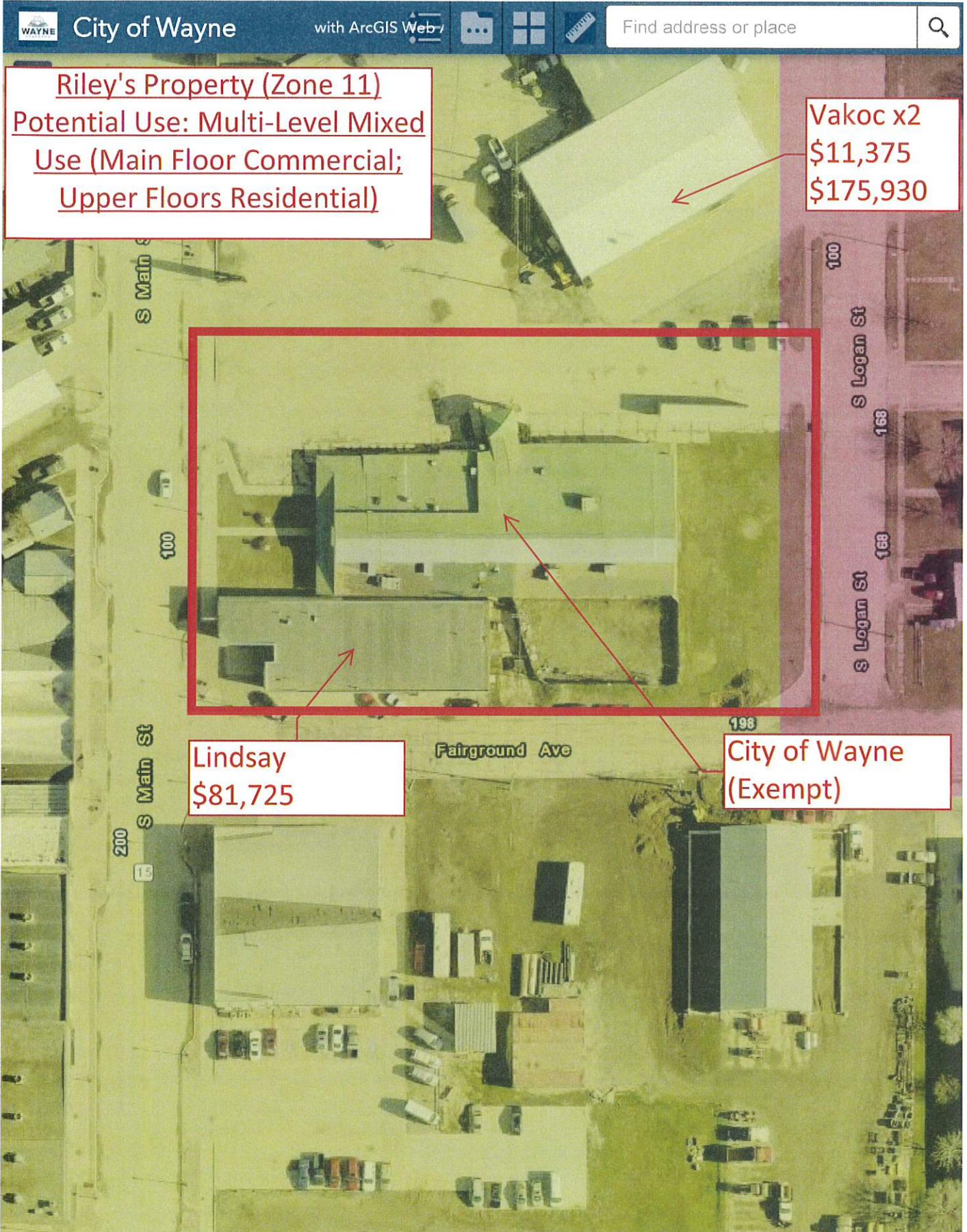
KG-Mac  
 \$274,565

Pac N Save  
 \$15,200

60ft

-97.034 42.235 Degrees



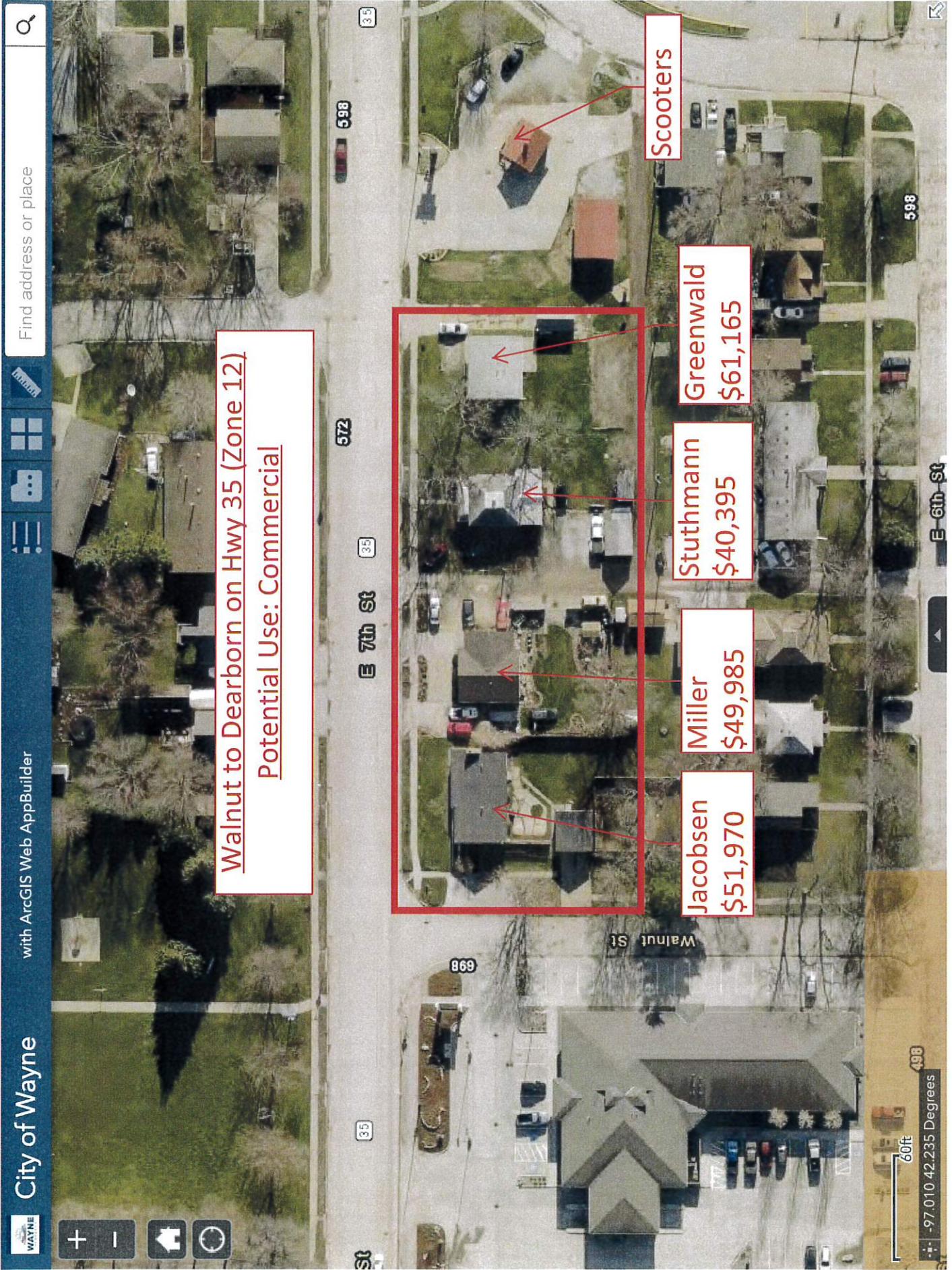


**Riley's Property (Zone 11)**  
**Potential Use: Multi-Level Mixed Use (Main Floor Commercial; Upper Floors Residential)**

**Vakoc x2**  
**\$11,375**  
**\$175,930**

**Lindsay**  
**\$81,725**

**City of Wayne (Exempt)**



Walnut to Dearborn on Hwy 35 (Zone 12)  
 Potential Use: Commercial

Scooters

Greenwald  
\$61,165

Stuthmann  
\$40,395

Miller  
\$49,985

Jacobsen  
\$51,970

