

AGENDA
COMMUNITY REDEVELOPMENT AUTHORITY
June 29, 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.

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 May 25, 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. 7th Street)
6. Update on property legally described as Lots 16 & 17, and the north 15' of Lot 15, Block 10, College Hill First Addition to the City of Wayne, Wayne County, Nebraska (1208 Main Street)
7. Discussion regarding other potential properties of interest
8. Adjourn

NEXT MEETING IS SCHEDULED FOR JULY 27, 2021

May 25, 2021

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, May 25, 2021, at 4:00 o'clock p.m. Chair Jill Brodersen called the meeting to order with the following in attendance: Members Greg Ptacek, Jon Meyer, Cale Giese and Mike Powicki; City Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Members Mark Lenihan and Terry Sievers.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on May 13, 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 Meyer made a motion, which was seconded by Member Ptacek, to approve the minutes of the April 27, 2021, meeting. 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.

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

| | |
|-----------------------------------|------------|
| City of Wayne | |
| Attorney Fees | \$800.00 |
| Ads & Notices | 48.58 |
| White Farmhouse Realty, LLC | \$1,000.00 |
| 717 Main Street – Earnest Deposit | |

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.

Attorney Miller updated the CRA 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). She is waiting on title insurance, as well as the results on the asbestos inspection.

Attorney Miller updated the CRA 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. An offer was sent to the property owner after the last meeting, and he has not responded.

There were no potential properties of interest that were discussed.

There being no further business to come before the CRA, Chair Brodersen declared the meeting adjourned at 4:06 p.m.

Chair Brodersen then reconvened the CRA as a Committee-of-the-Whole for the CRA Retreat.

Discussion points included, but were not limited to, the following:

- To focus on redevelopment rather than development (renovation, retrofit, etc.)
- Availability of upper scale homes - there are not many lots available for those that are looking to upgrade to a larger home
- To accumulate/purchase multiple houses and build nicer, multi-story type developments
- Requesting a line of credit from the City
- Looking at property that comes up for sale that is zoned anything but R-1 and R-2
- CRA - landlord?
- Incentives – lease-to-own for developers

After further discussion, Member Giese made a motion, which was seconded by Member Ptacek, to enter into executive session to protect the financial interest of the City to discuss

property negotiations/purchase contracts, 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 Members Lenihan and Sievers who were absent, the Chair declared the motion carried, and executive session began at 5:31 p.m.

The matter, again, to be discussed in executive session pertained to discussing property negotiations/purchase contracts.

Chair Brodersen left the meeting at 5:32 p.m.

Member Giese made a motion, which was seconded by Member Ptacek, to resume open session. Co-Chair Powicki stated the motion, and the result of roll call being all Yeas, with the exception of Chair Brodersen and Members Lenihan and Sievers who were absent, the Co-Chair declared the motion carried, and open session resumed at 5:55 p.m.

The CRA briefly discussed the blighted and substandard redevelopment areas in Wayne.

There being no further discussion, Co-Chair Powicki declared the meeting adjourned at 5:58 p.m.

**City of Wayne
CRA Claims List**

June 16, 2021

| | | | | |
|-----------|-----------------|--|----|-----------|
| 6/16/2021 | Certified check | White Farmhouse Realty, LLC 717 Main St. balance due from buyer | \$ | 49,051.51 |
|-----------|-----------------|--|----|-----------|

June 29, 2021

| | | | | |
|-----------|-------|---|----|--------|
| 6/29/2021 | #1453 | City of Wayne Attorney Fees \$800.00 | \$ | 800.00 |
|-----------|-------|---|----|--------|

| | | | | |
|--------------|--|--|-----------|------------------|
| Total | | | \$ | 49,851.51 |
|--------------|--|--|-----------|------------------|