

Amended: 9/27/21

**AGENDA
COMMUNITY REDEVELOPMENT AUTHORITY
COUNCIL CHAMBERS, CITY HALL
306 PEARL STREET
September 28, 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.

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 August 31, 2021
3. Action to approve the Claims
4. **Action on the request of BJ Woehler to purchase Lot 56, Amended Plat Western Ridge II Addition**
5. **Action on the request of Josefina Moreno Chavez to purchase Lot 56, Amended Plat Western Ridge II Addition**
6. 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)
7. Update and potential action 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)
8. Update and potential action on the property legally described as the West 90' of Lots 1 and 2, Block 5, John Lake's Addition to the City of Wayne, Wayne County, Nebraska (721 Main Street)
9. Update and potential action on the property legally described as Part of Lot 5 and all of Lot 6, Block 14, Original Town of Wayne, and Lots 7 and 8, Block 14, Original Town of Wayne (located at 2nd and Logan/Nebraska Streets)
10. Discussion and potential action on the loan with the City of Wayne
11. Discussion regarding other potential properties of interest
12. Adjourn

NEXT MEETING IS SCHEDULED FOR OCTOBER 26, 2021

August 31, 2021

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, August 31, 2021, at 4:00 o'clock p.m. Co-Chair Mike Powicki called the meeting to order with the following in attendance: Members Mark Lenihan, Greg Ptacek, Jon Meyer and Terry Sievers; City Attorney Amy Miller (via zoom); City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Chair Jill Brodersen and Member Cale Giese.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on August 19, 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.

Co-Chair Powicki 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, he 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 Lenihan made a motion, which was seconded by Member Meyer, to approve the minutes of the July 27, 2021, meeting. Co-Chair Powicki stated the motion, and the result of roll call being all Yeas, with the exception of Chair Brodersen and Member Giese who were absent, the Co-Chair declared the motion carried.

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

City of Wayne	
Attorney Fees	\$800.00
Ads/notices	49.77
City of Wayne	
Utilities 717 Main St (6/17/21-7/14/21)	\$62.61
Environmental Services, Inc.	
Asbestos Abatement 717 Main Street	\$6,598.50

Co-Chair Powicki stated the motion, and the result of roll call being all Yeas, with the exception of Chair Brodersen and Member Giese who were absent, the Co-Chair declared the motion carried.

Co-Chair Powicki declared the time was at hand for the public hearing on the proposed FY2021-2022 CRA budget.

Member Giese arrived at the meeting at 4:02 p.m.

Beth Porter, Finance Director, presented the CRA budget. The fiscal year begins October 1, 2021. The total revenues proposed for the FY2021-2022 budget are \$371,944, with expenses of \$798,667. This includes all of the TIF projects. In addition, she noted that there is \$398,919 in the CRA checking account at this time.

The original money the CRA received from the City came from the Electric Fund – which was the unallocated portion of the 1.85% dedicated to economic development. Any overages from that 1.85% collected from the electric customers are now transferred to the Community Redevelopment Authority.

City Clerk McGuire had not received any communication for or against this public hearing.

Chair Brodersen arrived at the meeting at 4:07 p.m.

Finance Director Porter stated she would contact the City's tax increment financing attorney to try to set up a time when he can go over tax increment financing with the CRA.

Member Ptacek noted he would like to discuss at some time the \$300,000 loan the CRA has with the City.

There being no further comments, Chair Brodersen closed the public hearing.

Chair Brodersen stated the following CRA Resolution would adopt the 2021-2022 budget.

Member Giese introduced CRA Resolution No. 2021-2 and moved for its approval; Member Meyer seconded.

CRA RESOLUTION NO. 2021-2

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF WAYNE, NEBRASKA, ADOPTING THE 2021-2022 BUDGET.

Chair Brodersen stated the motion, and the result of roll call being all Yeas, the Chair declared the motion carried.

Administrator Blecke 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). The asbestos removal has been taken care of. Advertisement for bids has been published and posted and also sent to four potential bidders in the community. A November 15th deadline was given to demolish the house.

After some discussion, Member Giese made a motion, which was seconded by Member Lenihan, to direct City staff to inform the lowest responsible bidder that they have won the bid.

After further discussion, Member Giese amended his motion, which was seconded by Member Lenihan, to include allowing Administrator Blecke to reject all bids if he should deem them inappropriate. Chair Brodersen stated the motion, and the result of roll call being all Yeas, the Chair declared the motion carried.

Discussion took place regarding other potential properties of interest. Attorney Miller advised the members that she had not received any responses from the property owners she sent letters to.

Member Lenihan left the meeting at 4:26 p.m.

Member Giese 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 (711 Main Street), and to allow Attorney Miller (via zoom), 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 Lenihan who had left the meeting, the Chair declared the motion carried, and executive session began at 4:27 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 (711 Main Street), with the purpose being to protect the financial interest of the City.

Member Giese made a motion, which was seconded by Member Ptacek, to resume open session. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Lenihan who had left the meeting, the Chair declared the motion carried, and open session resumed at 4:40 p.m.

Member Ptacek made a motion, which was seconded by Member Powicki to direct the City Attorney to provide/prepare a purchase agreement for the amount discussed on the white house (711 Main Street). Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Lenihan who had left the meeting, the Chair declared the motion carried.

Luke Virgil, Wayne Area Economic Development Director, advised the CRA that there could be a tax increment financing proposal coming shortly in regard to the Baptist Church property. In addition, he noted that one of the property owners of the land behind Bomgaars and the eye clinic, would like to sell, and thought the CRA could purchase that property for another housing development.

Administrator Blecke stated the City's population has grown by 5.5% (up to 5,973) since 2010 according to the 2020 census. The City gained 313 and the County gained 102. Ten years ago the gain for the City was 5,583 to 5,660, and the County lost 250.

Member Ptacek left the meeting at 4:56 p.m.

Member Sievers left the meeting at 5:02 p.m.

After some discussion, the consensus of the CRA was to have Administrator Blecke and Mr. Virgil contact Brent Pick, Steve Meyer and Virgil Kardell.

There being no further business to come before the CRA, Chair Brodersen declared the meeting adjourned at 5:06 p.m.

**City of Wayne
CRA Claims List**

September 22, 2021

9/22/2021	#1459	Talesha Connor, Tanner Hopkins, Elkhorn Valley Bank Down payment assistance	\$	10,000.00
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September 28, 2021

9/28/2021	#1460	City of Wayne Attorney fees \$800.00 Ads/notices \$236.08 Utilites 717 Main St 8/16/21-8/31/21 Final \$63.51	\$	1,099.59
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