

September 28, 2021

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, September 28, 2021, at 4:00 o'clock p.m. Chair Jill Brodersen called the meeting to order with the following in attendance: Members Mark Lenihan, Greg Ptacek, Jon Meyer, Cale Giese, and Terry Sievers; City Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Member Mike Powicki.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on September 16, 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 Giese made a motion, which was seconded by Member Sievers, to approve the minutes of the August 31, 2021, meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Powicki who was absent, the Chair declared the motion carried.

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

City of Wayne	
Attorney Fees	\$800.00
Ads/notices	236.08
Utilities – 717 Main Street (8/16/21 – 8/31/21 Final)	63.51
Talesha Conner, Tanner Hopkins, Elkhorn Valley Bank	
Down Payment Assistance	\$10,000.00

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

The next item on the agenda was to consider the request of BJ Woehler to purchase Lot 56, Amended Plat Western Ridge II Addition. Lacking a formal offer, Mr. Woehler advised the CRA that he would make a verbal offer of \$7,500, if the offer on the next item on the agenda is not a legitimate offer.

It was noted that Mr. McManigal who has a first right of refusal on this lot has signed the necessary release, so the CRA is in a position to sell it.

Attorney Miller stated that the next agenda item is an offer, in writing, from Josefina Moreno Chavez to purchase Lot 56, Amended Plat Western Ridge II Addition. The offer made by Ms. Chavez is for \$13,500. This is \$1,500 over the original asking price. They will have two construction seasons to build a home on the lot.

Member Powicki arrived at 4:04 p.m.

Member Meyer made a motion, which was seconded by Member Sievers, accepting the offer of Josefina Moreno Chavez to purchase Lot 56, Amended Plat Western Ridge II Addition for the sum of \$13,500.00. 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 house has been demolished.

Attorney Miller recommended going into closed session to be updated 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).

Member Lenihan made a motion, which was seconded by Member Powicki, to enter into executive session to protect the public interest in regard to being updated 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 Lot 5 and part of Lot 6, Block 5, John Lake's Addition to the City of Wayne, Wayne County, Nebraska (106 E. 7<sup>th</sup> 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, the Chair declared the motion carried, and executive session began at 4:09 p.m.

The matter again to be discussed in executive session pertained to being updated 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 Lot 5 and part of Lot 6, Block 5, John Lake's Addition to the City of Wayne, Wayne County, Nebraska (106 E. 7<sup>th</sup> Street), with the purpose being to protect the public interest.

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, the Chair declared the motion carried, and open session resumed at 4:43 p.m.

Member Giese made a motion, which was seconded by Member Ptacek, to make an offer on the agreed upon price 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 Lot 5 and part of Lot 6, Block 5, John Lake's Addition to the City of Wayne, Wayne County, Nebraska (106 E. 7<sup>th</sup> Street). 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 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).

Tom Jacobsen advised the CRA that he was not going to purchase the property until he knows the CRA is going to purchase it from him. It was noted that at this time, you cannot get clear title to the property. The goal is for Mr. Jacobsen to own the property for a year until things can get cleared up, with the CRA then purchasing it with clear title from Mr. Jacobsen. Mr. Jacobsen is purchasing the property for \$43,000. He would sell it to the CRA for \$43,000.

Attorney Miller stated the purchase would be contingent upon the CRA being able to obtain a warranty deed or clear title on the property.

After further discussion, Member Meyer made a motion, which was seconded by Member Powicki, to make a formal offer of \$43,000, subject to the taxing contingencies and resolution thereof on or before June 1, 2023. 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 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 2<sup>nd</sup> and Logan/Nebraska Streets). The property owners are asking if the CRA is still interested in the property. Their (the property owners') offer on the table right now is \$70,000, as is.

Attorney Miller left the meeting at 4:58 p.m.

After discussion, Member Powicki made a motion, which was seconded by Member Ptacek, to make an offer of \$70,000 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 2<sup>nd</sup> and Logan/Nebraska Streets). Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Giese who abstained, the Chair declared the motion carried.

Discussion took place regarding the \$300,000 loan the CRA has with the City of Wayne.

In 2012, the City applied for \$300,000 in funds from LB 840 to start a down payment assistance program for new housing construction. Ultimately, the City could not use those LB

840 funds with the flexibility they wanted or needed, so the City used Electric Funds to fund the program. This was a 12-year, 0 percent interest loan. This loan is to be paid back in 2024 or renegotiated at that time. This is tentatively being placed on the Council Agenda for discussion/action on October 5, 2021.

It was noted the CRA could ask the City to include a property tax asking, which is the same way the airport operates. State Statute allows the CRA to ask up to \$.026 on every \$100 of valuation. With the 2021 valuation, that would have generated about \$68,000 this year.

It was noted that the CRA can also do traditional or conventional financing.

The CRA is currently funded by lot sales in Western Ridge, and only a few are left, as well as through an annual contribution from the excess economic development funds generated by the 1.85% charged to electric customers. This year, that amount will be around \$28,000.

Member Ptacek suggested charging an admin fee on the tax increment financing projects to help generate some income.

Member Lenihan left the meeting at 5:10 p.m.

After discussion, Member Giese made a motion, which was seconded by Member Sievers, to ask the City to consider forgiving the current loan of \$300,000 and discuss or negotiate a line of credit with the City. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Lenihan who left the meeting, the Chair declared the motion carried.

Discussion took place regarding other potential properties of interest.

There being no further business to come before the CRA, Chair Brodersen declared the meeting adjourned at 5:33 p.m.