

**AGENDA**  
**COMMUNITY REDEVELOPMENT AUTHORITY**  
**CITY COUNCIL CHAMBERS**  
**306 PEARL STREET**  
**December 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 November 30, 2021
3. Action to approve the Claims
4. Update and receipt of recommendation from the Planning Commission on the Redevelopment Plan of the Sanctuary Apartments Redevelopment Project
5. CRA Resolution 2020-5: Forwarding a Redevelopment Plan of the City of Wayne, Nebraska, to the Wayne City Council of the City of Wayne for purposes of its review and recommendation regarding said Plan's conformity with the Comprehensive Plan of the City of Wayne — Sanctuary Apartments Redevelopment Project
6. Update and discussion and/or action on the following properties:
  - 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 (sell/move) and 106 E. 7<sup>th</sup> Street)
  - 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)
7. Discussion regarding other potential properties of interest
8. Discussion regarding City Sales Tax
9. Adjourn

**NEXT MEETING IS SCHEDULED FOR JANUARY 25, 2022**

November 30, 2021

The Wayne Community Redevelopment Authority (CRA) met in regular session in the north meeting room of the City Auditorium on Tuesday, November 30, 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, and Terry Sievers; City Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Members Cale Giese and Mike Powicki.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on November 18, 2021, and then on November 25, 2021 (change in meeting location) 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 north meeting room of the City Auditorium 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 Lenihan, to approve the minutes of the October 26, 2021, meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Giese and Powicki who were absent, the Chair declared the motion carried.

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

City of Wayne	
Attorney Fees	\$800.00
Ads/notices	15.00

Utilities – 106 E. 7 <sup>th</sup>	41.09
Utilities – 711 Main	37.12
Miller Law Trust Account	
Mid Plains Closing	\$69,254.88
Wayne County Clerk	
Ozenci Filing	\$10.00

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

The next item on the agenda was to consider the request of Dustin Soden to purchase the old/vintage street light located at the 7<sup>th</sup> and Main Street property which is now owned by the CRA.

Administrator Blecke stated Dustin Soden was offering to purchase the old/vintage street light for the sum of \$350. Mr. Soden plans to retrofit the lamp to LED lighting and relocate it to his business, Tint Specialties and Specialty Rides at 502 Main Street, where he currently has two other matching fixtures. Because several agenda items pertained to this property where this old/vintage street light is located, the consensus was to take action on the matter after those other agenda items have been discussed.

Katie Christiansen, Retail Banking Officer for Security Bank, on behalf of Joshua and Heidi Piersanti, made a request for the CRA to subordinate its lien on their property. They had received a down payment assistance loan in the amount of \$10,000 back in 2014. They are refinancing at a better interest rate.

Member Meyer made a motion, which was seconded by Member Ptacek, approving the request of Katie Christiansen, Retail Banking Officer with Security Bank, Laurel, NE, on behalf of Joshua and Heidi Piersanti, to subordinate the CRA's lien on their property. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Giese and Powicki who were absent, the Chair declared the motion carried.

The CRA reviewed the Redevelopment Plan for the Sanctuary Apartments, LLC, Redevelopment Project for sufficient completeness with regard to Section 18-2111 and other relevant sections of the Community Development Law.

Mike Bacon, the City's Tax Increment Financing Attorney, prepared the documents for review. This redevelopment plan provides for the reutilization and repurposing of the vacant First Baptist Church building at 400 Main Street in Wayne.

The former First Baptist Church has remained vacant, unused and been subject to deterioration for a number of years. Sanctuary Apartments, LLC, (the "Redeveloper") has acquired the property and seeks to convert the church structure to six upscale market rate apartments. However, even with significant assistance from low interest sources, the project will generate less than a 1% ROI. Tax increment financing is critical to making this project a reality.

The total estimated project costs would be \$1,062,000. The estimated total amount of tax increment financing being requested is \$325,000.

Member Meyer introduced CRA Resolution No. 2021-4 and moved for its approval; Member Sievers seconded.

#### CRA RESOLUTION NO. 2021-4

A RESOLUTION FORWARDING A REDEVELOPMENT PLAN OF THE CITY OF WAYNE, NEBRASKA, TO THE PLANNING COMMISSION OF THE CITY OF WAYNE FOR PURPOSES OF ITS REVIEW AND RECOMMENDATION REGARDING SAID PLAN'S CONFORMITY WITH THE COMPREHENSIVE PLAN OF THE CITY OF WAYNE (SANCTUARY APARTMENTS LLC PROJECT),

Member Powicki arrived at the meeting (4:09 p.m.).

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.

The next item on the agenda was discussion and possible action on the request of Robert Woehler & Sons to discuss leasing the property at 2<sup>nd</sup> and Logan/Nebraska Street. This is the property the CRA just purchased from Mid Plains.

BJ Woehler was present and stated he would like to rent the property for the winter. He wants to keep his equipment in the shed. He noted he could use both buildings, and that a month-to-month lease would be fine. He would like to rent the property through April or somewhere around that timeframe. He offered to pay \$250 per month and then tear the building down for free at the end of the lease (south building).

Attorney Miller suggested the CRA approve renting the property to BJ Woehler and then authorizing Administrator Blecke, Mr. Woehler and her to work out the details. She will then send it to the CRA once the lease agreement is done.

After discussion, Member Sievers made a motion, which was seconded by Member Powicki, that the property at 2<sup>nd</sup> and Logan/Nebraska Street be rented to BJ Woehler and that Administrator Blecke, Attorney Miller and Mr. Woehler work out the details. 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 the request of Woehler Trailer Court to lease/purchase the property at 106 E. 7<sup>th</sup> Street.

Attorney Miller noted that since Agenda Item Nos. 9, 10 and 11 pertain to the same property, she would suggest that anyone wanting to discuss monetary details, etc., that the same be done so in executive/closed session.

BJ Woehler, representing Woehler Trailer Court, stated he has several ideas for this property. He is working with a family right now that wants to bring in a popular chicken franchise. He wants to make sure that it stays local somehow. He would prefer to purchase the property if he puts a group together (similar to what they did with ACE). He thought the property was in good shape. His initial thought was to tear the building down until he was able to get inside and look at it.

Agenda Item No. 10 was stricken from the agenda since nothing was received from Norm Slama in regard to his interest in leasing/purchasing the property at 106 E. 7<sup>th</sup> Street. He had spoken with staff to get placed on the agenda, but there was no follow-up by him.

The next item on the agenda was discussion and possible action on the request of Sam Nixon to lease/purchase the property at 106 E. 7<sup>th</sup> Street.

Mr. Nixon, along with Jan Nixon (his mom), were present to go over their proposal to bring a Jimmy John's to Wayne. They have/own several Jimmy John's (Norfolk, Columbus, York, Seward – opening soon). They have been looking at Wayne for about 10 years, but Jimmy John's thought Wayne was too small a community. However, because of this particular location, they approved them to come to Wayne.

They are prepared to make an initial investment into the reconstruction of this site. Initially, they would want 10 full-time employees to start, along with 10 part-time employees. He will employ more than that just to get through the initial rush. When they opened up in York, they were the number one Jimmy John's in the nation in January. He feels like Wayne would have a tremendous response as well. He feels this market can support somewhere between 8 full-time and 8 part-time employees. He has interested parties who would be willing to move to Wayne to be a part of this. The reinvestment into this property would be ongoing. Discussion took place regarding parking – it may not be ideal, but they can get by. They would like to obtain 5-10 feet back from the landscaping wall on the north side of the property. They would like the CRA to replat the property. If an agreement can be reached soon, they would want to open up in the fall of 2022 or first part of 2023.

Member Meyer made a motion, which was seconded by Member Powicki, to enter into executive session to protect the public interest to discuss the financial aspects/contract negotiations regarding the lease/purchase of the property at 106 E. 7<sup>th</sup> Street by Sam Nixon, and to allow Attorney Miller, Administrator Blecke, City Clerk McGuire, Joel Hansen, Street and

Planning Director, Luke Virgil, Executive Director of Wayne Area Economic Development, and Sam Nixon and Jan Nixon 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 4:47 p.m.

The matter again to be discussed in executive session pertained to the financial aspects/contract negotiations regarding the lease/purchase of the property at 106 E. 7<sup>th</sup> Street by Sam Nixon, with the purpose being to protect the public interest.

Member Lenihan 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 Giese who was absent, the Chair declared the motion carried, and open session resumed at 5:36 p.m.

Member Meyer made a motion, which was seconded by Member Ptacek, for Attorney Miller and Administrator Blecke to negotiate something with the Attorney for Sam Nixon, and then send the same to the CRA. 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.

The CRA then returned to Agenda Item No. 4.

Member Ptacek made a motion, which was seconded by Member Sievers, approving the request of Dustin Soden to purchase the old/vintage street light located at the 7<sup>th</sup> and Main Street property. 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 left the meeting at 5:37 p.m.

Administrator Blecke updated the CRA on the following properties:

- 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 (put out for bid, move and sell or rent) and 106 E. 7<sup>th</sup> Street
- 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)

Discussion took place regarding other potential properties of interest. Luke Virgil, Director of Wayne Area Economic Development, had questions on available lots in Western Ridge. He would email Attorney Miller the details.

There being no further business to come before the CRA, Chair Brodersen declared the meeting adjourned at 5:49 p.m.

**City of Wayne  
CRA Claims List**

**December 28, 2021**

12/28/2021	#1466	City of Wayne Attorney fees \$800.00 Ads/notices \$15.00 Utilites 106 E 7th St \$37.60 Utilites 711 Main St \$37.12	\$	889.72
12/28/2021	#1467	Wayne County Clerk Casillas- DOT	\$	16.00
		<b>Total</b>	<b>\$</b>	<b>905.72</b>

CRA  
BANK SUMMARY  
CHECKING ACCOUNT  
December 28, 2021

BALANCE 11/30/21 19,820.97

DEPOSITS:

Interest	4.47
DPA payment	100.00
Light pole	350.00
Lot 23 Western Ridge	8,898.44

9,352.91

SUBTOTAL: 29,173.88

CLAIMS:

Claims Paid	903.21
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BOOK BALANCE as of December 28, 2021 28,270.67

**CITY OF WAYNE  
INTEROFFICE MEMORANDUM**

**DATE:** December 7, 2021

**TO:** Jill Brodersen, Chair  
Community Redevelopment Authority

**FROM:** Wayne Planning Commission  
Joel Hansen, Staff Liaison 

At their meeting held on December 6, 2021, the Wayne Planning Commission made a recommendation on the following public hearing; the results of that recommendation is as follows:

**Public Hearing: Redevelopment Plan for the Sanctuary Apartments  
Redevelopment Project**

The Planning Commission took evidence and testimony from the public and thereafter reviewed the information and evidence presented. After deliberation and discussion, a motion was made by Commissioner Sorenson and seconded by Chair Melena to approve and forward a recommendation of approval to the Community Redevelopment Authority the Redevelopment Plan for the Sanctuary Apartments Redevelopment Project, with the findings of fact being consistency with the current and future land use maps and the Comprehensive Plan, as well as outlined in Resolution No. 2021-1. Chair Melena stated the motion and second; all were in favor, motion carried.

JH:cb

**PLANNING COMMISSION  
RESOLUTION NO. 2021-1**

**A RESOLUTION RECOMMENDING APPROVAL OF A REDEVELOPMENT  
PLAN OF THE CITY OF WAYNE, NEBRASKA; AND APPROVAL OF RELATED  
ACTIONS.**

**BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WAYNE,  
NEBRASKA:**

**Recitals:**

- a. Pursuant to and in furtherance of the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”), a Redevelopment Plan (the “**Redevelopment Plan**”), has been prepared and submitted to the Planning Commission by the Community Redevelopment Authority (the “**Agency**”) of the City of Wayne, Nebraska, for the purpose of redeveloping the Redevelopment Area legally described in **Exhibit A** and in the form attached hereto as **Exhibit B**; and
- b. The City has previously adopted and has in place a Comprehensive Plan, which includes a general plan for development of the City within the meaning of Section 18-2110 of the Act; and
- c. This Commission has reviewed the Redevelopment Plan as to its conformity with the general plan for the development of the City.
- d. This Commission published notice of a public hearing on the Redevelopment Plan pursuant to and in full compliance with published and certified mail notice requirements of the Act, and on the date hereof held a public hearing on the Redevelopment Plan whereat all interested parties were afforded a reasonable opportunity to express their views respecting the proposed redevelopment plan.

**Resolved that:**

1. The Commission hereby recommends approval of the Redevelopment Plan with such changes and revisions as are deemed appropriate by the Agency.
2. All prior Resolutions of the Commission in conflict with the terms and provisions of this Resolution are hereby expressly repealed to the extent of such conflicts.
3. This Resolution shall be in full force and effect from and after its passage as provided by law.

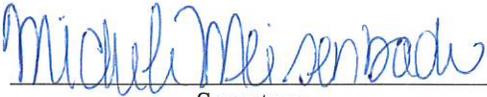
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DATED: December 6, 2021

PLANNING COMMISSION OF THE CITY  
OF WAYNE, NEBRASKA

ATTEST:

By:   
Chair

By:   
Secretary

**RESOLUTION NO. 2021-5**

**A RESOLUTION RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN OF THE CITY OF WAYNE, NEBRASKA; APPROVAL OF A REDEVELOPMENT PROJECT OF THE CITY OF WAYNE, NEBRASKA; AND APPROVAL OF RELATED ACTIONS.**

**BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF WAYNE, NEBRASKA:**

**WHEREAS:** The Mayor and Council of the City of Wayne, Nebraska (the “City”), upon the recommendation of the City Planning Commission (the “Planning Commission”), and in compliance with all public notice requirements imposed by the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “Act”), has previously declared an area, including an area legally described on the attached Exhibit A (the “Redevelopment Area”), to be blighted and substandard and in need of redevelopment; and

**WHEREAS:** Pursuant to and in furtherance of the Act, a Redevelopment Plan (the “Redevelopment Plan”), has been prepared and submitted by the Redeveloper, in the form of the attached Exhibit B, for the purpose of redeveloping the Redevelopment Area; and

**WHEREAS:** Pursuant to the Redevelopment Plan, the Authority would agree to incur indebtedness and make a grant for the project specified in the Redevelopment Plan (the “Project”), in accordance with and as permitted by the Act; and

**WHEREAS:** Pursuant to Section 18-2113 of the Act, the Authority has conducted a cost benefit analysis of the Project (the “Cost Benefit Analysis”), which is attached to and a part of the Redevelopment Plan; and

**WHEREAS:** The Authority has made certain findings and has determined that it is in the best interests of the Authority and the City to approve the Redevelopment Plan, approve the Redevelopment Project, and approve the transactions contemplated by the Redevelopment Plan.

**Resolved that:**

1. The Authority determines that the proposed land uses and building requirements in the Redevelopment Plan for the Redevelopment Area are designed with the general purposes of accomplishing, and in conformance with the general plan of the City, a coordinated, adjusted, and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency in economy in the process of development; including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provisions for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of unsanitary or unsafe dwelling accommodations or conditions of blight.

2. In accordance with the Act, the Authority has conducted a Cost Benefit Analysis for the Project, which is incorporated into the Redevelopment Plan, and finds that the Project would not be economically feasible without the use of tax increment financing, the Project would not occur in the Redevelopment Area without the use of tax increment financing and the costs and benefits of the Project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services, have been analyzed and have been found to be in the long term best interests of the community impacted by the Project. Documentation of the lack of economic feasibility has been provided by a return on investment analysis showing the return to be significantly below a reasonable rate of return to induce the investment.

3. In compliance with section 18-2114 of the Act, the Authority finds and determines as follows: a) the Redevelopment Area constituting the Redevelopment Project will not be acquired by the Authority and the Authority shall receive no proceeds from disposal to the Redeveloper; (b) the Redeveloper has acquired the Redevelopment Area; (c) the estimated cost of acquiring and preparing the project site as described in the Redevelopment Plan and related costs exceed \$175,000 (d) the method of acquisition of the real estate was by private contract by the Redeveloper and not by condemnation; (e) the method of financing the Redevelopment Project shall be by issuance of tax increment revenue bond issued in the amount of \$175,000, and from additional funds provided by the Redeveloper and its lender; and (f) no families or businesses will be displaced as a result of the project.

4. The Authority recommends approval of the Redevelopment Plan, the Redevelopment Project, and the transactions contemplated in the Redevelopment Plan.

5. All prior resolutions of the Authority in conflict with the terms and provisions of this resolution are repealed to the extent of such conflicts.

6. This Resolution shall become effective immediately upon its adoption.

**PASSED AND APPROVED** this 28<sup>th</sup> day of December, 2021.

COMMUNITY REDEVELOPMENT  
AUTHORITY OF THE CITY OF  
WAYNE, NEBRASKA.

BY \_\_\_\_\_  
Chairperson

ATTESTED:

\_\_\_\_\_  
Secretary

## **EXHIBIT A**

### **LEGAL DESCRIPTION OF REDEVELOPMENT AREA**

Lots Seven (7), Eight (8), Nine (9), and Ten (10), in Block Eight (8), Crawford & Brown's Addition to the City of Wayne, Wayne County, Nebraska.

**EXHIBIT B**  
**REDEVELOPMENT PLAN**

**CITY OF WAYNE  
REDEVELOPMENT PLAN FOR THE SANCTUARY APARTMENTS  
REDEVELOPMENT PROJECT**

I. INTRODUCTION.

The City of Wayne, Nebraska, recognizes that blight is a threat to the continued stability and vitality of the City as a focal point of business, financial, social, cultural and civic activity of the region, and a focus of community pride and achievement. Therefore, the City has initiated a program of revitalization with the goal of eliminating blighting influences in the City of Wayne. This redevelopment plan provides for the reutilization and repurposing of the vacant First Baptist Church building at 400 Main Street in Wayne.

The former First Baptist Church has remained vacant, unused and been subject to deterioration for a number of years. Sanctuary Apartments, LLC, (the “Redeveloper”) has acquired the property and seeks to convert the church structure to six upscale market rate apartments. However, even with significant assistance from low interest sources, the project will generate less than a 1% ROI. Tax increment financing is critical to making this project a reality.

The Redeveloper seeks a public private partnership to redevelop real estate in the City that the City Council has declared substandard and blighted pursuant to the Nebraska Community Development Law (the “Act”).

The Act provides that tax increment financing may be utilized for voluntary or compulsory renovation of existing structures. TIF eligible expenses are all those costs associated with the renovation, as well as site purchase and architectural and engineering costs.

The Redevelopment Area subject to this Plan covers an area consisting of 15,000 square feet. The site consists of a parsonage and the former First Baptist Church building. The church building covers approximately 3,720 square feet. The legal description of the Redevelopment Area is shown on Exhibit “A.” The Redeveloper intends to subdivide the property, sell off the parsonage, retain a portion of the lots immediately north of the parsonage for parking, and repurpose the church for apartments. The Redevelopment Area was declared blighted and substandard by the Wayne City Council pursuant to the Act. The Redevelopment Area has been determined, through the blight and substandard resolution, to be in need of revitalization and strengthening to ensure that it will contribute to the economic and social wellbeing of the City.

To encourage private investment in the Redevelopment Area, this Plan has been prepared to set forth the **CITY OF WAYNE REDEVELOPMENT PLAN FOR THE SANCTUARY APARTMENTS REDEVELOPMENT PROJECT** (“Redevelopment Project”), which is considered to be of the highest priority in accomplishing the goal of revitalizing and strengthening the Redevelopment Area.

## II. EXISTING SITUATION.

This section of the Redevelopment Plan examines the existing conditions within the designated Redevelopment Area. This section is divided into the following subsections: existing land use, existing zoning, existing public improvements, and existing building condition/blighting influences.

A. Existing Land Use. The Redevelopment Area contains approximately 15,000 square feet and contains the former First Baptist Church. This use is shown on Exhibit "B."

B. Existing Zoning. The Community Redevelopment Area is zoned B-2, Central Business District. Apartments are not allowed in this district.

C. Existing Public Improvements. The Redevelopment Area is a corner lot adjacent to paved streets, potable water and sanitary sewer mains and appropriate storm water drainage.

D. Existing Building Conditions. The Redevelopment Area was declared blighted and substandard as part of a larger area pursuant to the Act. The existing church building is subject to deterioration and is vacant.

## III. FUTURE SITUATION.

This section of the Redevelopment Plan examines the future conditions within the Community Redevelopment Area. This section is divided into the following subsections:

- A. Proposed Land Use Plan
- B. Conformance with the Comprehensive Plan; Conformance with the Community Development Law Declarations
- C. Relationship to Local Objectives
- D. Building Requirements and Standards after Redevelopment
- E. Proposed Changes and Actions
- F. Cost-Benefit Analysis
- G. Proposed Cost and Financing
- H. Procedure for Changes in the Approved Redevelopment Plan

A. Proposed Land Use Plan. The land use plan for the Redevelopment Area as it relates to Redevelopment Area will change. The property will be subdivided. Exhibit "B" shows the proposed subdivision. The residential structure will be subdivided reducing the area by 3,500 square feet. The balance of the property will support the conversion of the church to an apartment building with six separate apartments. However, the exterior of the church structure will remain the same as shown in Exhibit "B."

Exhibit "B" shows a separate lot for the single-family residence to be subdivided. The portion to be subdivided off is described as the west 50 feet of Lots 7 and 8

and the south 20 feet of the west 50 feet of Lot 9, all in Block 8, Crawford & Brown's Addition to the City of Wayne, Wayne County, Nebraska.

The Redevelopment Authority intends to negotiate a specific redevelopment agreement with the Redeveloper, outlining the proposed Redevelopment Project. The written redevelopment agreement will include a Redevelopment Project description, specific funding arrangements, and specific covenants and responsibilities of the Community Redevelopment Authority and the Redeveloper to implement the Redevelopment Project.

B. Conformance with the Comprehensive Plan; Conformance with the Community Development Law Declarations. In accordance with the Act, the Plan described in this document has been designed to conform to the 2017 Comprehensive Development Plan for the City of Wayne ("Comp Plan"). By approval of this Plan, the City Council finds that this Plan is feasible and in conformity with the general plan for the development of the City as a whole and the plan is in conformity with the legislative declarations and determinations set forth in the Community Development Law. This finding is documented by a determination that the Acct provides for rehabilitation of structures in a blighted area; that the redevelopment area is currently vacant and has a value of less than \$180,000 and will entice more than a \$1,000,000 investment and provide needed market rate apartments.

C. Relationship to Local Objectives. The proposed Redevelopment Area lies within the boundary described on attached Exhibit "A." The City intends to amend the Comp Plan for the Redevelopment Area by designating the area as B-3 to allow for a special use as multifamily. This Plan has been developed on the basis of the goals, policies and actions adopted by the City for the community as a whole. General goals, policies and actions relating to the community as a whole and for the Redevelopment Area will be set forth in the Comp Plan and zoning regulations as so amended.

D. Building Requirements and Redevelopment Standards. The redevelopment of the Redevelopment Area should generally achieve the following requirements and standards:

1. Population Density. There is one dwelling unit currently located within the Redevelopment Area. The population will increase consistent with occupancy for the planned six apartments.

Redevelopment of the Redevelopment Area will be accomplished by repurposing the church into six modern apartments.

2. Land Coverage and Building Density. This Plan will not change the land coverage or building intensity.

3. General Environment. Provide for the redevelopment and rehabilitation of the former church building with onsite parking and angled street parking.

4. Building Heights and Massing. Building heights and massing will not be altered.

5. Circulation, Access and Parking. Provide for vehicular access for the Redevelopment Area in a manner consistent with the needs of the development and the community.

Provide for an adequate supply of appropriately located parking in accordance with applicable zoning district regulations

E. Proposed Changes and Actions. The Redevelopment Area is anticipated to transition the church to an upscale apartment building. The Redevelopment Area will require subdivision which will be accomplished as the redevelopment proceeds. This section describes the proposed changes needed, if any, to the zoning ordinances or maps, street layouts, street levels or grades, building codes and ordinances, and actions to be taken to implement this Plan.

1. Zoning, Building Codes and Ordinances. The entire Redevelopment Area will require rezoning to B-3 to allow the construction of apartments. The Comp Plan will require minor modification by the zone change. No additional changes to the City's Zoning Ordinances, Building Codes, or other local ordinances are contemplated to implement this Redevelopment Plan.

2. Traffic Flow, Street Layout and Street Grades. No changes will be required for traffic control or street layout.

3. Public Redevelopments, Improvements, Facilities, Utilities and Rehabilitations. No additional public facilities will be required to support the redevelopment project.

4. Site Preparation and Demolition. Site preparation will be required to install the parking behind the current single-family residence on the site.

5. Private Redevelopment, Improvements, Facilities and Rehabilitation. The private improvements anticipated within the Redevelopment Area include the building rehabilitation for apartments and the paved parking.

6. Open Spaces, Pedestrian ways, Landscaping, Lighting, Parking. The proposed site plan and private sector improvements will comply with the City's minimum open space, pedestrian way, landscaping, lighting, and parking standards as defined in the Zoning and Subdivision Ordinances, Building Codes, or other local ordinances. In addition, the City may elect to require additional standards in these areas as described in a written redevelopment agreement in order to help remove blight and substandard conditions

F. Cost-Benefit Analysis. A Redevelopment Project TIF Statutory Cost Benefit Analysis ("Cost-Benefit Analysis") is required to be prepared by the Redevelopment Authority prior to submission of this Plan to the City Council. The Cost-Benefit Analysis must comply with the requirements of the Act in analyzing the costs and benefits of the Redevelopment Project,

including costs and benefits to the economy of the community and the demand for public and private services. The Cost-Benefit Analysis is set forth on Exhibit "C."

G. Proposed Costs and Financing; Statements. The Authority will negotiate with the Redeveloper of the Redevelopment Area on a specific written redevelopment agreement. The written redevelopment agreement would include a site plan, project description, and specific Tax Increment Financing arrangements.

The sources and uses of funds for the project are shown below:

Description	TIF	Equity	Loan	Total
Site purchase			\$175,000	\$175,000
Rehabilitation	\$175,000	\$400,000	\$650,000	<u>1,225,000</u>
TOTAL				\$1,400,000

The Redeveloper seeks the issuance of a tax increment revenue bond in the amount of \$175,000, the proceeds of which will be granted to the Redeveloper to pay for costs of voluntary rehabilitation of the former church building.

The public will fund as much of the above Eligible Improvements as needed to the extent necessary to meet the public purpose and community goals, policies and standards. The City will not fund improvements that exceed the amount of funds available from tax-increment financing indebtedness. The amount of the available proceeds for tax-increment financing from is estimated at approximately \$175,000. This assumes an increased valuation as a result of the project of approximately \$1,000,000.

Any ad valorem tax levied upon the real property in a Redevelopment Project for the benefit of any public body shall be divided, for a period not to exceed fifteen (15) years after the effective date established in the redevelopment agreement. Said taxes shall be divided as follows:

a. That portion of the ad valorem tax which is produced by the levy at the rate fixed each year by or for each such public body upon the Redevelopment Project valuation shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body; and

b. That portion of the ad valorem tax on real property in the Redevelopment Project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the authority to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such authority for financing or refinancing, in whole or in part, a Redevelopment Project. When such bonds, loans, notes, advances of money, or indebtedness, including interest and premiums due, have been paid, the authority shall so notify the county assessor and county treasurer and all ad valorem taxes upon taxable real property in such a Redevelopment Project shall be paid into the funds of the respective public bodies.

The Redevelopment Project is within the corporate boundaries of the City.

Because the Plan proposes to use tax-increment financing funds as authorized in § 18-2147 of the Act, the Authority and City Council, in approving this Plan find as follows:

a. the Redevelopment Project in the Plan would not be economically feasible without the use of tax-increment financing; [documentation of this finding is provided by an income and rate of return analysis provided to the Redevelopment Authority showing a rate of return of less than 1%]

b. the Redevelopment Project would not occur in the Redevelopment Area without the use of tax-increment financing; and

c. the costs and benefits of the Redevelopment Project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed by the governing body and been found to be in the long term best interest of the community impacted by the Redevelopment Project.

H. Procedure for Changes in the Approved Redevelopment Plan. If the City of Wayne desires to significantly modify this Plan, it may do so after holding a public hearing on the proposed change in accordance with applicable state and local laws. A redevelopment plan which has not been approved by the governing body when recommended by the authority may again be recommended to it with any modifications deemed advisable. A redevelopment plan may be modified at any time by the authority, provided, that if modified after the lease or sale of real property in the Redevelopment Area, the modification must be consented to by the redeveloper or redevelopers of such property or his successor, or their successors, in interest affected by the proposed modification. Where the proposed modification will substantially change the redevelopment plan as previously approved by the governing body the modification must similarly be approved by the governing body.

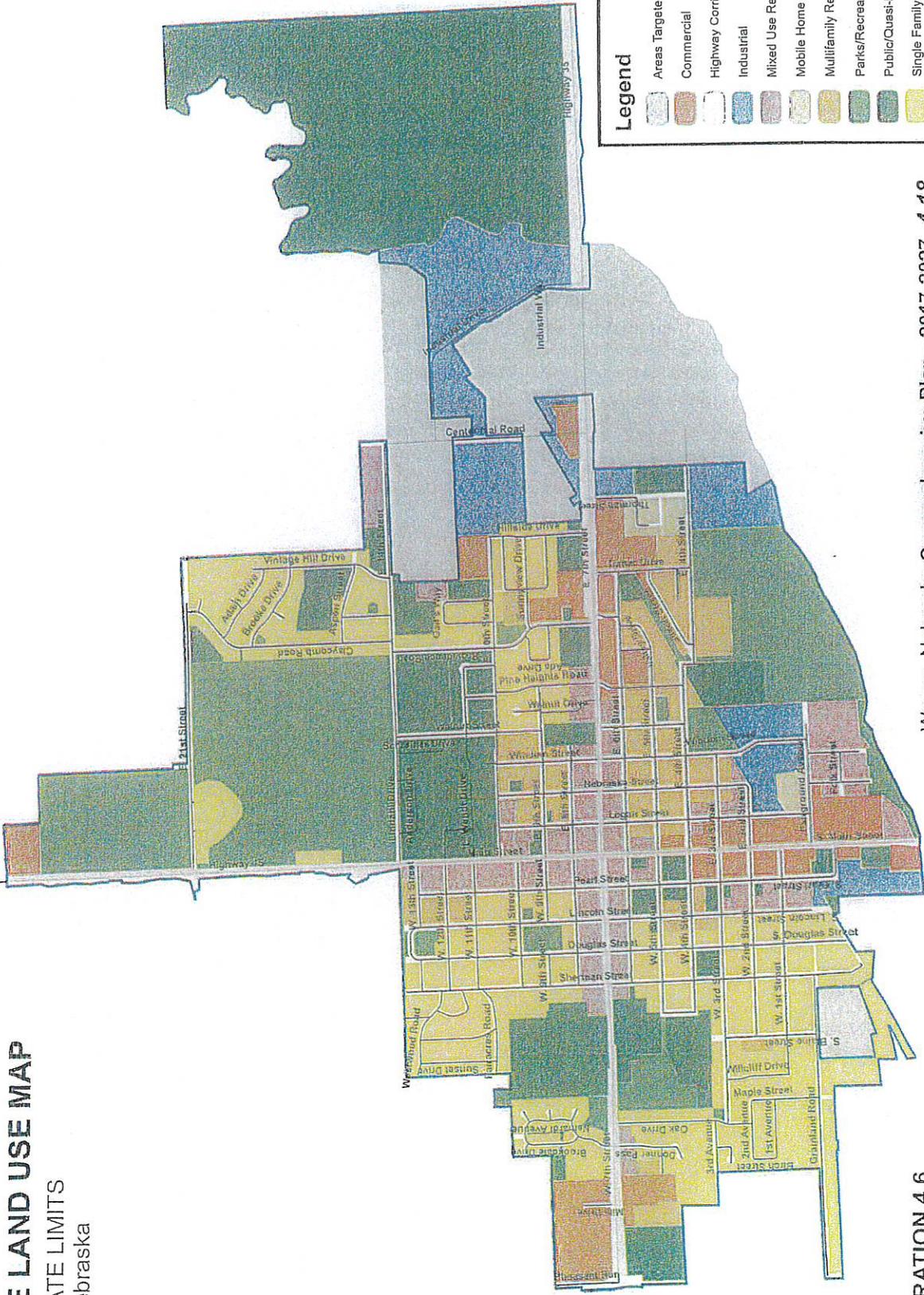
I. Relocation Expenditures. In the event that The Community Redevelopment Authority is required to relocate current tenants of the existing structures, the Authority will adopt rules and regulations pursuant to the Act. This Plan will not be implemented unless the Authority is reimbursed, by the redeveloper, in advance, for all estimated and actual costs incurred by the Authority, including professional fees required as a result of such relocation undertaking.

Exhibit "A"

Lots Seven (7), Eight (8), Nine (9), and Ten (10), in Block Eight (8), Crawford & Brown's Addition to the City of Wayne, Wayne County, Nebraska.

Exhibit "B"  
Current and Future Land Use Map and Site Plan

**FUTURE LAND USE MAP**  
**CORPORATE LIMITS**  
 Wayne, Nebraska  
 2027



**Legend**

- Areas Targeted for Annexation
- Commercial
- Highway Corridor
- Industrial
- Mixed Use Residential/Commercial
- Mobile Home Residential
- Multifamily Residential
- Parks/Recreation
- Public/Quasi-Public
- Single Family Residential

**ILLUSTRATION 4.6**

**Wayne, Nebraska Comprehensive Plan - 2017-2027 4.18**

# Hoke Ley

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PROJECT:  
SANCTUARY APARTMENTS  
122 MAIN STREET  
WAYNE, NE 68787

CLIENT:  
SANCTUARY APARTMENTS LLC  
122 MAIN ST  
WAYNE, NE 68787

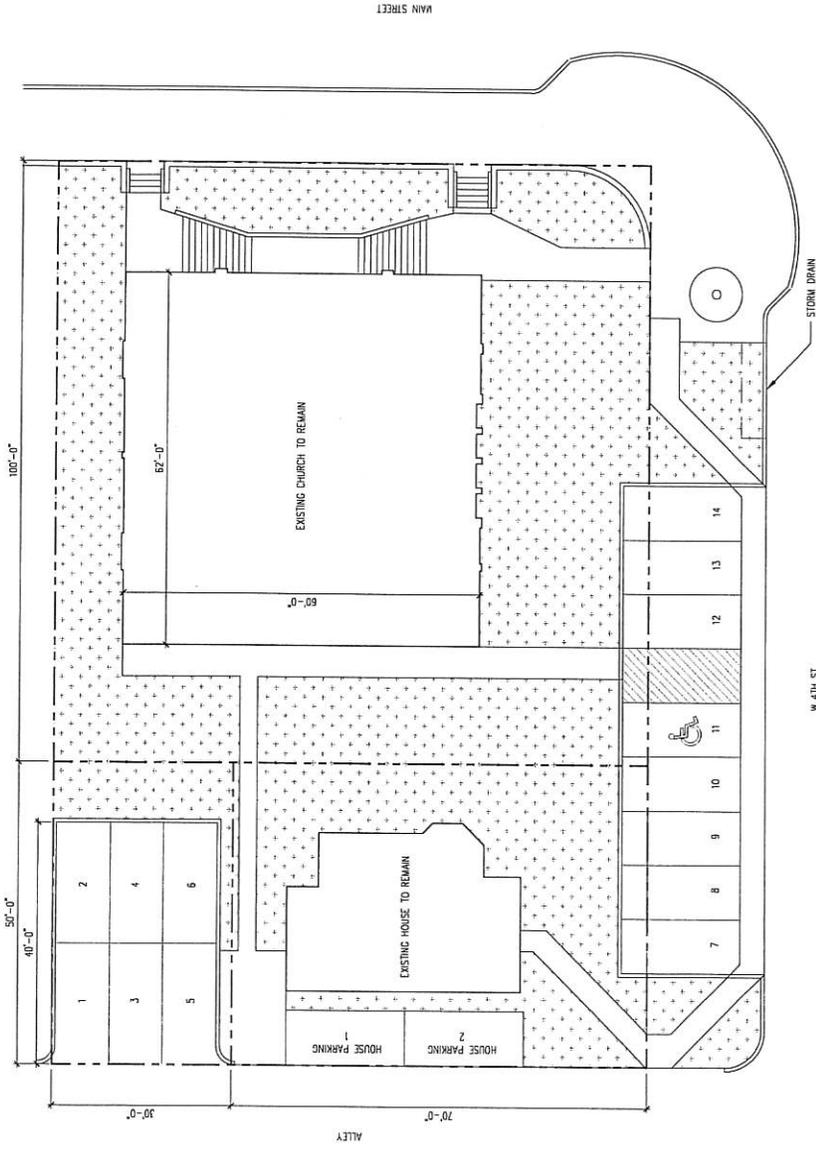
ISSUE:

DATE:  
16 NOVEMBER 2021

SHEET TITLE:  
SITE PLAN

SHEET:

# A1.0



1 PROPOSED SITE PLAN  
1" = 14'

Exhibit "C"  
Statutory Cost Benefit Analysis

STATUTORY COST BENEFIT ANALYSIS

As authorized in the Nebraska Community Development Law, §18-2147, *Neb. Rev. Stat.* (2012), the City of Wayne has analyzed the costs and benefits of the proposed Sanctuary Apartments Redevelopment Project, including:

**Project Sources and Uses.** Approximately \$270,000 [\$175,000 in principal and \$95,000 in interest] in potential property tax receipts from tax increment financing provided by the Community Redevelopment Authority of the City of Wayne (the "Authority") is required to complete the proposed redevelopment. Such a TIF grant by the Authority will leverage an estimated \$1,225,000 in other investment and financing; an investment of \$4.53 for every dollar of tax increment financing.

**Tax Shifts.** The property to be redeveloped is anticipated to have a January 1, 2022, valuation of less than 100,000. Based on the 2020 levy of .01890997%, this would result in a real property tax of approximately \$1,891. It is anticipated that the assessed value will increase by \$1,000,000 when the Project is completed. This will result in an overall tax of approximately \$20,799 annually, based on the 2020 levy. The tax increment gained from this Redevelopment Project area would not be available for use by the taxing entities as general tax revenues, but would be used to pay the TIF bonds issued to pay for eligible improvements to enable this project to be realized.

Estimated 2020 assessed value:	\$ 100,000
Estimated value after completion	\$ 1,100,000
Increment value	\$ 1,000,000
TIF bond issue	\$ 175,000

**Public Infrastructure and Community Public Service Impacts.** The Project requires no public infrastructure installation or public service costs. Fire and police protection are considered adequate and no additional personnel or equipment is contemplated.

**Employment Within the Project Area.** Employment within the Project Area is expected to increase during infrastructure installation and apartment construction. These jobs will be temporary.

**Employment in the City Outside the Project Area.** No impact is contemplated.

**Other Impacts.** No other significant impacts are foreseen.

**Impacts on student populations.** No student population increase is expected as a result of the redevelopment project.