

AGENDA
COMMUNITY REDEVELOPMENT AUTHORITY
CITY COUNCIL CHAMBERS
306 PEARL STREET
February 22, 2022

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 January 25, 2022
3. Action to approve the Claims
4. 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 (711 Main Street) – estimate(s) for moving house
 - Lot 5 and Part of Lot 6, Block 5, John Lake's Addition to the City of Wayne, Wayne County, Nebraska (106 E. 7th 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 2nd and Logan/Nebraska Streets)
5. Discussion and possible action to request property(ies) from the City
6. Discussion regarding other potential properties of interest
7. Adjourn

NEXT MEETING IS SCHEDULED FOR MARCH 29, 2022

January 25, 2022

The Wayne Community Redevelopment Authority (CRA) met in regular session in the Council Chambers of City Hall on Tuesday, January 25, 2022, at 4:00 o'clock p.m. Co-Chair Mike Powicki called the meeting to order with the following in attendance: Members Mark Lenihan, Jon Meyer, and Terry Sievers; City Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Chair Jill Brodersen and Members Greg Ptacek and Cale Giese.

Notice of the convening meeting was given in advance thereof by publication in the Wayne Herald, Wayne, Nebraska, the designated method of giving notice, as shown by Affidavit of Publication. In addition, notice was given to the Chair and all members of the Community Redevelopment Authority, and a copy of their acknowledgement of receipt of notice and agenda is on file with the City Clerk. Availability of the agenda was communicated in the advance notice and in the notice to the Chair and Members of this meeting. All proceedings hereafter shown were taken while the Community Redevelopment 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 as well as on the City of Wayne website. 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 has not requested a public hearing.

Member Meyer made a motion, which was seconded by Member Lenihan, to approve the minutes of the December 28, 2021, meeting. Co-Chair Powicki stated the motion, and the result of roll call being all Yeas, with the exception of Chair Brodersen and Members Ptacek and Giese who were absent, the Co-Chair declared the motion carried.

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

CRA RESOLUTION NO. 2022-1

A RESOLUTION AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF A COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF WAYNE, NEBRASKA, TAX INCREMENT DEVELOPMENT REVENUE NOTE OR OTHER OBLIGATION, IN A PRINCIPAL AMOUNT NOT TO EXCEED \$175,000 FOR THE PURPOSE OF (1) PAYING THE COSTS OF ACQUIRING, DEMOLISHING, CONSTRUCTING, RECONSTRUCTING, IMPROVING, EXTENDING, REHABILITATING, INSTALLING, EQUIPPING, FURNISHING AND COMPLETING CERTAIN IMPROVEMENTS WITHIN THE AUTHORITY'S SANCTUARY APARTMENTS, LLC, REDEVELOPMENT PROJECT AREA, SPECIFICALLY INCLUDING SITE PURCHASE, PREPARATION, DEMOLITION, REHABILITATION, UTILITY EXTENSION AND (2) PAYING THE COSTS OF ISSUANCE THEREOF; PRESCRIBING THE FORM AND CERTAIN DETAILS OF THE NOTE OR OTHER OBLIGATION; PLEDGING CERTAIN TAX REVENUE AND OTHER REVENUE TO THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON THE NOTE OR OTHER OBLIGATION AS THE SAME BECOME DUE; LIMITING PAYMENT OF THE NOTE OR OTHER OBLIGATION TO SUCH TAX REVENUES; CREATING AND ESTABLISHING FUNDS AND ACCOUNTS; DELEGATING, AUTHORIZING AND DIRECTING THE FINANCE DIRECTOR TO EXERCISE HIS OR HER INDEPENDENT DISCRETION AND JUDGMENT IN DETERMINING AND FINALIZING CERTAIN TERMS AND PROVISIONS OF THE NOTE OR OTHER OBLIGATION NOT SPECIFIED HEREIN; APPROVING A REDEVELOPMENT CONTRACT AND REDEVELOPMENT PLAN; TAKING OTHER ACTIONS AND MAKING OTHER COVENANTS AND AGREEMENTS IN CONNECTION WITH THE FOREGOING; AND RELATED MATTERS.

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

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 (711 Main Street).

He advised that no proposals were received to buy or move this house. He thought it would make sense to keep the house and move it to a lot that the City owns (e.g. old impound yard) until the CRA can figure out what they want to do with it. There would be some costs in moving and blocking the house. He thought the CRA would have to spend \$100,000+ to get the house ready to sell. But, in the end, the CRA would have a nice house that could be sold for what the CRA put into it, plus the value thereof (\$150,000+), especially if the CRA obtained a lot from the City for \$1.00.

After discussion, Administrator Blecke was directed to contact and obtain costs from contractors to move the house (Scrib's Housing Moving and Morrow's House Movers) and to work with Council on obtaining a lot. Sam Nixon has stated he would need the house moved by the middle of May. Administrator Blecke was also directed to keep listing the property for sale on Facebook, etc. In addition, he will let the real estate agents know this house is for sale.

- Lot 5 and Part of Lot 6, Block 5, John Lake's Addition to the City of Wayne, Wayne County, Nebraska (106 E. 7th Street)

Member Meyer made a motion, which was seconded by Member Sievers, to enter into executive session to protect the financial interest of the City to discuss the financial agreements with Sam Nixon regarding the property at 106 E. 7th Street, and to allow Attorney Miller, Administrator Blecke, City Clerk McGuire, Luke Virgil, Executive Director of Wayne Area Economic Development, Scott Nixon, Jan Nixon, and Sam Nixon (via Zoom) to be in attendance.

Co-Chair Powicki stated the motion, and the result of roll call being all Yeas, with the exception of Chair Brodersen and Members Ptacek and Giese who were absent, the Co-Chair declared the motion carried, and executive session began at 4:16 p.m.

The matter again to be discussed in executive session pertained to the financial agreements with Sam Nixon regarding the property at 106 E. 7th Street, with the purpose being to protect the financial interest of the City.

Member Lenihan made a motion, which was seconded by Member Meyer, 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 Ptacek and Giese who were absent, the Co-Chair declared the motion carried, and open session resumed at 4:33 p.m.

Member Powicki made a motion, which was seconded by Member Meyer, to accept the language in the contract with JJ Wayne, LLC, pending the recommended changes — that rent will start either when it opens or no later than January 1, 2023, whichever is first. Co-Chair Powicki stated the motion, and the result of roll call being all Yeas, with the exception of Chair

Brodersen and Members Ptacek and Giese who were absent, the Co-Chair declared the motion carried.

- 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)

Administrator Blecke stated a lease agreement has been signed between the CRA and Robert Woehler & Sons Construction that will go until the end of April for this property. By the end of May, the Woehler's are supposed to have the south building taken down. They will take the building down at no cost, but keep the contents. Rent is \$250 per month. It was noted the Woehler's want to continue discussion on possibly developing this area.

Luke Virgil advised the CRA that he has spoken with some of the businesses on the south part of the 200 block, and there is interest by some if this would ever be used for parking.

There were no other properties of interest to be discussed.

Luke Virgil, Director of Wayne Area Economic Development, stated the housing summit that was supposed to take place this evening has been rescheduled to February 21st at the Wayne Country Club.

There being no further business to come before the CRA, Co-Chair Powicki declared the meeting adjourned at 4:55 p.m.

**City of Wayne
CRA Claims List**

February 22, 2022

2/22/2022	#1471	City of Wayne Attorney fees \$800.00 Ads/notices \$322.41 Utilites 106 E 7th St \$52.64 Utilites 711 Main St \$0.12	\$	1,175.17
2/22/2022	#1472	Love Signs Service flag pole- drill out lock	\$	75.00
		Total	\$	1,250.17

CRA
BANK SUMMARY
CHECKING ACCOUNT
February 22, 2022

BALANCE 1/25/22 18,466.18

DEPOSITS:

Interest	5.99
Rent 2 nd & Nebr.	250.00
DPA payment	500.00

755.99

SUBTOTAL: 19,222.17

CLAIMS:

Claims Paid	1,250.17
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BOOK BALANCE as of February 22, 2022 17,972.00