

February 22, 2022

The Wayne Community Redevelopment Authority (CRA) met in regular session in the Council Chambers of City Hall on Tuesday, February 22, 2022, 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, Terry Sievers, and Mike Powicki; City Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Members Mark Lenihan 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.

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 as well as on the City of Wayne website. 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 has not requested a public hearing.

Member Meyer made a motion, which was seconded by Member Powicki, to approve the minutes of the January 25, 2022, meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan and Giese 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:

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| City of Wayne | |
| Attorney Fees | \$800.00 |
| Ads/notices | 322.41 |
| Utilities – 106 E. 7 th | 52.64 |
| Utilities – 711 Main | .12 |
| Love Signs | \$75.00 |
| Service Flag Pole – drill out lock | |

Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan and Giese who were absent, the 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 he had contacted Scribbs House Moving and they gave him an estimate of \$12-15,000 to move the house. He also visited with Wayne Community Housing Development Corporation about taking the house and then asking the City for a lot to move it onto, but they decided not to pursue that.

Administrator Blecke reviewed the City-owned lots on Chicago Street. The property would have to be rezoned. The CRA needs to think about whether or not they would just like one lot or a couple of lots from the City.

CRA consensus was to only ask the City for one lot at this time – Lot 23, Southview II Addition. However, if the City wanted to give them the lots, they could market and sell them.

After discussion, Administrator Blecke was directed to get formal bids on moving the house.

Consensus was to take 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) off the agenda.

Administrator Blecke stated the update on the following property is that the Woehler’s have rented this property until the end of April and then the agreement was they were going to

take the south building down by the end of May. There is some interest from Woehler's in potentially continuing to rent that from the CRA.

- 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)

BJ Woehler was present and stated they would like to have the lease extended or do a purchase agreement on the property. They would like to put apartments there for downtown housing. He would like a purchase agreement on the east half and a first right of refusal on the west half. On the west lot he would like to do commercial on that with housing above it. He would like to save the old Derby station and possibly put a restaurant with a drive-thru on the north side. It is getting to be in rough shape. His long-term goal is to actually extend Nebraska Street all the way through their trailer court and continue the housing down that way. But this is a starting point for them.

Administrator Blecke advised the CRA that if they decide to do anything, he would recommend that there be strong enough claw backs in the agreement so that whatever is said is going to be done and if not, the property will revert back to the CRA.

When asked, Mr. Woehler stated that his offer is \$20,000 (201) and \$50,000 (right of first refusal on 2nd/Logan property).

CRA stated Mr. Woehler should make a formal offer for consideration next month.

Chair Brodersen stated she thought the original idea was to take down the buildings and then go out for proposals. She has been contacted by two other people that want to do an apartment project at that location.

Administrator Blecke advised Mr. Woehler he did not think the CRA was interested in selling the property and then leaving the buildings like they are, then what was the purpose of the CRA getting involved with it.

Further discussion took place on requesting property from the City.

Member Sievers made a motion, which was seconded by Member Ptacek, to request Lot 23, Southview II Addition, from the City and then offering to take the other two lots and market them if they would like. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan and Giese who were absent, the Chair declared the motion carried.

This will be on the next Council agenda.

It was noted that the brown house (721 Main) is still in the property owner's hands.

Administrator Blecke stated if the sales tax proposal passes, the CRA needed to consider asking the City to budget a certain amount every year with that sales tax to be used for projects (land/property acquisition, development, etc.), and then the CRA can pay them back and get that off the balance sheet and move forward.

Chair Brodersen stated the Council retreat is on March 29th (same day as CRA meeting). Consensus was to provide the City with an update of what the CRA is doing at their retreat.

Member Ptacek stated he still wanted to have another "Western Ridge" on their radar. He thought there was still a need for a development like that.

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