

(Amended: 3/28/22)

**AGENDA
COMMUNITY REDEVELOPMENT AUTHORITY
CITY COUNCIL CHAMBERS
306 PEARL STREET
March 29, 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 February 22, 2022
3. Action to approve the Claims
4. **Review of the Tax Increment Financing Application of R. Perry Construction, Inc., for completeness and to make a determination as to whether or not the project is not financially feasible without tax increment financing**
5. **Action to forward the Tax Increment Financing Application of R. Perry Construction, Inc., to the City's Tax Increment Financing Attorney for preparation of a Redevelopment Plan, Cost Benefit Analysis and Redevelopment Contract**
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 (711 Main Street) – report on estimate(s) for moving house
Action to award a contract for moving the house – 711 Main Street
Staff direction on remainder of project
 - 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)
Staff direction on dirt work, retaining wall, etc.
 - **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)**
Greg Mosely and Joel Mosely will be present to ask questions about this property.

7. Update on purchase of property from the City – Lot 23, Southview II Addition
8. Action to make a request for an additional lot or lots from the City of Wayne
9. Discussion regarding other potential properties of interest
10. Adjourn

NEXT MEETING IS SCHEDULED FOR APRIL 26, 2022

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:

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.

He then reviewed the City-owned lots on Chicago Street. The street will hopefully be in by October. The City has 4 lots in this area (200, 204, 208 and 401). The CRA needs to think about whether or not they would just like one lot or a couple of lots from the City.

He advised the CRA that he had contacted the local real estate agents. He heard back from two of them, but neither in a real estate agent capacity. One wanted it for individual purposes, and one wanted it more for the Community Housing Development Corporation. Neither talked about trying to sell the lot for the CRA as a realtor.

After some discussion, the consensus of the CRA was to ask the Council for one lot at this time – Lot 23, Southview II Addition, but to let the Council know that if they wanted to give the CRA more lots, the CRA would take them and market and sell them.

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

Consensus was to take the agenda item identified as “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 unless there is something to report on.

The next item up for discussion/action was on the following property:

- 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 the Woehler’s have rented this property until the end of April. They are going to take the south building down by the end of May. There is some interest from the Woehler’s in potentially continuing to rent that property from the CRA.

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. Mr. Woehler would like a purchase agreement on the east half and then a first right of refusal on the west half. He knows a lot of people would like the west lot to be for parking, but he would like to do commercial on that lot, with housing above it. He would like to save the old Derby station which is owned by Bill Reeg, and possibly put a restaurant with a drive-thru on the north side. He noted 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. 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 is done, and if not, the property reverts back to the CRA.

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

The CRA stated Mr. Woehler should make a formal offer for their 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. Should a request for proposals be prepared and advertised?

Mr. Woehler stated he would bring a proposal to the CRA if that is what they wanted. Member Meyer stated that is the only way the CRA can make a decision.

Further discussion took place on the CRA 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 the City 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.

On discussing other potential properties of interest, Administrator Blecke stated the brown house (721 Main) is still in the property owner's hands.

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

Chair Brodersen noted 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 in the community for a development like that.

There being no further business to come before the CRA, Chair Brodersen declared the meeting adjourned at 4:48 p.m.

**City of Wayne
CRA Claims List**

March 29, 2022

3/29/2022	#1473	City of Wayne		
		Attorney fees \$800.00		
		Utilites 106 E 7th St \$37.00		
		Utilites 711 Main St \$0.12	\$	837.12
		Total	\$	837.12

CRA
BANK SUMMARY
CHECKING ACCOUNT
March 29, 2022

BALANCE 2/25/22 17,972.00

DEPOSITS:

Interest	3.74
Rent 2 nd & Nebr.	250.00
DPA payment	100.00
2 nd & Main Deposit/1 st month rent	6,500.00
	6,853.74

SUBTOTAL: 24,825.74

CLAIMS:

Claims Paid	837.12
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BOOK BALANCE as of 3/29/22 23,988.62

**CITY OF WAYNE, NEBRASKA
COMMUNITY REDEVELOPMENT AUTHORITY (CRA)
306 PEARL STREET, PO BOX 8 – WAYNE, NE 68787-0008**

**PRELIMINARY APPLICATION FOR TAX INCREMENT FINANCING
\$5,000 application fee**

PROJECT SCOPE:

1. Name of Developer: R. Perry Construction, Inc.
If developer is a corporation, partnership, Limited Liability Company or other entity, please attach first page of articles showing exact business name. Please see attached Addendum 5
- Street Address: P.O. Box 2853 Sioux City, IA 51106
- Mailing Address: P.O. Box 2853 Sioux City, IA 51106
- Contact Person: Michael Sands
- Telephone No.: 402-636-8271 Cell No. _____
- Fax No.: _____
- Email: msands@bairdholm.com
- Business structure: Corporation
- Owners: Roy Perry
2. Briefly describe your proposed project: (description of business, number of employees, housing units, etc) (Attach information if necessary)
- 1) Construction of an approximately 144-unit apartment complex, clubhouse and related amenities.
 - 2) Construction of an approximately 4-acre public lake on city ground to the south of the project site.
3. Present ownership of the site and the legal description of the property you intend to improve? (**Plat map** if available)

The project site is currently owned by the City of Wayne. Redeveloper intends to purchase the site from the City, contingent upon the approval of TIF. The legal description of the site is:

Lot 3, Southeast Addition of the City of Wayne, Wayne County, Nebraska.
Parcel ID: 0002895.89

4. Physical description: (**Attach:** drawings showing building layouts on the lots and the square footage for each structure.)

Please see attached Addendum 1 for apartment plans. With respect to the lake, the exact location and design will be determined in coordination with the City. However, please reference attached Addendum 2 for a conceptual representation (with respect to the lake only, and not the other improvements shown thereon).

5. **Estimated Project Costs:**
Include Construction Proforma Statement

Please see attached Addendum 3 for itemized breakdown.

- A) Land Acquisition Costs
- B) Site Development (itemize)
- C) Building Cost
- D) Equipment
- E) Architectural & Engineering Fees
- F) Legal Fees
- G) Financing Costs
- H) Broker Costs
- I) Demolition
- J) Contingencies

Estimated total project Costs \$ 31,411,724

6. Current Property Valuation \$0 (currently exempt) - estimated to be \$10,000

7. Estimated Assessed Valuation at Completion \$ 22,000,000

8. Itemized Source of Financing (**Sources and Uses spreadsheet**):

- a. Equity \$ 600,000
- b. Bank Loans \$ 25,931,724
- c. Tax Increment Financing \$ 4,880,000
- d. Other Sources \$ _____

With respect to TIF, our request is for the bond/note to be issued upon approval (i.e., prior to cost certification) in order to be monetized and applied to the up-front construction costs.

9. Name and address of architect, engineer, and general contractor:

Design and Engineering - Olsson
General Contractor - R. Perry Construction

10. Has this property been declared blighted and substandard?

Yes.

11. Are zoning changes required? If zoning is needed, expected approval date.

No. The project site is zoned R-4.

12. Project Construction Schedule:

a. Construction start Date: Upon TIF approval

b. Completion Date: By 12/31/23

c. If Phased Construction (which lots will be built on in which year): N/A

Year _____ / _____ % complete

Year _____ / _____ % complete

13. Municipal Reference (if applicable). Please name any other municipality wherein the applicant, or other corporations the applicant has been involved with, has completed developments within the last five years.

South Sioux City, NE
Wakefield, NE

14. Have you received any other incentives from the State of Nebraska for this project? If yes, please explain.

No.

TAX INCREMENT FINANCING REQUEST:

1. Describe Eligible Cost for Which Tax Increment Financing will be used.
 (Include attachments if necessary): Please see attached Addendum 4 for itemized breakdown.

Public Improvements	
Streets	\$ _____
Water lines	\$ _____
Sewer lines	\$ _____
Sidewalks	\$ _____
Lighting	\$ _____
Site Acquisition (Including all costs associated with acquisition)	\$ _____
Demolition	\$ _____
Site Preparation (Dirt work, grading, & other work prior to construction of the project)	\$ _____
Utilities extensions and hookups to foundation	\$ _____
Private streets	\$ _____
Legal Fees	\$ _____
TOTAL AMOUNT OF TIF REQUESTED	\$4,880,000 at 3.5%

2. Statement of Necessity for the desired use of Tax Increment Financing (TIF).

The Project would not proceed but-for the use of TIF because the costs of the public infrastructure, construction or replacement of utilities and detention, site grading, dirt work, and rising materials costs, among others, are expected to be significantly greater than the ROI from rents commanded by the apartments. Additionally, the ~\$2.2MM cost to construct the lake is an improvement solely for the public benefit, which Redeveloper will neither derive any TIF revenues or profit from.


 _____ / 3/28/2022 / _____
 Signature of Authorized Applicant Date City use
Date Rcvd/Initials

Printed Name of Applicant Roy Perry

Printed name of Business: R. Perry Construction

This Document and its attachments are subject to state open records disclosure laws.

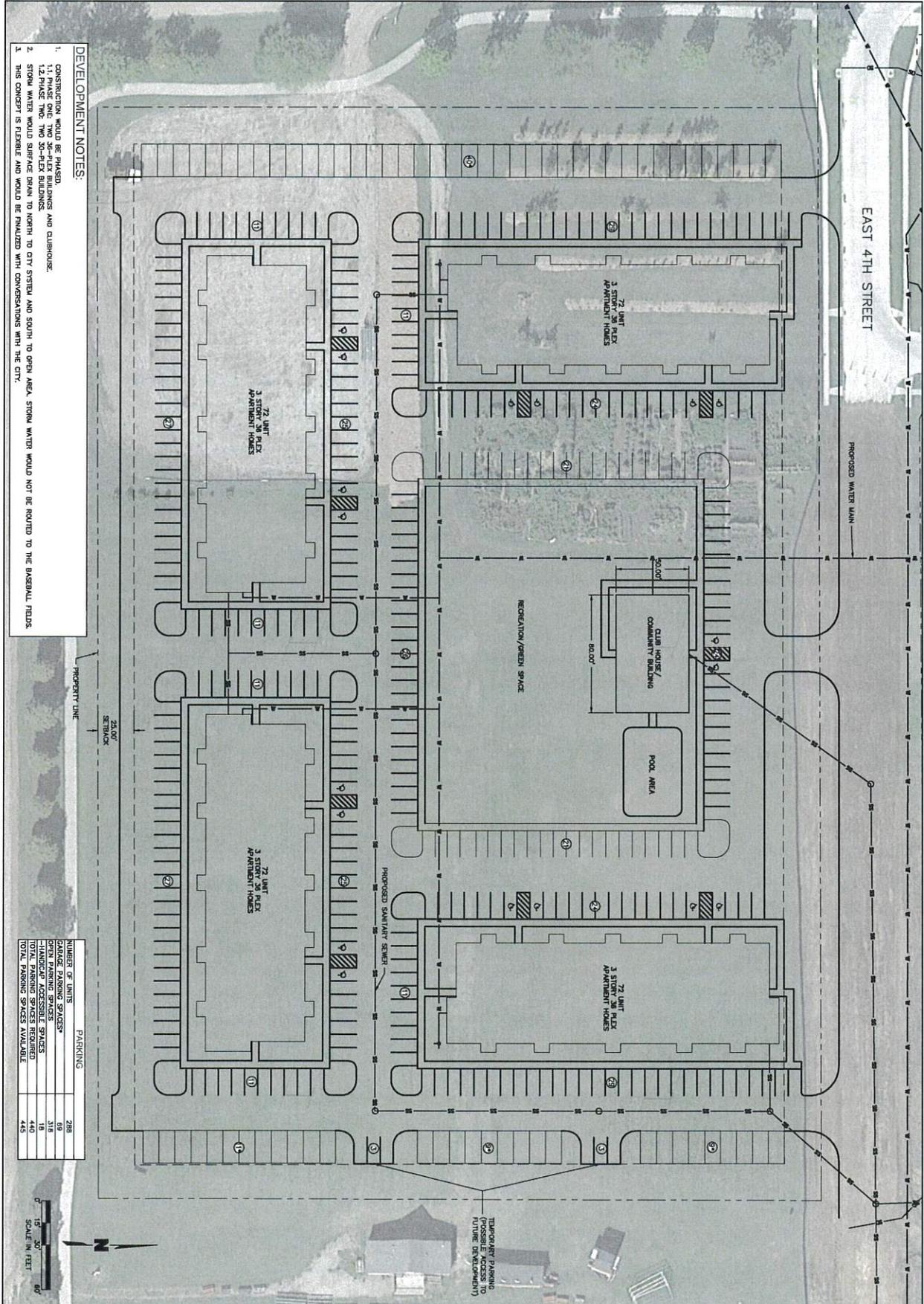
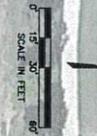
Documentation (copies of invoices and cancelled checks) of all TIF eligible expenses are required by the City of Wayne before any TIF Bonds are processed.

ADDENDUM 1

DWG: G:\SSC\Admin\OPPORTUNITIES\Roy Perry\Wayne Development\Proposal\Development Exhibit\Wayne-R.Perry Development U Layout.dwg USER: dmckee
 DATE: Feb 03, 2022 9:55am XREFS: 21-11-03_GNCV_PBASE Linework

- DEVELOPMENT NOTES:**
- CONSTRUCTION WOULD BE PHASED. PHASE 1 WOULD INCLUDE THE 3-STOREY APTS AND CLUBHOUSE. PHASE 2 WOULD INCLUDE THE 3-STOREY APTS AND CLUBHOUSE. PHASE 3 WOULD INCLUDE THE 3-STOREY APTS AND CLUBHOUSE.
 - STORM WATER WOULD SURFACE DRAIN TO NORTH TO CITY SYSTEM AND SOUTH TO OPEN AREA. STORM WATER WOULD NOT BE ROUTED TO THE BASEBALL FIELDS.
 - THIS CONCEPT IS FLEXIBLE AND WOULD BE FINALIZED WITH CONVERSATIONS WITH THE CITY.

PARKING	
NUMBER OF UNITS	288
STANDARD PARKING SPACES	89
HANDICAPPED ACCESSIBLE SPACES	18
TOTAL PARKING SPACES REQUIRED	107
TOTAL PARKING SPACES AVAILABLE	445



PROPOSED LAYOUT

ROY PERRY DEVELOPMENT

WAYNE, NEBRASKA

REV. NO.	DATE	REVISION DESCRIPTION

PRELIMINARY

NOT TO BE USED FOR CONSTRUCTION

February 03, 2022

DATE PRINTED

OLSSON

olsson

1707 Dakota Avenue
 South Sioux City, NE 68778-2556 TEL 402.494.3059 www.olsson.com



ADDENDUM 3

Estimate of Construction Costs

Land Acquisition:	\$100,000
Construction Hard Costs:	\$21,247,000
Site Work and Infrastructure:	\$1,770,113
Lake Construction:	\$2,200,000
Construction Soft Costs:	\$250,000
Contingencies:	\$2,855,611
Architecture, Engineering and Legal:	\$803,000
Financing Fees:	\$2,186,000
TOTAL:	\$31,411,724

* The above construction cost estimates are preliminary in nature and subject to change.

ADDENDUM 4

Estimate of TIF-Eligible Costs

Land Acquisition:	\$100,000
Site Work and Infrastructure:	\$1,770,113
Lake Construction:	\$2,200,000
Contingencies:	\$487,311
Architecture, Engineering and Legal:	\$803,000
<u>Financing Fees:</u>	<u>\$1,432,172</u>
TOTAL:	\$6,792,596

* The above construction cost estimates are preliminary in nature and subject to change.

ADDENDUM 5



IOWA SECRETARY OF STATE *Paul D. Pate*



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Searched: R. Perry

Business No.	Legal Name	Status
426065	R. PERRY CONSTRUCTION, INC.	Active
Type	State of Inc.	Modified
Legal	IA	No
Expiration Date	Effective Date	Filing Date
PERPETUAL	11/14/2011 2:50 PM	11/14/2011 2:50 PM
Chapter	CODE 490 DOMESTIC PROFIT	

Names (Viewing 1 of 1)

Type	Status	Modified	Name
Legal	Active	No	R. PERRY CONSTRUCTION, INC.

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MORROW'S HOUSEMOVING, INC
House & Building Raising/Moving
 P.O. Box 64 116 West Elk Street
 Jackson, NE 68743
 402-632-4555

PROPOSAL SUBMITTED TO Community Redevelopment Authority		PHONE 402-375-1733	DATE 03-11-2022
STREET 306 Pearl Street		JOB NAME	
CITY, STATE and ZIP CODE Wayne, NE 68787		JOB LOCATION 711 Main Street Wayne, NE	
ARCHITECT	DATE OF PLANS	JOB PHONE	
		Wes Blecke	

We hereby submit specifications and estimates for:

- Move 30' X 40' one story house located at 711 Main Street in Wayne, NE, to a new determined site at 204 South Lincoln Street. Place house and dig under it for construction of a new basement, as discussed.
- *Utility (plumbing, electrical, heating & cooling, telephone) disconnect and re-connect, where necessary, and chimney removal, if any, is not included.
 - *Electrical, cable or telephone lines, tree trimming and removal, mailbox or sign removal and replacement, where applicable, enroute is not included.
 - *Bid states all dirt and concrete is to be piled on site or loaded into waiting trucks unless other arrangements are made.
 - *A certificate of insurance is available upon request.
 - *If it is necessary to store the house temporarily, our equipment rental fee is \$10 per beam per day.
 - *To place the house onto a preconstructed basement, add \$3,000 on to this bid.

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of: Twenty thousand, eight hundred, eighty _____ dollars (\$ 20,880.).

Payment to be made as follows:

50% upon signing of written contract

50% upon completion of job unless other arrangements are made.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature 

Note: This proposal may be withdrawn by us if not accepted within 60 days.

Acceptance of Proposal—The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature _____

Signature _____

Betty McGuire - [External] Wayne Community Redevelopment Authority Meeting

From: JOEL MOSLEY Owner <j.mosley@centurylink.net>
To: <betty@cityofwayne.org>
Date: 3/27/2022 8:52 PM
Subject: [External] Wayne Community Redevelopment Authority Meeting

Hello Betty,

My brother Greg Mosley would like to be added to the agenda to allow him to ask questions about one properties owned by the WCRA. Please add him so he can ask questions of the committee and discuss what our intentions may be with the property located on 2nd street between Logan and Nebraska Steets. Please confirm this request and provide the time, location and agenda for the this meeting.

Thank you very much.

Sincerely,

Joel Mosley
402-301-5298

Betty McGuire - Re: [External] Wayne Community Redevelopment Authority Meeting

From: Joel Mosley <j.mosley@centurylink.net>
To: Betty McGuire <betty@cityofwayne.org>
Date: 3/28/2022 8:41 AM
Subject: Re: [External] Wayne Community Redevelopment Authority Meeting
Cc: Cale Giese <cgiese@cityofwayne.org>, Jill Brodersen <jbrodersen@cityofwa...

Hello Betty.

Thank you for the quick reply. I think at this time there's not enough information for any action to be taken. it's more of a discovery and open dialog for Greg and I to see what might be an option for the property.

Thank you.

Joel

Sent from my T-Mobile 5G Device
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