

March 29, 2022

The Wayne Community Redevelopment Authority (CRA) met in regular session in the Council Chambers of City Hall on Tuesday, March 29, 2022, at 4:00 o'clock p.m. Chair Jill Brodersen called the meeting to order with the following in attendance: Members Mark Lenihan, Jon Meyer, Cale Giese, and Terry Sievers; City Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Members Greg Ptacek and Mike Powicki.

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 Sievers, to approve the minutes of the February 22, 2022, meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Ptacek and Powicki who were absent, the Chair declared the motion carried.

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

City of Wayne	
Attorney Fees	\$800.00
Utilities – 106 E. 7 th	37.00
Utilities – 711 Main	.12

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

Member Ptacek arrived at 4:02 p.m.

Member Powicki arrived at 4:08 p.m.

The CRA reviewed 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.

Wes Blecke, City Administrator, stated this is the initial step in the process to prove that this project would not happen without tax increment financing.

Beth Porter, Finance Director, reviewed the steps in this process. When she received the application, she sent the same off to Attorney Mike Bacon for a preliminary review. He did not have any issues with the application, but noted this is a big project and, as with all TIF projects, they will have to prove the “but for test.” For a project this big, Mr. Bacon will require a lender requirement letter and also a return on investment analysis in addition to the cost benefit analysis. R. Perry Construction does have their own TIF attorney, Michael Sands with Baird Holm. Mr. Bacon has worked with him before. Their eligible costs exceed the bond amount they are requesting. As it is now, they are not asking for workforce housing TIF.

Cory Christensen, representing R. Perry Construction, Inc., was present via zoom to answer questions.

BJ Woehler, representing several people, had questions regarding the process. He requested the CRA to vote “no” on this application because he did not feel it was accurate and complete or that they at least table it until the CRA gets the proper information.

Member Giese made a motion, which was seconded by Member Meyer, 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.

Member Lenihan shared concerns from the School’s point of view on the project and tax increment financing request and how it could potentially affect the school’s enrollment, staffing concerns, and tax situation, etc.

Staff was directed to contact Attorney Bacon to see if he would come to Wayne to give a presentation to the CRA on tax increment financing.

Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Lenihan who voted Nay, 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).

A proposal was received from Morrow’s Housemoving, Inc., for \$20,880. This includes moving the house and digging a basement after the house is on site. He then reached out to a contractor (Pinkelman) to put in the basement. This contractor could do it for a cost of \$12-15,000, depending upon whether or not the basement would have an 8’ ceiling or a 9’ ceiling. Another company, Scribbs, had interest in moving the house, but the soonest they could do it would be in June or July.

Consensus was to get a survey on the lot to figure out where the house will be placed. Administrator Blecke recommended having Todd Hoemann of the Street Department act as the general contractor on this project.

After discussion, it was the consensus to move the house onto a basement/foundation and try to sell it “as is.” If it does not sell, the CRA can consider making some improvements to the house and then selling it.

Member Meyer made a motion, which was seconded by Member Giese, to accept the bid of Morrow’s Housemoving, Inc., for \$20,880 to move the house located at 711 Main Street. Chair Brodersen stated the motion, and the result of roll call being all Yeas, the Chair declared the motion carried.

Administrator Blecke stated he will contact a couple of contractors (Pinkelman and Walker Foundation) for a price on a foundation and bring the same forward for consideration at the next meeting.

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

- 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).

The CRA is going to have to hire a contractor at some point to do some of the work (e.g. dirt work and retaining wall). As soon as the CRA has the architectural design/plans, this can be done.

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)

Greg Mosely was present and stated he and his brother have some interest in this property. He would raze both buildings and put other structures there. He did not know if it would be housing or commercial property. He asked if the CRA would consider subdividing that property. He would take the lot where the wood structure is and demolish it ASAP. He offered the CRA \$1.00 for the property.

Member Giese stated the CRA consensus for this property was to work towards getting it to bare ground, and then go out for proposals to see what would or could be constructed. He wanted to see what another person’s vision might be for that property.

Mr. Mosely was encouraged to come to the CRA meetings for updates.

In regard to an update on Lot 23, Southview II Addition, the same has not been closed on at this time. It is still in the remonstrance period.

Discussion took place on the CRA requesting an additional lot or lots from the City. Consensus was not to ask for more property at this time.

There were no other potential properties of interest to be discussed.

There being no further business to come before the CRA, Chair Brodersen declared the meeting adjourned at 5:05 p.m.