

April 26, 2022

The Wayne Community Redevelopment Authority (CRA) met in regular session in the Council Chambers of City Hall on Tuesday, April 26, 2022, at 4:00 o'clock p.m. Chair Jill Brodersen called the meeting to order with the following in attendance: Members Mark Lenihan, Greg Ptacek, Jon Meyer, Cale Giese, Terry Sievers and Mike Powicki; City Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire.

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 Ptacek, to approve the minutes of the March 29, 2022, meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, the Chair declared the motion carried.

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

City of Wayne	
Attorney Fees	\$800.00
Ads/Notices	66.82

Utilities – 106 E. 7 <sup>th</sup>	37.48
Utilities – 711 Main	.12

Chair Brodersen stated the motion, and the result of roll call being all Yeas, the Chair declared the motion carried.

Mike Bacon, Attorney, gave a presentation on tax increment financing.

Member Meyer left the meeting at 5:01 p.m.

Member Lenihan, again, expressed his concerns regarding tax increment financing.

The CRA reviewed the Redevelopment Plan for the R. Perry Construction, Inc., 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 sets forth a redevelopment project consisting of a 144 (approximate) apartment multi-family housing development and the creation of a recreational lake. The site of the redevelopment project consists of two parcels owned by the City. The apartments are to be constructed on approximately 7.84 acres to be purchased by R. Perry Construction, Inc. The recreational lake is to be constructed on a portion of the 73.23 acres adjoining the apartment site. The redevelopment project consists of two development activities, all being a part of the overall project. The separate activities are designated as “Project One” and “Project Two.” "Project One" of the redevelopment project is the development of an apartment complex on the apartment site by the redeveloper, consisting of approximately 144 apartments in 4 apartment buildings with 36 apartments each. Project One is anticipated to include a clubhouse of approximately 4,000 square feet and a pool area. The redevelopment project provides for the acquisition of the apartment site from the City pursuant to a purchase agreement.

"Project Two" of the redevelopment project is the creation of a 4-acre (approximate) lake on the lake site. Project Two is to be constructed by the redeveloper based on a design and in a location to be determined via the mutual agreement of the redeveloper and the City.

R. Perry Construction's attorney made a few changes to the original Plan that was prepared by Mr. Bacon. Mr. Bacon has reviewed the same and stated the changes are not offensive to the Statutes, so if the changes are acceptable to the CRA, that is fine. Mr. Blecke noted there is one mathematical error – lowering the attorney's fees from \$17,500 to \$15,000.

Member Giese introduced CRA Resolution No. 2022-2 and moved for its approval with the proposed changes made thereto; Member Sievers seconded.

#### CRA RESOLUTION NO. 2022-2

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 (R. PERRY CONSTRUCTION, INC., PROJECT).

Member Lenihan noted that the "School" is not against this project, but again shared the concerns regarding this matter. He noted that a lot of positives can come out of this project, but as we look forward to future projects, he thought it was important to get the School District involved in a much sooner level than it was in this project.

Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Meyer who had left the meeting, and Member Lenihan who voted Nay, the Chair declared the motion carried.

Chair Brodersen then skipped down to agenda item no. 8 — Discussion and possible action on awarding a contract on putting in a foundation for the house to be moved onto Lot 23, Southview Addition.

Administrator Blecke stated two bids were received on this project. One was from Pinkelman Construction, Inc., for \$11,730 and was one from Leader. The Pinkelman proposal was less money than the Leader proposal and Pinkelman indicated they could start on the project middle to late May. Leader did not give a time frame to staff. Administrator Blecke stated to put in a 9' ceiling, the price would increase by about \$2,500.

Member Giese made a motion, which was seconded by Member Powicki, to award a contract for putting in a foundation for the house to be moved onto Lot 23, Southview Addition, to Pinkelman Construction, Inc., for \$11,730 and to add the extra foot (9' ceiling) of depth to the basement and authorize staff to negotiate up to \$14,500. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Meyer who had left the meeting, 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).

This house is supposed to be moved by the middle of May.

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

Staff is waiting on Olsson to complete their survey and present a site plan to the City's engineer to start looking at dirt quantities to move, 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 2<sup>nd</sup> and Logan/Nebraska Streets)

There was no update on this matter. The CRA has a lease through the end of April, and the south building is supposed to be demolished or taken down by the end of May.

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 5:20 p.m.