

**AGENDA**  
**COMMUNITY REDEVELOPMENT AUTHORITY**  
**CITY COUNCIL CHAMBERS**  
**306 PEARL STREET**  
**June 28, 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 May 31, 2022
3. Action to approve the Claims
4. Update and receipt of recommendation from the Planning Commission on the Redevelopment Plan of R. Perry Construction, Inc., Project
5. CRA Resolution 2022-3: Forwarding a Redevelopment Plan of the City of Wayne, Nebraska, to the Wayne City Council 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
6. Action on awarding the asbestos abatement contract on the property at 2<sup>nd</sup> and Logan Street/Nebraska Streets
7. Update and discussion and/or action on the following properties:
  - 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)
  - 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)
  - 200 S. Lincoln Street
8. Discussion regarding other potential properties of interest
9. Adjourn

**NEXT MEETING IS SCHEDULED FOR JULY 26, 2022**

May 31, 2022

The Wayne Community Redevelopment Authority (CRA) met in regular session in the Council Chambers of City Hall on Tuesday, May 31, 2022, at 4:00 o'clock p.m. Chair Jill Brodersen called the meeting to order with the following in attendance: Members Greg Ptacek, Cale Giese, Terry Sievers and Mike Powicki; City Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Members Mark Lenihan and Jon Meyer.

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 Giese made a motion, which was seconded by Member Ptacek, to approve the minutes of the April 26, 2022, meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan and Meyer 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	40.57
Utilities – 106 E. 7 <sup>th</sup>	37.00
Utilities – 711 Main	.12
Wayne County Clerk	
CRA Quitclaim Deed	\$10.00
Baird Holm LLP	
Tax Foreclosure	\$4,599.50
Morrow's Housemoving	
Housemoving 711 Main Street	\$10,440.00

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

Administrator Blecke advised the CRA that in the lease agreement with Jimmy John's there is an Exhibit A and an Exhibit B. The CRA is responsible for what is in Exhibit B. To do some of those things in Exhibit B, we need to know how much dirt needs to be moved, what the structure of the retaining wall is going to be like, etc. There is a lot more to doing some of these things that requires an engineer. Because Olsson will be on site due to the fact that they are also Jimmy John's engineer, a proposal was sought from them for engineering services for the CRA. Administrator Blecke noted he has contacted ACES and is awaiting a proposal from them on the survey work portion of the Olsson proposal. He advised the CRA if they approve the Olsson proposal, that they approve the same with the exception of the survey work. The proposal is for \$14,150. The survey work/replat of the property is \$2,850. He reminded the CRA that Jimmy John's agreed to pay for one-half of the CRA's construction costs up to \$20,000.

Member Giese made a motion, which was seconded by Member Powicki, approving the Olsson contract for site development on the 7<sup>th</sup> and Main Street property – Section 2.0 of the Civil Design Services in the amount of \$11,300, and authorizing staff to seek proposals to replat the property, spending up to \$2,850. Chair Brodersen stated the motion, and the result of roll call

being all Yeas, with the exception of Members Lenihan and Meyer 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)

This house is now on blocks, and the next time the CRA meets, there should be a hole in the ground.

- 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)

- 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)

As of today's date, the building was supposed to have been taken down by Robert Woehler & Sons Construction, Inc. The lease agreement ended at the end of April, but then gave the lessee an additional month in which to take the building down.

Greg Mosely was present again and advised the CRA that he and his brother were still interested in the property.

The consensus of the CRA was that the buildings needed to come down, and when that happens, the CRA will seek proposals on the property.

After discussion, Member Giese made a motion, which was seconded by Member Ptacek, authorizing staff to get asbestos abatement bids and bids for demolition and removal of both structures in their entirety, including the concrete (2<sup>nd</sup> and Logan/Nebraska Street property). Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan and Meyer who were absent and Member Sievers who abstained, the Chair declared the motion carried.

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 4:44 p.m.

**City of Wayne  
CRA Claims List**

**June 28, 2022**

6/28/2022	#1479	City of Wayne Attorney fees \$800.00 Utilites 106 E 7th St \$	\$	800.00
6/28/2022	#1480	Zach Heating & Cooling Recover units 705 Main	\$	240.00
		<b>Total</b>	<b>\$</b>	<b>1,040.00</b>

CRA  
BANK SUMMARY  
CHECKING ACCOUNT  
June 28, 2022

BALANCE 5/31/22 7,517.22

DEPOSITS:

Interest 4.12

SUBTOTAL: 7,521.34

CLAIMS:

Claims Paid 1,040.00

BOOK BALANCE as of 6/28/22 6,481.34

**CITY OF WAYNE  
INTEROFFICE MEMORANDUM**

**DATE:** June 7, 2022

**TO:** Cale Giese, Mayor  
Wayne City Council

**FROM:** Wayne Planning Commission  
Wes Blecke, Staff Liaison

At their meeting held on June 6, 2022, the Wayne Planning Commission made recommendations on the following public hearings; the results of those recommendations are as follows:

**Public Hearing: Request to Annex Lot 1, Containing 2.55 Acres More or Less, of the Replat of Kardell Industrial Park, Wayne County, Nebraska; Applicant: City of Wayne**

The Planning Commission took evidence and testimony from the public and thereafter reviewed the information and evidence presented. After deliberation and discussion, motion was made by Commissioner Sorenson and second by Commissioner Sandoz, to approve and forward a recommendation of approval to the City Council annexing 2.55 acres more or less to the City of Wayne, the parcel of land described as Lot 1, Replat of Kardell Industrial Park, Wayne County, Nebraska, with the findings of fact being consistency with the Comprehensive Plan, the Current and Future Land Use Maps, existing connection to utilities including city water, city sewer and city electric, and staff's recommendation. Chair Melena stated the motion and second; all were in favor, motion approved and carried.

**Public Hearing: Redevelopment Plan for "Perry Apartment Development"**

The Planning Commission took evidence and testimony from the public and thereafter reviewed the information and evidence presented. After deliberation and discussion, a motion by Commissioner Meisenbach and second by Commissioner Sorenson to approve and forward a recommendation of approval to the Community Redevelopment Authority the Redevelopment Plan for Perry Apartment Development, with the findings of fact being consistency with the Comprehensive Plan, the current and future land use maps, as outlined in Resolution No. 2022-01, including amending "Exhibit A" to read, "Legal Description of Redevelopment Project Area **Apartment Site:** Lot Three (3) Southeast Addition to the City of Wayne, Wayne County, Nebraska, Parcel 0080238.00 **Lake Site:** Lot Five (5), Southeast Addition to the City of Wayne, Wayne County, Nebraska, Parcel 0080235.00. Chair Melena stated the motion and second; all were in favor, with the exception of Commissioner Schultz who voted nay, motion approved and carried.

**RESOLUTION NO. 2022-3**

**A RESOLUTION RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN OF THE CITY OF WAYNE, NEBRASKA; APPROVAL OF A REDEVELOPMENT PROJECT OF THE CITY OF WAYNE, NEBRASKA; AND APPROVAL OF RELATED ACTIONS (R PERRY CONSTRUCTION PROJECT).**

**BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF WAYNE, NEBRASKA:**

**WHEREAS:** The Mayor and Council of the City of Wayne, Nebraska (the “City”), upon the recommendation of the City Planning Commission (the “Planning Commission”), and in compliance with all public notice requirements imposed by the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “Act”), has previously declared an area, including an area legally described on the attached Exhibit A (the “Redevelopment Area”), to be blighted and substandard and in need of redevelopment; and

**WHEREAS:** Pursuant to and in furtherance of the Act, a Redevelopment Plan (the “Redevelopment Plan”), has been prepared and submitted by the Redeveloper, in the form of the attached Exhibit B, for the purpose of redeveloping the Redevelopment Area; and

**WHEREAS:** Pursuant to the Redevelopment Plan, the Authority would agree to incur indebtedness and make a grant for the project specified in the Redevelopment Plan (the “Project”), in accordance with and as permitted by the Act; and

**WHEREAS:** Pursuant to Section 18-2113 of the Act, the Authority has conducted a cost benefit analysis of the Project (the “Cost Benefit Analysis”), which is attached to and a part of the Redevelopment Plan; and

**WHEREAS:** The Authority has made certain findings and has determined that it is in the best interests of the Authority and the City to approve the Redevelopment Plan, approve the Redevelopment Project, and approve the transactions contemplated by the Redevelopment Plan.

**Resolved that:**

1. The Authority determines that the proposed land uses and building requirements in the Redevelopment Plan for the Redevelopment Area are designed with the general purposes of accomplishing, and in conformance with the general plan of the City, a coordinated, adjusted, and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency in economy in the process of development; including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provisions for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of unsanitary or unsafe dwelling accommodations or conditions of blight.

2. In accordance with the Act, the Authority has conducted a Cost Benefit Analysis for the Project, which is incorporated into the Redevelopment Plan, and finds that the Project would not be economically feasible without the use of tax increment financing, the Project would not occur in the Redevelopment Area without the use of tax increment financing and the costs and benefits of the Project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services, have been analyzed and have been found to be in the long term best interests of the community impacted by the Project. Documentation of the lack of economic feasibility has been provided by a return on investment analysis showing the return to be significantly below a reasonable rate of return to induce the investment.

3. In compliance with section 18-2114 of the Act, the Authority finds and determines as follows: a) the Redevelopment Area constituting the Redevelopment Project will not be acquired by the Authority and the Authority shall receive no proceeds from disposal to the Redeveloper; (b) the Developer has a signed Purchase Agreement for the purchase of the Redevelopment Area; (c) the estimated cost of acquiring and preparing the project site as described in the Redevelopment Plan and related costs exceed \$4,880,000 (d) the method of acquisition of the real estate was by private contract by the Redeveloper and not by condemnation; (e) the method of financing the Redevelopment Project shall be by issuance of tax increment revenue bond issued in the amount of \$4,880,000, and from additional funds provided by the Redeveloper and its lender; and (f) no families or businesses will be displaced as a result of the project.

4. The Authority recommends approval of the Redevelopment Plan, the Redevelopment Project, and the transactions contemplated in the Redevelopment Plan.

5. All prior resolutions of the Authority in conflict with the terms and provisions of this resolution are repealed to the extent of such conflicts.

6. This Resolution shall become effective immediately upon its adoption.

**PASSED AND APPROVED** this 28<sup>th</sup> day of June, 2022.

COMMUNITY REDEVELOPMENT  
AUTHORITY OF THE CITY OF  
WAYNE, NEBRASKA.

BY \_\_\_\_\_  
Chairperson

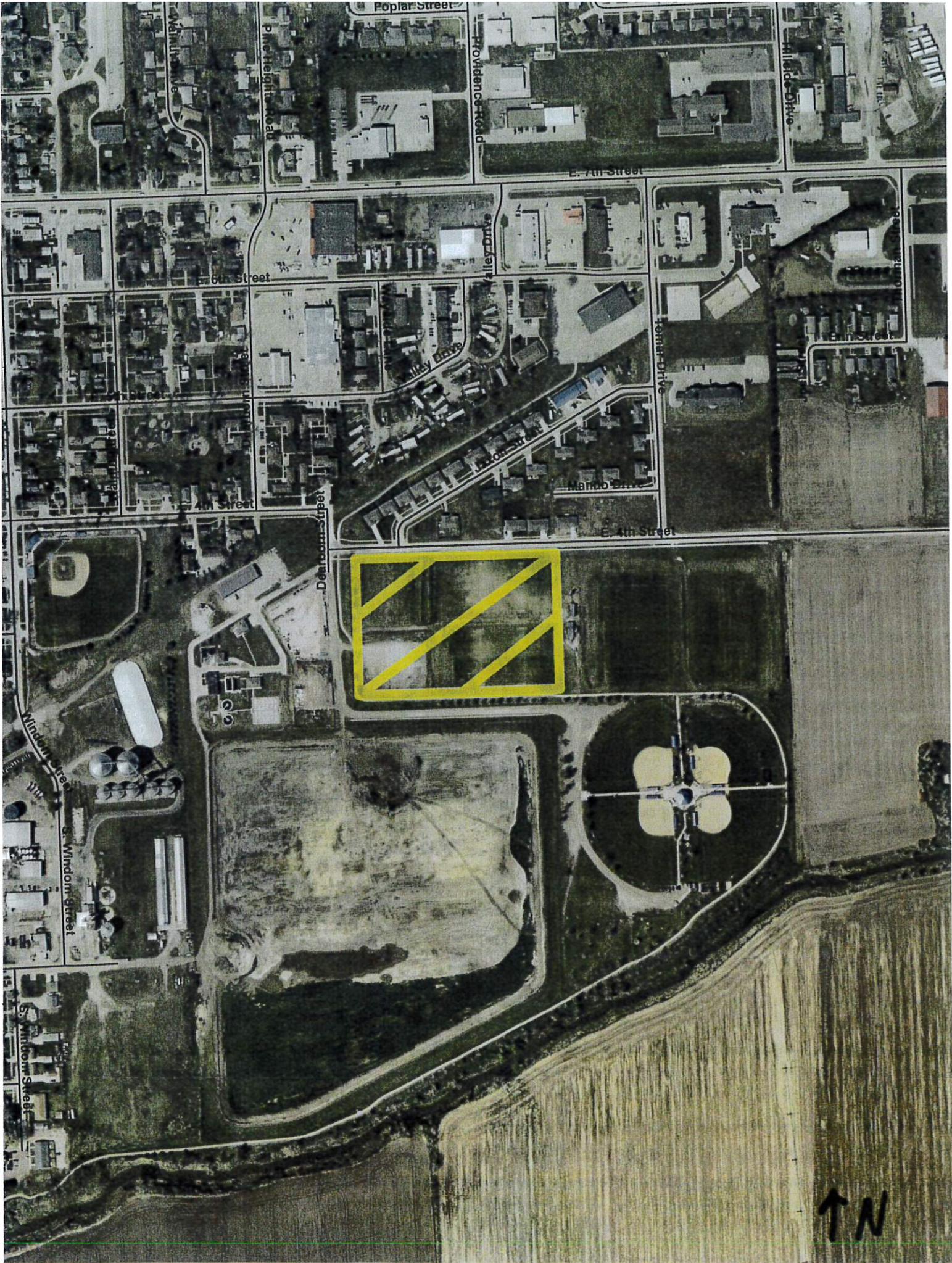
ATTESTED:

\_\_\_\_\_  
Secretary

**Exhibit A**  
**Legal Description of Redevelopment Project Area**

**Apartment Site:** Lot Three (3), Southeast Addition to the City of Wayne, Wayne County, Nebraska. Parcel 0080238.00

**Lake Site:** Lot Five (5), Southeast Addition to the City of Wayne, Wayne County, Nebraska. Parcel 0080235.00



Poplar Street

McMillan Ave

Pine Heights Road

Providence Road

Millard Drive

E. 7th Street

E. 6th Street

Valley Drive

Forest Drive

May Drive

E. 5th Street

Dearborn Street

Wando Drive

E. 4th Street

Windom Street

S. Windom Street

S. Windom Street

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**EXHIBIT B**  
**REDEVELOPMENT PLAN**

**CITY OF WAYNE  
REDEVELOPMENT PLAN FOR THE  
PERRY APARTMENT DEVELOPMENT**

I. INTRODUCTION.

This Redevelopment Plan for a blighted and substandard area of the City of Wayne, Nebraska (“Redevelopment Plan”) is a guide for redevelopment activities to remove or eliminate blight and substandard conditions within the City of Wayne, Nebraska (“City”). The City recognizes that blight is a threat to the continued stability and vitality of the City as it relates to affordable housing.

This Redevelopment Plan sets forth a redevelopment project consisting of an approximately 144-apartment multifamily housing development and creation of a recreational lake (collectively, the "Redevelopment Project"). The site of the Redevelopment Project, as described on Exhibit "1" and incorporated herein, consists of two parcels owned by the City (the "Redevelopment Area"). The apartments are to be constructed on approximately 7.84 acres (the “Apartment Site”) to be purchased by R. Perry Construction, Inc. (the “Redeveloper”). The recreational lake is to be constructed on a portion of the 73.23 acres adjoining the Apartment Site (the “Lake Site”).

The City is the current owner of the Redevelopment Area. Current market rental rates are insufficient to allow for recovery of development costs, maintenance and operational costs without the assistance provided by tax increment financing ("TIF"). It is not reasonably anticipated that the area would be developed without public action. To encourage private investment in the Redevelopment Area, this Redevelopment Plan has been prepared to set forth the Redevelopment Project, which is considered to be of the highest priority in accomplishing the goal of revitalizing and strengthening the Redevelopment Area.

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 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. A preliminary site plan for Project One is provided in Exhibit "2", attached hereto and incorporated herein. Such site plan is preliminary and subject to change. The Redevelopment Project provides for acquisition of the Apartment Site from the City pursuant to a purchase agreement.

"Project Two" of the Redevelopment Project is the creation of an approximately four acre lake on the Lake Site. Project Two is to be constructed by Redeveloper based on a design and in a location to be determined via the mutual agreement of Redeveloper and the City.

Redeveloper intends to commence construction of Project One and Project Two concurrently in the spring of 2022. Redeveloper anticipates completion of Project One and Project Two by the end of 2023. Notwithstanding the foregoing, the anticipated start dates and completion dates are preliminary and subject to change based upon market conditions, availability of materials, workforce availability and other extraneous factors. More or less time than the anticipated completion dates listed above may be necessary as a result of such extraneous conditions or factors. In relation thereto, while it is the intent of Redeveloper to construct all of the Project One private improvements simultaneously over the course of a single year, the construction of such private improvements could take longer, in which case it may occur in phases for purposes of the division of the incremental ad valorem real estate taxes upon the Apartment Site. If Project One does occur in phases, the TIF revenues for one portion of Project One may be divided at a different time and have a separate 15-year TIF period from a different portion of Project One; provided such portions are located on separate tax parcels within the Apartment Site.

The estimated cost of Project Two is approximately \$2,200,000. Project Two is entirely for the benefit of the public. Although Project One will benefit from the development of the lake, the cost to create the lake cannot be amortized as part of the rental rates for the apartments on Project One. The Redeveloper requires assistance from a TIF grant in order to offset the lake development costs and provide apartments at marketable rental rates. Notwithstanding, the need for a TIF grant for Project One exists without the burden of the Project Two costs. Redeveloper seeks TIF from the Wayne Community Redevelopment Authority (the "Authority") pursuant to the Nebraska Community Development Law sections 18-2101 et. seq., as amended (the "Act"), as part of the Redevelopment Project.

Redeveloper estimates the incurrence of approximately \$6,810,096 in TIF-eligible costs for the Redevelopment Project. Redeveloper seeks a TIF grant in an amount of \$4,880,000 for the TIF-eligible costs that include, but are not limited to, site acquisition, site preparation, engineering and architecture, legal fees, infrastructure, utilities, lake development and capitalized interest. From the TIF grant of \$4,880,000, approximately \$2,200,000 will be utilized for the recreational lake development.

Redeveloper will be required to purchase a Tax Increment Revenue Bond ("TIF Bond") from the Authority in the principal amount of \$4,880,000. Redeveloper will be required to obtain a bank loan in order to purchase the TIF Bond. Redeveloper will use the TIF Bond proceeds to pay for the TIF-eligible costs. The TIF Bond will be a limited obligation of the Authority, solely repayable from the incremental (increased) ad valorem real property taxes from Project One. Notwithstanding the foregoing, the loan contemplated hereunder, and the obligation of the Authority to remit the TIF revenues generated by the Redevelopment Project as debt service on the TIF Bond issued, may be accomplished by offset so that no bankable currency is exchanged between the Redeveloper and the Authority at closing of the TIF Bond, except for such other sums as may be required in relation thereto. Redeveloper and the Authority anticipate that the Authority will issue one TIF Bond for the TIF-eligible expenses for both Project One and Project Two. The Authority and Redeveloper will provide a more detailed overview of the TIF Bond and its issuance in the redevelopment contract or the resolution authorizing issuance of the TIF Bond.

The Apartment Site is owned by the City of Wayne and has no current assessed value. It is estimated that the County Assessor will assign a base value for that site of \$100,000 pursuant to section 18-2147(a) of the Act. Real estate taxes that result from such assessment on the real property, prior to the division of taxes to pay the TIF Bond, will be paid to the applicable taxing entities during the TIF Bond repayment period as prescribed by the Act. Upon the earlier of repayment of the TIF Bond or expiration of fifteen years after the effective date provided in the redevelopment contract, all increased taxes will be paid to the normal taxing entities.

## II. EXISTING CONDITIONS.

This section of the Redevelopment Plan examines the existing conditions within the Redevelopment Area. This section is divided into the following subsections: existing land use, existing zoning, existing public improvements, and existing building condition/blighting influences.

A. Existing Land Use. The existing land use is shown on Exhibit "3".

B. Existing Zoning. The Apartment Site is zoned R-4, multi-family residential. The Lake Site is zoned for parks and recreational use.

C. Existing Public Improvements. East 4<sup>th</sup> Street abuts the Apartment Site to the North.

D. Existing Building Conditions/Blighting Influences. Northeast Nebraska Economic Development District conducted a study entitled "Blight and Substandard Study, East Wayne Redevelopment Project Area" for the City (the "Blight Study"). The evaluation and subsequent findings of the Blight Study were based upon the criteria outlined in the Act. The Blight Study determined that the study area (i.e., the Redevelopment Area) exhibited a number of deficiencies applicable to the consideration of a "substandard and blight" designation including the existence of conditions which endanger life or property by fire or other causes and dilapidation/deterioration. The City Council of the City held a public hearing pursuant to the Act and declared the Redevelopment Area substandard and blighted pursuant to the Act on March 29, 2005.

## III. POST-REDEVELOPMENT CONDITIONS.

This section of the Redevelopment Plan examines the future conditions within the Redevelopment Area subsequent to completion of the Redevelopment Project. This section is divided into the following subsections:

- A. Proposed Land Use Plan
- B. Conformance with the Comprehensive Plan; Conformance with the Community Development Law Declarations
- C. Relationship to Local Objectives
- D. Building Requirements and Standards after Redevelopment
- E. Proposed Changes and Actions

- F. Cost-Benefit Analysis
- G. Proposed Cost and Financing
- H. Procedure for Changes in the Approved Redevelopment Plan
- I. Public Acquisition; Relocation Plan

A. Proposed Land Use Plan. The Redevelopment Area will transition to a multifamily residential complex with an adjacent recreational lake development. The proposed land use for the Apartment Site portion of the Redevelopment Area is conceptually shown on Exhibit "2". The City has yet to determine the precise location and design of the recreational lake on the Lake Site.

B. Conformance with the Comprehensive Plan; Conformance with the Community Development Law Declarations. In accordance with the Act, this Redevelopment Plan has been designed to conform to the City's adopted Comprehensive Plan 2017-2027 (the "Comprehensive Plan"). The Comprehensive Plan designates the Apartment Site as multi-family on the Future Land Use Map. The Lake Site is designated for parks and recreational use on that Map. The City Council finds and hereby documents that this Redevelopment Plan is feasible, entirely consistent and in conformity with the Comprehensive Plan as a whole and conforms to the legislative declarations and determinations set forth in the Act. The Redevelopment Area has had inadequate planning and remained undeveloped since it was annexed as part of the City.

C. Relationship to Local Objectives. This Redevelopment Plan was developed on the basis of the goals, policies and actions adopted by the City for the community as a whole and for the Redevelopment Area. General goals, policies and actions relating to the community as a whole and for the Redevelopment Area are contained in the Comprehensive Plan. If implemented, this Redevelopment Plan will result in improvements to the City entirely in line with the standards and objectives of the Comprehensive Plan.

D. Building Requirements and Redevelopment Standards. The redevelopment of the Redevelopment Area should generally achieve the following requirements and standards:

1. Population Density. There are currently no residential buildings located within the Redevelopment Area. With respect to Project One, population density within the Redevelopment Area will increase by construction of approximately four apartment buildings with 36 apartment units each. Current housing occupancy in the City is 2 persons per household.

With respect to Project Two, the recreational lake will not impact population density.

2. Land Coverage and Building Density. There are currently no residential buildings within the Redevelopment Area. With respect to Project One, Exhibit 2 shows projected land coverage for the apartment buildings and the community building.

With respect to Project Two, it is projected that the lake will encompass approximately four acres. Land coverage will comply with all applicable zoning and land coverage requirements for the area.

3. Building Heights and Massing. Building heights and massing will comply with the proposed R-4 zoning district for the Apartment Site.

E. Proposed Changes and Actions. This section describes the proposed changes needed, if any, to the zoning ordinances or maps, street layouts, street levels or grades, and building codes and ordinances, and actions to be taken to implement this Redevelopment Plan.

1. Zoning, Building Codes and Ordinances. With respect to both Project One and Project Two, this Redevelopment Plan will require no zoning ordinance change.

2. Traffic Flow, Street Layout and Street Grades. Access to the Redevelopment Area will be from East 4<sup>th</sup> Street for Project One. No changes are contemplated for the street layout or grade. Local traffic will increase significantly as new residents enter and exit the apartment complex.

3. Public Redevelopments, Improvements, Facilities, Utilities and Rehabilitations. In order to support the new land uses in Apartment Site of the Redevelopment Area, Redeveloper anticipates construction of the following (1) extension of water mains from the city water main; (2) extension of a sanitary sewer main, as needed; (3) installation of storm sewer; all as shown on Exhibit "2". The Lake Site will require excavation and shoreline development.

4. Site Preparation and Demolition. The Apartment Site will require grading and fill. The Lake Site will require extensive excavation. This plan contemplates that the Redeveloper may use excavated material from the Lake Site to develop the Apartment Site, if needed.

5. Private Redevelopment, Improvements, Facilities and Rehabilitation. The private improvements anticipated within the Redevelopment Area include the construction of approximately 4 multi-family apartment buildings with 36 units each, a clubhouse and a pool area.

6. Parking. Exhibit "2" shows the proposed parking to be provided for Project One of the Development.

F. Cost-Benefit Analysis. A cost-benefit analysis for the Redevelopment Project is incorporated herein by this reference ("Cost-Benefit Analysis") and is shown on Exhibit "4". The Cost-Benefit Analysis complies with the requirements of the Act in analyzing the costs and benefits of the Redevelopment Project, including costs and benefits to the economy of the community and the demand for public and private services.

G. Proposed Costs and Financing; Statements. The Authority intends to negotiate a specific redevelopment contract with Redeveloper, outlining the proposed Redevelopment Project, and contributions from TIF which are necessary from the Authority. The redevelopment contract will include the Redevelopment Project description, specific funding arrangements, and

specific covenants and responsibilities of the City, Authority and Redeveloper to implement the Redevelopment Project.

Estimated TIF-eligible Redevelopment Project costs are shown below:

Site Acquisition, Survey and Title	\$ 100,000
Site Preparation & Infrastructure	\$ 1,770,113
Lake construction	\$ 2,200,000
Architecture, Engineering & Legal	\$ 803,000
Contingencies	\$ 487,311
Financing	\$ 1,432,172
City legal costs	\$ 15,000
<b>TOTAL</b>	<b>\$ 6,810,096</b>

The above figures are estimates and are subject to change. Final figures are subject to a specific site plan, design specifications, City approval and public regulations. A breakdown of all estimated sources and uses (including the TIF-eligible costs) is attached hereto and incorporated herein as Exhibit "5". Any costs of the Redevelopment Project which are eligible for reimbursement from TIF under the Act that are not specifically included above or in Exhibit "5" shall still constitute a TIF-eligible expense under this Redevelopment Plan so long as such expenses are reasonably related and incidental to the redevelopment activities contemplated in this Redevelopment Plan.

Construction of the apartment complex and commercial structure will require an estimated private investment of over \$23,000,000. Total TIF-eligible costs will exceed the amount of funds available from the TIF grant that the Authority may elect to issue generated by improvements to the Redevelopment Area.

The Authority will not fund improvements that exceed the amount of funds available from TIF revenues for the Redevelopment Project. The Authority and Redeveloper estimate the amount of the available TIF revenues from the Redevelopment Project at approximately \$6,315,720, assuming the Redevelopment Project will generate a property valuation of approximately \$22,125,000 for Project One with respect to the estimated redevelopment project valuation of the Apartment Site portion of the Redevelopment Area.

The TIF revenues are to be allocated under the terms of Section 18-2147(1)(b) of the Act for those tax years set forth in the redevelopment contract. The real property ad valorem taxes on the taxable valuation of the Redevelopment Area for the year prior to redevelopment, as established by the assessor, will continue to be paid to the applicable taxing bodies in accordance with the terms of Section 18-2147 of the Act.

Pursuant to Section 18-2147 of the Act, any ad valorem tax levied upon real property on the lots within the Redevelopment Area shall be divided, for a period not to exceed 15 years after the effective date of the provision as determined pursuant to a redevelopment contract, or amendment thereof, between Redeveloper and the Authority, or in the resolution authorizing the TIF Bond.

Said taxes shall be divided as follows:

a. That portion of the ad valorem tax which is produced by the levy at the rate fixed each year by or for each such public body upon the "redevelopment project valuation" (as defined in the Act) shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body; and

b. That portion of the ad valorem tax on real property in the Redevelopment Area in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the Authority to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, the Authority for financing or refinancing, in whole or in part, the Redevelopment Project. When such bonds, loans, notes, advances of money, or indebtedness, including interest and premiums due, have been paid, the Authority shall so notify the county assessor and county treasurer and all ad valorem taxes upon taxable real property in such Redevelopment Project shall be paid into the funds of the respective public bodies.

Because the redevelopment plan proposes to use tax-increment financing funds as authorized in § 18-2147 of the Act, the Authority, finds as follows based upon the representations of Redeveloper:

a. the Redevelopment Project in the plan would not be economically feasible without the use of tax-increment financing as documented by correspondence from the Redeveloper's lender;

b. the Redevelopment Project would not occur in the Redevelopment Area without the use of tax-increment financing; and

c. the costs and benefits of the Redevelopment Project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed by the governing body and been found to be in the long term best interest of the community impacted by the Redevelopment Project.

H. Procedure for Changes in the Approved Redevelopment Plan. If the City or Redeveloper desires to substantially modify this Redevelopment Plan, it may do so after public hearing(s) on the proposed change in accordance with the Act. Any changes which are not considered a substantial modification under the Act may be implemented administratively and without public hearing.

I. Public Acquisition; Relocation Plan. No public acquisition of private property is necessary to accomplish the Redevelopment Project. Additionally, No persons or businesses will require relocation as a result of this Redevelopment Plan or the Redevelopment Project.

(IV). AUTHORITY'S SPECIAL ATTORNEY'S FEES. Redeveloper shall reimburse the Authority, or pay directly to the Authority's special counsel, the legal costs and fees incurred by the Authority in relation to the Redevelopment Project as follows: (1) upon the approval of this Redevelopment Plan, Redeveloper shall reimburse the Authority, or pay directly to the Authority's special counsel, a sum of \$7,500; and (2) upon the Authority's issuance of the TIF Bond, Redeveloper shall reimburse the Authority, or pay directly to the Authority's special counsel, a sum of \$7,500<sup>[A1]</sup>.

**Exhibit "1"**  
**Redevelopment Area**

Legal Description:

Apartment Site: Lot Three (3), Southeast Addition to the City of Wayne, Wayne County, Nebraska. Parcel 0080238.00

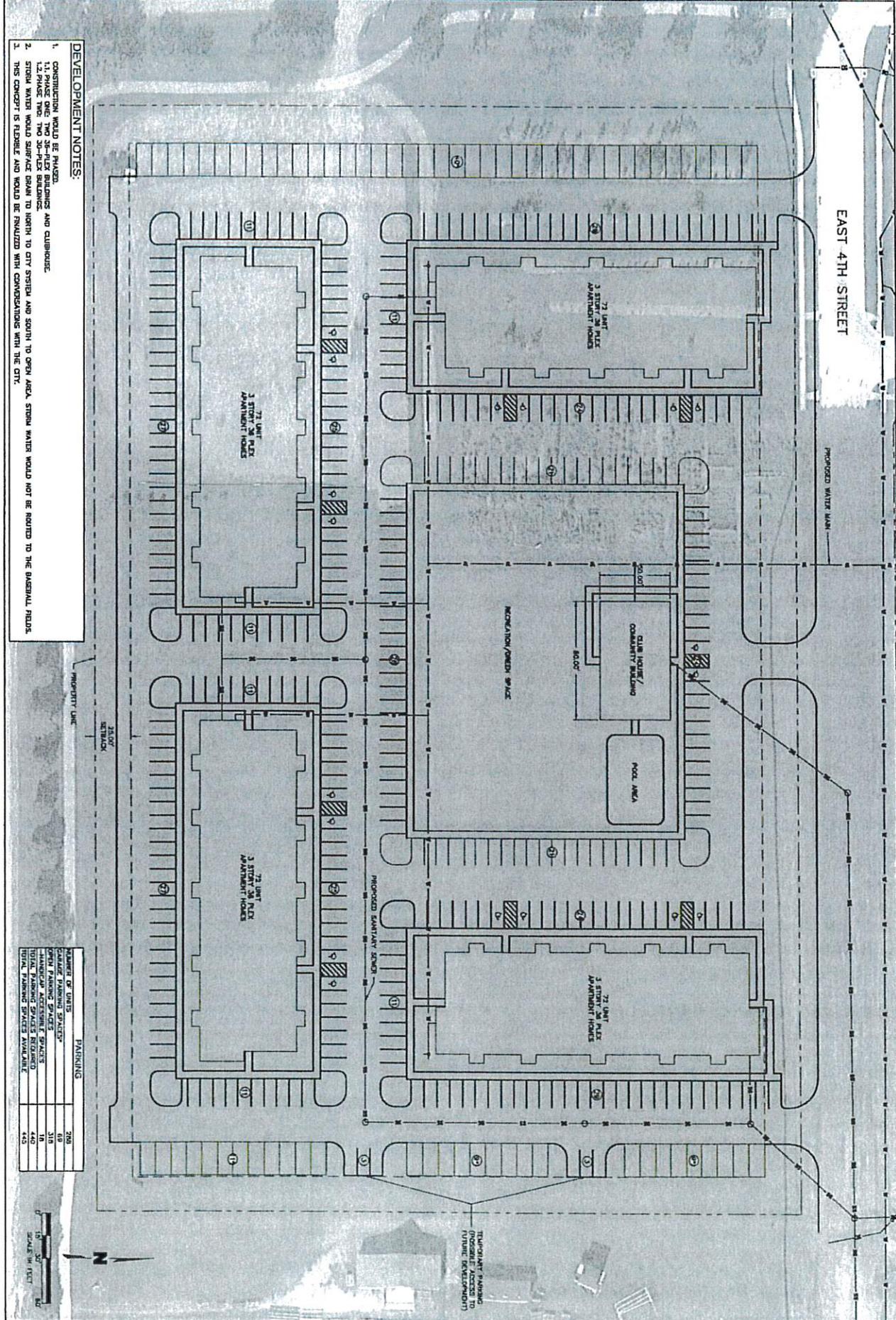
Lake Site: Lot Five (5), Southeast Addition to the City of Wayne, Wayne County, Nebraska. Parcel 0080235.00

\* In the event Redeveloper reconfigures the Redevelopment Area, or portion thereof, via subdivision or replat, the legal description(s) of such subdivided or replatted parcel(s) comprising the Redevelopment Area, upon final approval of the City with respect thereto, shall replace and supersede the above .

Exhibit "2"  
Conceptual Apartment Site Plan

(See Attached)

\* The attached site plan is preliminary in nature and subject to change.



**DEVELOPMENT NOTES:**

- CONSTRUCTION WOULD BE PHASED.
  - PHASE ONE: TWO 36-UNIT BUILDINGS AND CLUBHOUSE.
  - PHASE TWO: TWO 36-UNIT BUILDINGS.
  - STORM WATER WOULD BE Routed TO CITY SYSTEM AND SOON TO OPEN AREA. STORM WATER WOULD NOT BE Routed TO THE BASINAL PLOTS.
- THIS CONCEPT IS FLEXIBLE AND WOULD BE REVISED WITH CONSIDERATIONS WITH THE CITY.

**PARKING**

NUMBER OF UNITS	STANDARD PARKING SPACES*	MINIMUM REQUIRED SPACES	TOTAL PARKING SPACES REQUIRED	TOTAL PARKING SPACES AVAILABLE
216	648	108	756	440
216	648	108	756	440
432	1296	216	1512	880



REV. NO.	DATE	REVISIONS DESCRIPTION

PROPOSED LAYOUT  
ROY PERRY DEVELOPMENT

WAYNE, NEBRASKA 2021

**PRELIMINARY**  
NOT TO BE USED FOR EXERCISE OF PERMITS  
 February 03, 2022  
DATE PRINTED  
**OLSSON**

**olsson**

1701 Dakota Avenue  
 South Sioux City, NE 68775-2356 TEL 402.494.3359 www.olsson.com

Exhibit "3"  
Existing Condition:

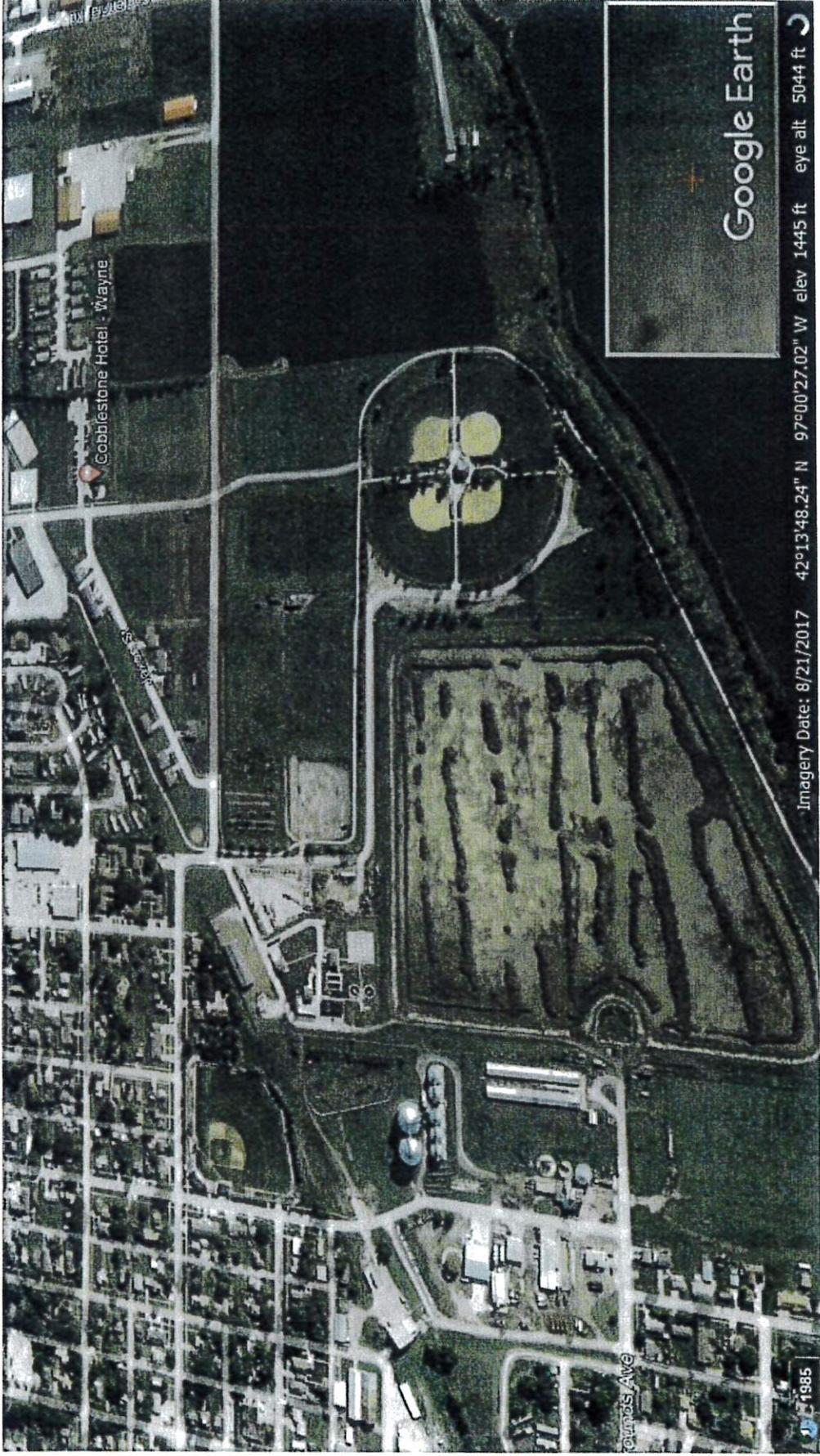


Exhibit "4"  
Statutory Cost-Benefit Analysis

As under section 18-2147 of the Act, the Authority has analyzed the costs and benefits of the proposed Redevelopment Project, including:

**Redevelopment Project Sources and Uses.** Approximately \$6,315,720 in property tax receipts from TIF provided by the Authority is required to complete the proposed redevelopment. (\$4,880,000 in principal and \$1,435,720 in interest). Such a TIF grant by the Authority will leverage an estimated \$26,546,724 (Project One and Project Two) in investment and financing; constituting an investment of \$4.20 for every dollar of tax increment financing.

**Use of Funds.** A full schedule of proposed sources and uses of funds is attached as Exhibit "5" to the Redevelopment Plan.

**Tax Shifts.** The property to be redeveloped is anticipated to have a January 1, 2023, valuation of approximately \$100,000. Based on the 2021 levy this would result in a real property tax of approximately \$1,931. It is anticipated that the assessed value will increase by a minimum of \$22,025,000 when the Redevelopment Project is completed. This will result in an overall tax of approximately \$427,234 annually based on the 2021 levy rate of 1.931% for property inside the city limits. Of this increased annual amount, approximately \$421,048 represents the estimated tax increment that could be used to pay the TIF Bond issue. The tax increment gained from the Redevelopment Project would not be available for use by the taxing entities as general tax revenues, but would be used to pay the TIF Bond issued to pay for eligible improvements to enable this Redevelopment Project to be realized. To the extent the Redevelopment Project has not reached full value at the time taxes are divided, the amount of the annual tax increment will be less.

Estimated 2022 assessed value:	\$ 100,000
Estimated 2023 assessed value:	\$ 22,125,000
Increment value	\$ 22,025,000
Annual Increment	\$ 421,048
Total Increment	\$ 6,315,720
TIF Bond issue	\$ 4,880,000

\* The above figures are estimates and subject to change.

**Public Infrastructure and Community Public Service Impacts.** The Redevelopment Project requires extensive investment in public park improvement to establish the recreational lake. Investment in the lake is estimated at \$2,200,000. Sewer and water main extension to the Apartment Site may also be necessary and is included as an eligible TIF expense. Fire and police protection are considered adequate and no additional personnel or equipment is contemplated.

**Employment Within the Project Area.** Employment within the Project Area is expected to increase during construction of the Redevelopment Project. These jobs will be temporary. After

completion of the Redevelopment Project, maintenance and management positions likely will be created in conjunction with the apartment complex constructed as part of Project One.

**Employment in the City Outside the Project Area.** The construction of approximately 144 apartments over the build-out period will provide incremental local sales to support construction workers during that time. This will result in modest upward pressure for jobs in the service and retail sector. The latest census data shows that the City's population per household is two persons. At this rate, the population could expand by 288 persons as a result of the full implementation of the project, which would positively affect employees and employers in the City.

**Local Tax Impacts.** The Redevelopment Project will require substantial purchases of materials during its construction. With respect to Project One, assuming that actual apartment construction cost is \$21,247,000, approximately 40 percent of the cost will be allocated toward materials. Construction materials delivered to the construction site in the City are subject to local sales tax of 1.5%. At 40 percent for materials, local tax could be as high as \$127,000 to the general fund of the City.

**Impacts on student populations.** The addition of school age children as a result of the Redevelopment Project will have an impact on the Wayne School District. The average size of families in the City that are married is 2.83 persons per household. There are 2,143 households in the City with 937 married households, or approximately 44 percent. Assuming 44 percent of the apartments are rented to married couples with traditional families with .83 occupants of school age, a Wayne School District student population increase of 54 children is possible. Single parents with multiple school age children could skew this number higher. Additionally, current residents with children already within the Wayne School District who merely relocate to the apartments could skew this number lower. Notwithstanding, it is anticipated that that this calculation does not reflect the likely occupants of Project One. Wayne is home to a state college that creates a significant renter population. Most of this population is unmarried and without school age children. The district will not receive taxes from the apartments during the time the increased taxes are utilized to pay the TIF Bond. The district has received state aid to education in the past. Part of the school aid formula involves assessed valuation in the district. The valuation that generates the TIF Bond payments is not included in the formula and does not count against the state aid that the district would receive. Taxes on any increase in the base value of the land will benefit the school district. After the TIF Bond is paid, or at the end of the 15 years of division of taxes, whichever is sooner, the increased valuation from the residential construction will be available to all taxing entities.

**Other Impacts.** The Redevelopment Area is blighted and contains substandard conditions that are a detriment to the City as a whole. The Redevelopment Project will revitalize and occupy a vacant space without negatively impacting the surrounding businesses or straining the public infrastructure. There are no other material impacts determined by the Authority relevant to the consideration of the cost or benefits arising from the Redevelopment Project. As such, the costs of the Redevelopment Project are outweighed by its benefits.

Exhibit "5"  
Sources and Uses of Funds

Sources

Commercial loan	\$25,931,724
TIF Grant	\$ 4,880,000
Equity	\$ 615,000
<hr/>	
Total Sources	\$31,426,724

Uses

Site Acquisition, Survey and Title	\$ 100,000
Site Preparation & Infrastructure	\$ 1,770,113
Lake construction	\$ 2,200,000
Construction Hard Costs	\$21,247,000
Architecture, Engineering & Legal	\$ 803,000
Contingencies	\$ 2,855,611
Construction Soft Costs	\$ 250,000
Financing	\$ 2,186,000
City legal costs	\$ 15,000
<hr/>	
<b>TOTAL</b>	<b>\$31,426,724</b>



1600 Center Park Rd • Lincoln NE 68512  
Phone 402 423 6631 • 888 334 8009 • bockmanninc.com

# PROPOSAL

June 20, 2022

City of Wayne  
Attn: Wes Blecke  
306 Pearl Street  
Wayne, Nebraska 68787  
402.375.1733

Re: Asbestos abatement Storage Building  
Project Location: East 2<sup>nd</sup> and Nebraska Avenue – Wayne, NE

We propose to remove and dispose of the following asbestos materials:

- 14,240 square feet of transite panels from exterior of building

Total Costs for abatement and disposal - **\$29,979.00**

**Note 1:** Building located S of demo building is to be razed prior to start of abatement work.

**Note 2:** Proposal reflects work being completed in summer/fall of 2022.

#### GENERAL NOTES:

- 1) All work will be done in accordance with all applicable laws and regulations.
- 2) This proposal includes pre-demolition visual (**\$400.00**) performed by independent third-party inspector (required by Nebraska asbestos regulations)
- 3) GL, WC, and Auto insurances at \$1.0 mil., included.
- 4) Working hours are from 7:00 a.m. to 5:30 p.m. Monday – Thursday
- 5) For Performance/Payment bond, add 3.0% to proposal.

Ron Thompson  
Mon Jun 20 2022 10:40:36

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Acceptance Signature and Date