

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 th	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 7th 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. 7th 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 2nd 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 (2nd 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.