

June 28, 2022

The Wayne Community Redevelopment Authority (CRA) met in regular session in the Council Chambers of City Hall on Tuesday, June 28, 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, and Cale Giese; City Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Members Mark Lenihan, Terry Sievers 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 Giese made a motion, which was seconded by Member Ptacek, to approve the minutes of the May 31, 2022, meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan, Sievers and Powicki who were absent, the Chair declared the motion carried.

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

City of Wayne	
Attorney Fees	\$800.00
Utilities – 106 E. 7 <sup>th</sup>	37.00
Morrow’s Housemoving	
Housemoving 711 Main Street	10,440.00
Pinkelman Construction, Inc.	
8’x8’ wall; pump truck; egress windows	11,730.00
Zach Heating & Cooling	
Recover units 705 Main Street	240.00

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

Administrator Blecke stated the Planning Commission held a public hearing on the Redevelopment Plan of the R. Perry Construction, Inc., Project on June 6, 2022. They reviewed the same and have forwarded a recommendation of approval by way of Resolution. The vote was 7-1.

The next step in this process is to approve the following Resolution forwarding the Redevelopment Plan to the City Council for public hearing and approval. That will take place on July 19, 2022. The matter will come back before the CRA again at their July 26<sup>th</sup> meeting. The sale of the property is contingent upon tax increment financing, so if this would not move forward in the final stage, then the sale of the property would be null and void.

Member Meyer introduced CRA Resolution No. 2022-3 and moved for its approval; Member Ptacek seconded.

CRA 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.

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

Chair Brodersen went to agenda item no. 7 - 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).

Administrator Blecke stated in order to get someone to do the asbestos abatement, the south building needs to be torn down. BJ Woehler contacted him earlier in the day regarding the matter. Mr. Woehler would like to honor their commitment to taking the building down and provide the CRA with a hard and fast date to do the same.

BJ Woehler, representing Robert Woehler & Sons Construction, Inc., was present. He stated he would like to honor the contract that he had previously entered into with the City regarding this property.

Administrator Blecke stated if the CRA awards the abatement contract, it will be to somebody that could probably start mid-August. He visited with Mr. Woehler, and Mr. Woehler was hesitant on being able to have the building down by the end of July. Mr. Woehler said he could have the building down for sure by the end of August. Mr. Blecke recommended splitting the difference – mid-August. It was noted that the original date to have the building down was May 31<sup>st</sup>.

Member Giese asked Mr. Woehler if he could having the building down by August 1<sup>st</sup>. Mr. Woehler has already delayed this project once, and we are looking for the abatement to take place in the middle of August, so he does not want Mr. Woehler's deadline to be the same as when this person is going to start.

Administrator Blecke asked if Mr. Woehler could have the building down by the end of July/August 1<sup>st</sup>, and then if it hasn't been cut up and removed, it can be on the other property until August 15<sup>th</sup>.

Attorney Miller recapped what was just talked about. The building will be completely taken down by August 1<sup>st</sup> and completely cleaned up by August 15<sup>th</sup>. Attorney Blecke stated when we say completely cleaned up, we mean all of the metal sidewalls - everything is gone. We know the foundation is still in the ground and that is not part of it. We will have to go out for bids to clean up and take the other building down, along with two foundations.

Member Meyer made a motion, which was seconded by Member Ptacek, to amend the original lease agreement with Robert Woehler & Sons Construction, Inc., that the south building shall be torn down by August 1, 2022, and that the site shall be cleaned of all metal and building structure (south building) by August 15, 2022. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan, Sievers and Powicki who were absent, the Chair declared the motion carried.

Administrator Blecke stated he had received three proposals regarding the asbestos abatement project on the property at 2<sup>nd</sup> and Logan Street/Nebraska Street. The low proposal was from Bockmann, Inc., in the amount of \$29,979. He also received proposals from Environmental Services and McGill Asbestos. They also bid on this in the fall of 2020. Bockmann's proposal increased by about \$5,000 since that time, but their proposal is still the lowest. Bockmann should be able to do the asbestos abatement any time from mid-August on. We would then go out for bids on removing the two foundations and the other building.

Member Meyer made a motion, which was seconded by Member Giese accepting the proposal and awarding the contract to Bockmann, Inc., in the amount of \$29,979 for asbestos removal on the property located at 2<sup>nd</sup> and Logan Street/Nebraska Street. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan, Sievers and Powicki who were absent, the Chair declared the motion carried.

Administrator Blecke updated the CRA 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)

Olsson should have the plans and specs to him within the next two weeks. The CRA would like to review the same.

➤ 200 S. Lincoln Street

Administrator Blecke stated he has had a couple of people call him who are interested in the house. Staff was directed to visit with the real estate agents to see who is interested in selling the property, with the understanding that the CRA will finish up the water and sewer, power to the panel/house, drain tile, etc.

Discussion took place regarding other potential properties of interest. There were no updates on the brown house on the corner of 8<sup>th</sup> and Main Street owned by Tom Jacobsen. Administrator Blecke noted he would contact Mr. Jacobsen for an update.

There being no further business to come before the CRA, Chair Brodersen declared the meeting adjourned at 4:37 p.m.