

July 26, 2022

The Wayne Community Redevelopment Authority (CRA) met in regular session in the Council Chambers of City Hall on Tuesday, July 26, 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 and Mike Powicki; City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Members Mark Lenihan, Jon Meyer, and Terry Sievers and City Attorney Amy Miller.

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 June 28, 2022, meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan, Meyer and Sievers who were absent, the Chair declared the motion carried.

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

Matt & Mollie Sudbeck DPA Loan	\$10,000.00
City of Wayne Attorney Fees	\$800.00
Utilities – 106 E. 7 th	37.00
Ads/Notices	91.37
Kay Contracting Supply backflow preventer & 6” stick of pipe	\$367.33
Pilger Sand & Gravel Basement floor & backfill foundation	\$1,388.89

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

Administrator Blecke advised the CRA that the Wayne City Council held a public hearing on the Redevelopment Plan of the R. Perry Construction, Inc., Redevelopment Project, and approved a resolution recommending approval thereof.

The following Resolution would authorize and provide the issuance of a tax increment development revenue bond, note or other obligation and also approve the Redevelopment Contract for the R. Perry Construction, Inc., Redevelopment Project. This is the final step in this process to obtain tax increment financing.

Roy Perry, representing R. Perry Construction, Inc., was present to answer questions.

Member Giese introduced CRA Resolution No. 2022-4 and moved for its approval; Member Ptacek seconded.

CRA RESOLUTION NO. 2022-4

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF WAYNE, NEBRASKA; AUTHORIZING THE ISSUANCE OF A TAX INCREMENT DEVELOPMENT REVENUE NOTE; PROVIDING FOR THE TERMS AND PROVISIONS OF SAID NOTE; PLEDGING REVENUES OF THE AUTHORITY PURSUANT TO THE COMMUNITY DEVELOPMENT LAW.

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

Administrator Blecke presented/reviewed the plans and specifications for the Jimmy John's Project as prepared by Taylor Kube, engineer with Olsson. The cost estimate is \$98,915. However, Jimmy John's will pay one-half of the expenses, but not to exceed \$20,000. It was noted that a block wall would cost twice as much as a poured wall – Administrator Blecke was going to visit with Sam Nixon to see what they would prefer. Bids are now being solicited and will be opened on August 18th at 1:30 p.m. The award will be at the CRA's next meeting, August 30, 2022.

After discussion, Member Giese made a motion, which was seconded by Member Powicki, approving the plans and specifications for the Jimmy John's Project. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan, Meyer and Sievers 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. 7th Street)

(update given above)
- 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)

The structure is down. Per the agreement, the structure needed to be down by August 1, 2022. By August 15th, the structure is supposed to be off of the other property.

BJ Woehler, representing Robert Woehler & Sons Construction, Inc., was present to request another extension (until March, 2023) to remove the metal from this property. He was asking for some time so they can concentrate on their other work right now. In addition, the price of metal has dropped. He is hoping it will go back up in the fall.

Member Giese was not in favor of the request.

Joel Hansen, Street and Planning Director, advised the CRA that the City has ordinances on nuisances. If someone would file a complaint, the City could give the owner of the property five days to remove the same.

After discussion, Member Giese made a motion, which was seconded by Member Powicki, denying the request of BJ Woehler, representing Robert Woehler & Sons Construction, Inc., for an extension (until March, 2023) to remove the metal off this property. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members, Lenihan, Meyer, and Sievers who were absent, the Chair declared the motion carried.

➤ 200 S. Lincoln Street

Administrator Blecke requested direction from the CRA on what they wanted to do with this property. Realtors would like to see some improvements to it (e.g. front steps, steps to the basement, basement floor foundation, water/sewer connections). After discussion, it was decided to do the bare minimum, but to advertise and see if the property would sell “as is.” It was noted the property needed to be temporarily sealed up. Staff was directed to advertise the same “as is” on Facebook, in the newspaper, etc.

Finance Director Beth Porter stated the CRA currently owes \$125,000 on their line of credit, which leaves a balance of \$75,000. Additional expenses will be incurred for the Jimmy John’s property and the brown house on the corner of 8th and Main Streets.

Luke Virgil, Director of Wayne Area Economic Development, suggested contacting the Wayne Community Housing Corporation for possible funding to help with some of these improvements.

After discussion, Member Ptacek made a motion, which was seconded by Member Giese, to only do the bare minimum on this house (basement floor, steps to the basement, steps into the front door, windows, in-ground plumbing under the floor). Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members, Lenihan, Meyer, and Sievers who were absent, the Chair declared the motion carried.

The CRA reviewed the proposed 2022-2023 budget. Beth Porter, Finance Director, was present to answer questions.

After discussion regarding the financial condition of the CRA, it was the consensus to hold off on any more down payment assistance loans until the CRA is able to go before Council to request additional funding. The budget hearing will be August 30th.

Discussion took place in regard to going before the City Council for additional funding. It was noted that funds are still needed for the Jimmy John's retaining wall, the purchase of the brown house at the corner of 8th and Main, improvements to the house recently moved to S. Lincoln Street, and to continue the down payment assistance loan program. The next Council meeting is August 2nd.

Discussion also took place in regard to levying a tax to cover fixed costs of the CRA (2.6 cents) similar to what the Airport does. In addition, charging an admin fee (e.g. 5%) on any tax increment financing projects moving forward could be implemented.

The CRA consensus was that they needed to reinforce justification for funding. Staff would provide information to Member Powicki and Member Ptacek for presentation to the Council.

Member Ptacek made a motion, which was seconded by Member Powicki, to set the public hearing on the CRA budget for August 30, 2022, at or about 4:00 p.m. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan, Meyer and Sievers who were absent, the Chair declared the motion carried.

Administrator Blecke updated the CRA on the brown house located at the corner of 8th and Main Street.

There being no further business to come before the CRA, Chair Brodersen declared the meeting adjourned at 5:36 p.m.