

AGENDA
COMMUNITY REDEVELOPMENT AUTHORITY
CITY COUNCIL CHAMBERS
306 PEARL STREET
January 31, 2023

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 December 20, 2022
3. Action to approve the Claims
4. 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. 7th Street)

Action on Pay Application No. 4 (Final) in the amount of \$28,312.72 to Robert Woehler & Sons Construction, Inc., for the "Wayne CRA Jimmy John's Site Development Project"
 - 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)
 - West 90' of Lots 1 and 2, Block 5, John Lake's Addition to the City of Wayne (721 Main Street)
 - City Auditorium Apartment (renovate, furnish, etc.)
 - College Properties (502 and 506 Hillcrest and 1119 Walnut Street)
 - 111 E. 8th Street
5. Update on the Rural Workforce Housing Land Development Program Grant
6. Discussion regarding other potential properties of interest
7. Adjourn

NEXT MEETING IS SCHEDULED FOR FEBRUARY 28, 2023

December 20, 2022

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, December 20, 2022, at 4:00 o'clock p.m. Chair Jill Brodersen called the meeting to order with the following in attendance: Members Jon Meyer, Cale Giese, and Terry Sievers; City Attorney Amy Miller; and City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Members Mark Lenihan, Greg Ptacek 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. 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 Sievers, to approve the minutes of the November 29, 2022, meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan, Ptacek and Powicki who were absent, 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
Ads/notices

\$59.64

Olsson

Jimmy John's

\$1,508.25

Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan, Ptacek 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. 7th Street)

The Contractor, Robert Woehler & Sons Construction, Inc., still has to complete a part that needs to be paved by the driveway, which is why they are asking for an extension. Jimmy John's would like to be open late February/early March. The original completion date for this project was December 15th. The contractor's extension request is for March 31, 2023.

After discussion, Member Giese made a motion, which was seconded by Member Meyer, approving Pay Application No. 3 in the amount of \$29,683.85 to Robert Woehler & Sons Construction, Inc., for the "Wayne CRA Jimmy John's Site Development Project." Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan, Ptacek and Powicki who were absent, the Chair declared the motion carried.

After discussion, Member Giese made a motion, which was seconded by Member Meyer, approving Change Order No. 1, which is an extension of the completion date to January 31, 2023, for Robert Woehler & Sons Construction, Inc., for the "Wayne CRA Jimmy John's Site Development Project." Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan, Ptacek and Powicki who were absent, the Chair declared the motion carried.

- 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 deadline for submitting a proposal has been taken off the website. Administrator Blecke has not had anyone else inquire about the property.

- 721 Main Street

Closing for this property is set for the first week in January. Administrator Blecke has contacted the asbestos company (ESI), and they are scheduled to do an asbestos assessment on January 6, 2023.

- City Auditorium apartment (renovate, furnish, etc.)

Staff was going to sit in on a webinar tomorrow. There is a historic building preservation grant opportunity of up to \$75,000 that the City could receive. It is only a 10% match. He is assuming the renovation will be about \$150,000. Staff will learn

about the program to see if it is worth applying for. The City would need to be the applicant since they own the property.

Discussion took place on other potential properties of interest.

Luke Virgil, Director of Wayne Area Economic Development, reviewed the "Property Prioritization Packet" he had prepared.

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

**City of Wayne
CRA Claims List**

January 3, 2023

1/3/2023	Certified check	Amy Miller Trust Account 304 W. 4th Street	\$	43,646.32
----------	-----------------	---	----	-----------

January 23, 2023

1/23/2023	# 1507	Environmental Services Inc 721 Main St deposit	\$	1,550.00
-----------	--------	---	----	----------

January 31, 2023

1/31/2023	# 1508	City of Wayne Ads/notices	\$	85.27
-----------	--------	------------------------------	----	-------

1/31/2023	# 1509	Environmental Services Inc Standard TAT 721 Main St	\$	480.00
-----------	--------	--	----	--------

1/31/2023	# 1510	Olsson Jimmy Johns	\$	184.50
-----------	--------	-----------------------	----	--------

		Total	\$	45,946.09
--	--	--------------	-----------	------------------

CRA
BANK SUMMARY
CHECKING ACCOUNT
January 31, 2023

BALANCE 12/20/22	860.22
------------------	--------

DEPOSITS:

Interest	15.52
DPA payment	600.00
Jimmy Johns rent payment Jan 2023	473.39
LOC draw	45,000.00

SUBTOTAL:	46,949.13
-----------	-----------

CLAIMS:

Claims Paid	45,946.09
-------------	-----------

BOOK BALANCE as of 1/31/2023	1,003.04
------------------------------	----------



Robert Woehler & Sons Construction, Inc.
 123 Fairgrounds Ave.
 Wayne NE 68787

Phone: 402-375-3744
 Fax: 402-833-5363
 Cell: 402-369-0049

Pay Application # 4 Final

1/25/2023

To: City of Wayne CRA

Office:

CRA JJ Site

Cell:

Wayne, NE

Fax:

Engineer: Olsson

	Base Bid		Bid Quantity	Installed This Period	Total Installed		
1	Mobilization	Lump	1.00	0.00	1.00	\$5,000.00	\$5,000.00
2	Traffic Control	Lump	1.00	0.00	1.00	\$1,000.00	\$1,000.00
3	Earthwork	Lump	1.00	0.00	1.00	\$8,000.00	\$8,000.00
4	Erosion Control	Lump	1.00	0.00	1.00	\$2,000.00	\$2,000.00
5	RemoveStump	EA	1.00	0.00	1.00	\$1,000.00	\$1,000.00
6	Remove Retaining Wall	Lump	1.00	0.00	1.00	\$2,000.00	\$2,000.00
7	Remove Basement Structure	Lump	1.00	0.00	1.00	\$3,500.00	\$3,500.00
8	12" Subgrade Prep	SY	370.00	154.00	370.00	\$15.00	\$5,550.00
9	6" Concrete Pavement w/6" Intergal Curb	SY	370.00	154.00	370.00	\$98.27	\$36,359.90
10	Gravity Block Retaining Wall	Lump	1.00	0.00	1.00	\$30,960.10	\$30,960.10
11	12" Drain Basin w/12" Pedestrian H-10 Grate	EA	1.00	0.00	0.00	\$2,500.00	\$0.00
12	12" Drain Basin w/12" Standard H-20 Grate	EA	1.00	0.00	0.00	\$2,500.00	\$0.00
13	6" HDPE Perforated Drain Pipe	LnFt	147.00	0.00	147.00	\$25.00	\$3,675.00
14	Roof Drain Inlets	EA	2.00	0.00	0.00	\$500.00	\$0.00
15	6" HDPE Storm Pipe	LnFt	80.00	0.00	0.00	\$40.00	\$0.00
16	8" HDPE Storm Pipe	LnFt	117.00	0.00	0.00	\$45.00	\$0.00
17	8" x 6" HDPE Tee	EA	1.00	0.00	0.00	\$250.00	\$0.00
18	6" 90DG HDPE Tee	EA	1.00	0.00	0.00	\$240.00	\$0.00
19	Storm Sewer Tap	EA	1.00	0.00	0.00	\$1,000.00	\$0.00
20	Cap & Abandon Sanitary Sewer	EA	0.00	0.00	0.00	\$1,500.00	\$0.00
21	Cap & Abandon Water Service	EA	0.00	0.00	0.00	\$1,500.00	\$0.00
22	Seeding	Acre	0.00	0.00	0.00	\$6,000.00	\$0.00
CO #1	Extra wide curb along wall & building	LnFt	0.00	210.00	210.00	\$12.90	\$2,709.00

Total	\$101,754.00
Stored Material	\$0.00
Total	\$101,754.00
Less 0% Retention	\$0.00
Total	\$101,754.00
Less Previous Payments	\$73,441.28
Total Due This Pay Application	\$28,312.72