

AGENDA
COMMUNITY REDEVELOPMENT AUTHORITY
CITY COUNCIL CHAMBERS
306 PEARL STREET
March 21, 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 February 28, 2023
3. Action to approve the Claims
4. Update and discussion and/or action on the following properties:
 - 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)

Action on the invoice received from Kay Contracting, Inc., for the demolition of the house at 721 Main Street — \$11,995
 - College Properties (502 and 506 Hillcrest and 1119 Walnut Street)

Action to request properties (3 lots – 204 S Lincoln Street, 208 S Lincoln Street and 401 S Sherman Street) from the City in which to move these houses onto.
5. Grant Update:
 - Rural Workforce Housing Land Development Program Grant
6. Discussion regarding other potential properties of interest:
 - City Auditorium Apartment
 - 111 E 8th Street
7. Adjourn

NEXT MEETING IS SCHEDULED FOR APRIL 25, 2023

February 28, 2023

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, February 28, 2023, at 4:00 o'clock p.m. Chair Jill Brodersen called the meeting to order with the following in attendance: Members Mark Lenihan, Greg Ptacek, Jon Meyer, Terry Sievers and Mike Powicki; City Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Member Cale Giese.

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 Meyer made a motion, which was seconded by Member Sievers, to approve the minutes of the January 31, 2023, meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Giese and Powicki who were absent, the Chair declared the motion carried.

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

City of Wayne
Copies/Postage

\$15.18

Environmental Services
721 Main Street

\$5,182.80

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

Member Powicki arrived at 4:03 p.m.

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)

This property was placed back on the agenda because of an issue with the dumpster area that Jimmy John's has put up. However, Luke Virgil, Executive Director of Wayne Area Economic Development, advised the CRA that Sam Nixon decided he would resize the trash enclosure so that it would not be encroaching on city right-of-way.

- 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)

There is no other interest in the property at this time other than the neighbor. Staff visited with a developer who had previously shown interest in doing something with this property, but they are not interested at this time, even with the possibility of receiving a grant for the same.

After some further discussion, City staff were directed to seed the property.

- West 90' of Lots 1 and 2, Block 5, John Lake's Addition to the City of Wayne (721 Main Street)

Staff received two bids on the demolition of the house on this property. The recommendation is to accept the low bid from Kay Contracting, Inc., in the amount of \$11,995. The other bid submitted was from Robert Woehler & Sons Construction, Inc., for \$12,939.30.

Chair Brodersen made a motion, which was seconded by Member Ptacek, to accept the bid of Kay Contracting for \$11,995 for the demolition of the house on 721 Main Street. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Giese who was absent, the Chair declared the motion carried.

- City Auditorium apartment

No update.

- College properties (502 and 506 Hillcrest and 1119 Walnut Street)

Administrator Blecke stated Morrow House Moving is planning to be in Wayne when the weather calms down. He then contacted Scribbs House Moving, and they looked at these houses. They were able to get inside 1119 Walnut Street, but not 502 and 506 Hillcrest because those are being occupied at this time. The College is willing to give these three houses to the CRA if the CRA moves them off those lots at the CRA's cost.

Administrator Blecke stated if the CRA wants to pursue these properties, they will need to: 1) go to the City to request some lots; 2) find other lots; or 3) use their own lots (e.g. Old Armory Lot at the corner of 13th & Main) to move these houses onto.

The consensus was that the "Old Armory Lot" would be a good location for the 1119 Walnut Street house. It could then be rented/contracted out by the College for dignitaries to use, which would provide some rental income.

It was noted the houses would need to be moved by June. It was also noted there is approximately \$116,000 available in the line of credit with the City.

- 118 E. 8th Street. Administrator Blecke stated he had visited with the owner and her mom, as did Attorney Miller. She is willing to listen to the City, but she does not have a place to go right now. She will keep looking, however.

Administrator Blecke updated the CRA on the following grants:

- Rural Workforce Housing Land Development Program Grant - Staff is hoping to hear something by mid-March on this grant award.
- Nebraska Affordable Housing Trust Fund Grant – At this time, there is nothing ready to go to be able to apply for this grant. You need to have building plans, etc., and the pre-app is due next week.

Other potential properties of interest were discussed. Delinquent tax sales and the process was also part of the discussion.

There being no further business to come before the CRA, Chair Brodersen declared the meeting adjourned at 5:03 p.m.

**City of Wayne
CRA Claims List**

March 21, 2023

3/21/2023	# 1514	City of Wayne Ads/notices	\$	336.91
		Total	\$	336.91

CRA
BANK SUMMARY
CHECKING ACCOUNT
March 21, 2023

BALANCE 2/28/23 1,472.01

DEPOSITS:

Interest	6.73
Jimmy Johns rent payment March 2023	1,973.39
DPA payment	100.00

SUBTOTAL: 3,552.13

CLAIMS:

Claims Paid	336.91
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BOOK BALANCE as of 3/21/2023 3,215.22

Kay Contracting Inc

57655 851st Rd
Wayne, NE 68787
402.375.4583

Invoice

Invoice Date: 3/16/2023

Due Date: 4/15/2023

Bill To:

City of Wayne
306 N Pearl St
Wayne, NE. 68787

Date	Item	Description	Hrs/Qty	Rate	Amount
3/6/2023	Estimate	Demo House	1	8,960.00	8,960.00
3/7/2023	Estimate	Remove Foundation/Concrete	1	1,670.00	1,670.00
3/8/2023	Estimate	Backfill and Grade Lot	1	1,365.00	1,365.00

Total \$11,995.00

Payments/Credits \$0.00

Balance Due \$11,995.00