

November 29, 2022

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, November 29, 2022, 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, and Terry Sievers; City Attorney Amy Miller; and City Administrator Wes Blecke. Absent: Members Cale Giese and Mike Powicki and City Clerk Betty McGuire.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on November 17, 2022, and a copy of the meeting notice and agenda were simultaneously given to the Chair and all members of the Community Redevelopment Authority. All proceedings hereafter shown were taken while the 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 Ptacek made a motion, which was seconded by Lenihan, to approve the minutes of the October 25, 2022, 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 Giese arrived at 4:01 p.m.

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

Beiermann Electric LLC	
Boring job at 7 th & Main	\$1,040.00
City of Wayne	
Ads/notices	\$224.55
Glover Painting	

Powerwash Jimmy John's Building	\$150.00
Kay Contracting	
Demolition to structure & concrete foundations	\$31,950.00
Olsson	
Inv #439161 7 th & Main location	\$184.50
Robert Woehler & Sons Construction, Inc.	
Pay Application #2 CRA Jimmy John Site	28,457.43

Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Powicki who was 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)

There is progress is being made. Jimmy John's is hoping to be open by March.

- 721 Main Street

The property owner has not been responding to either the City Administrator or the City Attorney.

- 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)

Consensus was to extend or keep the deadline open ended on the request for proposals.

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

Need to confer with the City on partnering on a renovation project, in addition to contacting Northeast Nebraska Economic Development District to apply for downtown revitalization funds. This project would be expensive to do; however, the City has committed, as a group, to continue to improve the property.

Discussion took place on other potential properties of interest.

Member Lenihan made a motion, which was seconded by Member Meyer, to move the December CRA meeting from the 27th to the 20th. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Powicki who was absent, the Chair declared the motion carried.

There being no further business to come before the CRA, Chair Brodersen declared the meeting adjourned at 4:49 p.m.