

March 21, 2023

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, March 21, 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, Cale Giese, Terry Sievers and Mike Powicki; City Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire.

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 Ptacek made a motion, which was seconded by Member Meyer, to approve the minutes of the February 28, 2023, meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, the Chair declared the motion carried.

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

City of Wayne	
Ads/Notices	\$336.91

Chair Brodersen stated the motion, and the result of roll call being all Yeas, the Chair declared the motion carried.

Administrator Blecke updated the CRA 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)

There was no update. This property is on the City's website with a closing date of "Open until Contracted." Direction was given to staff to place a "For Sale" sign on the property.

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

Consensus was for City Administrator Blecke and Joel Hansen, Street and Planning Director, to prepare a "Request for Proposal" on this property similar to others that have been prepared and advertise the same. Consensus was to put the zoning and setback requirements or the section of the code pertaining to the same in the RFP.

Administrator Blecke presented the invoice from Kay Contracting, Inc., for demolition of this house. He also updated the CRA on the project.

Member Meyer made a motion, which was seconded by Member Ptacek, to approve the payment of \$11,995 to Kay Contracting, Inc., for the demolition of the house at 721 Main Street. Chair Brodersen stated the motion, and the result of roll call being all Yeas, the Chair declared the motion carried.

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

Administrator Blecke stated the WSC Foundation has given the CRA a deadline of April 1st to let them know if the CRA would like these houses. The houses needed to be removed or demolished from the site by July 1st with finalization of everything being completed by August 15th. The plan for them is to start building/prepping on August 16th.

Administrator Blecke had some concerns with the movers being able to meet or work with this deadline.

The amount remaining in the CRA's line of credit is \$116,000. There is a request on the City Council agenda to request 3 lots from the City.

Member Powicki was going to visit with the College about the deadline dates and whether or not there would be interest in leasing the house if one was moved onto the old armory lot.

After discussion, Member Powicki made a motion, which was seconded by Member Sievers, to request lots from the City contingent upon the CRA being able to obtain the houses and get them moved to said lots per the deadlines set forth by the College, and directing staff to prepare requests for proposals to be sent to the house moving

companies. Chair Brodersen stated the motion, and the result of roll call being all Yeas, the Chair declared the motion carried.

Administrator Blecke updated the CRA on the Rural Workforce Housing Land Development Program Grant. There has not been any word on the award yet.

Discussion took place regarding other potential properties of interest:

- City Auditorium apartment – No update
- 111 E 8th Street

Discussion took place on whether or not to enter into a “First Right of Refusal” with the property owner. Attorney Miller was directed to contact the property owner regarding the same.

There being no further business to come before the CRA, Chair Brodersen declared the meeting adjourned at 4:56 p.m.