

AGENDA
COMMUNITY REDEVELOPMENT AUTHORITY
CITY COUNCIL CHAMBERS
306 PEARL STREET
April 25, 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 March 21, 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):
 - **Update on Request for Proposals**
 - College Properties (502 and 506 Hillcrest and 1119 Walnut Street):
 - **Discussion and action on hiring a general contractor**
 - **Discussion on the sale of these properties**
5. Discussion and possible action regarding other potential properties of interest:
 - City Auditorium Apartment
 - 111 E 8th Street:
 - **First Right of Refusal Agreement**
6. Adjourn

NEXT MEETING IS SCHEDULED FOR MAY 30, 2023

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)

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" (RFP) for this property, similar to others that have been prepared, and then advertise the same. Consensus was to put the zoning and setback requirements or the municipal code section pertaining to the same in the RFP.

Administrator Blecke presented the invoice from Kay Contracting, Inc., for the 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 whether or not the CRA would like these houses. The houses need to be removed from the site or demolished by July 1st, with everything being completed by August 15th. The College plans 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. He noted 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 which is located across the street from the College.

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 city 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 yet on the award.

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” agreement 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.

April 11, 2023

The Wayne Community Redevelopment Authority (CRA) met in special session at City Hall on Tuesday, April 11, 2023, at 4:00 o'clock p.m. Chair Jill Brodersen called the meeting to order with the following in attendance: Members Mark Lenihan, Jon Meyer, Cale Giese, and Mike Powicki; City Attorney Amy Miller; and City Administrator Wes Blecke. Absent: Members Greg Ptacek and Terry Sievers and City Clerk Betty McGuire.

Notice of the convening meeting was given in advance thereof by posting in three places. 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.

Administrator Blecke updated the CRA on the proposals that were submitted for moving the houses at 502 Hillcrest Road, 506 Hillcrest Road and 1119 Walnut Street. He received one bid per house:

Morrow's House Moving, Inc.:

502 Hillcrest Road - \$38,850 (includes dug basement)

506 Hillcrest Road - \$42,000 (includes dug basement)

Scrib's House Moving, Inc.:

1119 Walnut Street - \$75,500 (no dug basement)

After discussion, Member Giese made a motion, which was seconded by Member Meyer, to approve the proposals on moving the houses, pending Council approval of city funding, with the priority being (1) 502 Hillcrest Road, (2) 506 Hillcrest Road, and (3) 1119 Walnut Street.

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

Member Giese made a motion, which was seconded by Member Brodersen, to request funding assistance from the City of Wayne up to \$200,000 per house, with the priority being (1) 502 Hillcrest Road, (2) 506 Hillcrest Road, and (3) 1119 Walnut Street. Chair Brodersen stated the motion, and the result of roll call being all Yeas, the Chair declared the motion carried.

There being no further business to come before the CRA, Chair Brodersen declared the meeting adjourned at 4:45 p.m.

**City of Wayne
CRA Claims List**

April 25, 2023

4/25/2023	# 1516	City of Wayne Ads/notices	\$	307.91
4/25/2023	# 1517	Kaup Forage & Turf Grass seed (North of Jimmy Johns/2nd & Logan)	\$	1,425.00
4/25/2023	# 1518	Wayne County Treasurer Property taxes	\$	7,079.84
		Total	\$	8,812.75

CRA
BANK SUMMARY
CHECKING ACCOUNT
April 25, 2023

BALANCE 3/21/23	3,220.22
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DEPOSITS:

Interest	8.07
LOC Draw	10,000.00

SUBTOTAL:	13,228.29
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CLAIMS:

Claims Paid	8,812.75
CRA checks	19.40

BOOK BALANCE as of 4/25/2023	4,396.14
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