

AGENDA
COMMUNITY REDEVELOPMENT AUTHORITY
CITY COUNCIL CHAMBERS
306 PEARL STREET
May 23, 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 April 11, 2023 and April 25, 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, and Lot 4, Block 5, John Lake's Addition to the City of Wayne (721 and 717 Main Street)
 - College Properties (502 and 506 Hillcrest and 1119 Walnut Street)
 - **Review/discussion/action on development/purchase proposals**
5. Discussion and possible action regarding other potential properties of interest:
 - City Auditorium Apartment
 - 111 E 8th Street
6. Adjourn

NEXT MEETING IS SCHEDULED FOR JUNE 27, 2023

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.

April 25, 2023

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, April 25, 2023, at 4:00 o'clock p.m. Co-Chair Mike Powicki called the meeting to order with the following in attendance: Members Mark Lenihan, Greg Ptacek, Jon Meyer, and Terry Sievers; City Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Chair Jill Brodersen and 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.

Co-Chair Powicki 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, he 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 Lenihan, to approve the minutes of the March 21, 2023, meeting. Co-Chair Powicki stated the motion, and the result of roll call being all Yeas, with the exception of Chair Brodersen and Member Giese who were absent, the Co-Chair declared the motion carried.

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

City of Wayne
Ads/Notices

\$307.91

Kaup Forage & Turf	
Grass seed (North of Jimmy John's/2 nd & Logan)	\$1,425.00
Wayne County Treasurer	
Property Taxes	\$7,079.84

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

Member Giese arrived at 4:01 p.m.

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)
- West 90' of Lots 1 and 2 and Lot 4, Block 5, John Lake's Addition to the City of Wayne (717 and 721 Main Street)

Administrator Blecke has had conversations with a couple of people on this property. There is not a due date on the request for proposals. The same is worded that the first review will begin May 19th. There is a sign on this property.

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

Council approved the funding to move all three houses. Administrator Blecke has talked with a couple of individuals who are interested in purchasing the houses "as is."

Staff is trying to find an alternative spot for the alumni house (1119 Walnut Street). There are some challenges with moving this house.

Josh Sievers was present to express his interest in the houses.

Administrator Blecke will prepare an official request for offers.

Discussion took place regarding other potential properties of interest:

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

There being no further business to come before the CRA, Co-Chair Powicki declared the meeting adjourned at 4:46 p.m.

**City of Wayne
CRA Claims List**

May 23, 2023

5/23/2023	# 1519	City of Wayne Ads/notices \$172.00 Concrete \$289.28	\$	461.28
5/23/2023	# 1520	Johnny's Pest Control Termite inspection- 1119 Walnut	\$	107.00
5/23/2023	# 1521	Wayne County Clerk DOR Western Ridge lots	\$	20.00
		Total	\$	588.28

CRA
BANK SUMMARY
CHECKING ACCOUNT
May 23, 2023

BALANCE 4/25/23 4,396.14

DEPOSITS:

Interest	5.54
Jimmy Johns rent April 2023	1973.39
Jimmy Johns rent May 2023	1973.39
DPA payment	100.00

SUBTOTAL: 8,448.46

CLAIMS:

Claims Paid	588.28
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BOOK BALANCE as of 5/23/2023 7,860.18

From: Kenneth Knust <kenknust@gmail.com>
To: <betty@cityofwayne.org>
Date: 5/11/2023 1:29 PM
Subject: [External] Bid on the house at 502 Hillcrest

This is a bid for the House located at 502 Hillcrest to be moved by the CRA

- 1) We present this bid on the conditions that the house will be moved to the lot that the CRA has planned to provide.
- 2) Estimated completion and move in ready date would be May of 2024.
- 3) Home will be put up for sale upon completion. Not designed to be a rental. (But buyers intentions are out of our control)
- 4) Bid price would be \$51,000.00

5) Buyers
Carter Urwiler
Kenneth Knust

Sent from my iPhone

Property at 502 Hillcrest Rd

Offer: \$75,000 with \$5,000 being for the lot

Location: Lot provided by CRA

Timeline: based on the timeline of basement/foundation being finished as well as amenities being established (water, plumbing, electrical)

Property will be occupied by the owner. We plan on adding/building a garage. Depending on the lot size, we would either do an attached garage where the existing garage was or finish that side of the house and build a detached garage. We would want to put an unfinished basement under the house. With the basement being dug already, we would like to get the foundation poured before setting the house.

Sidney Biggerstaff and Cameron Muhs

Phone: 402-369-9431

Email: sibigg01@gmail.com

PROPOSAL TO CRA

by Josh Sievers (Red Door Management, LLC)

May 12, 2023

Purpose:

To Rehab and after completion of rehab offer for sale three houses that are currently located at 1119 Walnut St, 502 Hillcrest Rd, and 506 Hillcrest Rd, and that will be moved to the parcels with parcel ids: 80214.02; 80214.00; 80215.02.

Compensation:

After the items listed below have occurred the CRA will be paid for the quoted cost of the move of the three houses currently residing at the addresses listed above with a cap of \$155,850 (unless quoted amounts have decreased or if less than 3 houses are moved) and \$500 per each parcel provided for a cumulative amount of \$1,500 minus any fees incurred in the transfer of property from the CRA to the name of Josh & Brittany Sievers. If an alternative offer provides better terms to the CRA, we would like the opportunity to provide an alternative bid.

-Basements dug for each house on the new parcels by either Morrows or Scribs for a designated wall height (9' minimum) - will provide specs following acceptance of proposal and Josh Sievers will contract surveyor to provide depths of basement dig and level for foundation to be out of flood plane.

-House located at 1119 Walnut St moved to Parcel 80215.02 and be placed into position over the dug out basement.

-House located at 502 Hillcrest Rd moved to parcel 80214.00 and be placed into position over the dug out basement.

-House located at 506 Hillcrest Rd moved to parcel 80214.02 and be placed into position over the dug out basement.

Understood Changes being done to Houses:

-1119 Walnut St: Brick to be removed (if brick is able to be salvaged please let us know - dependent upon removal), Deck to be removed (if opportunity is available, we may desire to salvage or move the decking). All other aspects of the main floor to remain intact (flooring, doors, windows, walls, built ins, etc.).

-502 Hillcrest Rd: Garage to be removed (if garage has the ability to be moved we would like to have the opportunity to know pricing to move it to new location)

- 506 Hillcrest: Front addition to be removed (if the addition can be moved, would like to know pricing for moving addition - otherwise would want to salvage items from addition that will not be able to be moved).

Misc. Items

-Houses must be free from termites and wood destroying insects.

-Parcels that lots are being moved to are understood to be free from any hazards, except flood potential, that may affect the resale value of the houses.

-Houses are understood to be free from fire or major structural issues (in their current state).

-A walkthrough of the properties to be done and salvageable items to be marked for moving - if moving of these items can't be included within the bids by Morrow and Scribs, then Josh Sievers will arrange moving of salvageable items.

-Besides necessary changes for moving the house; cabinets, flooring, and other parts considered to be a permanent part of the structure besides the noted changes and to be moved with the house.

-Insurance to be covered by City of Wayne or House Moving companies until houses can be lowered onto their foundations, and then insurance will be the responsibility of Josh & Brittany Sievers to provide.

-Following completion of foundations, Morrrows or Scribs shall lower houses onto the foundation.

-Should houses get destroyed or damaged beyond expected amounts prior to being lowered on their foundations then cost of houses will either be waived, refunded, or covered under insurance for payment to Josh & Brittany Sievers.

-Would like to request waiving of property taxes until the project is completed and houses occupied or for a period no longer than 24 months, whichever comes first.

Expected Timeline:

-Following acceptance of proposal, Financier (Bank First) will do a walkthrough of properties and may or may not do a formal appraisal on properties - dependent upon their internal evaluation.

-After houses have been moved to the lots we expect rehab of the houses to take 9-12 months, dependent upon contractors, supplies, and other time factors with the goal of the houses to be available for sale by May of 2024. Exterior work to be completed prior to winter of 2023 (concrete, addition, garages, siding, etc).

-The intention is that these homes will be rehabbed and sold as primary residences.