

AGENDA
COMMUNITY REDEVELOPMENT AUTHORITY
CITY COUNCIL CHAMBERS
306 PEARL STREET
June 27, 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 May 23, 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)

Consider possible offers for the 506 and 1119 Walnut Street houses.

5. Discussion and possible action regarding other potential properties of interest:
 - City Auditorium Apartment
 - 111 E 8th Street — Action on Right of First Refusal Agreement
6. Discussion on the financial status of the Community Redevelopment Authority
7. Adjourn

NEXT MEETING IS SCHEDULED FOR JULY 25, 2023

May 23, 2023

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, May 23, 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, Cale Giese and Mike Powicki; City Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Members Jon Meyer and Terry Sievers.

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 Powicki made a motion, which was seconded by Member Ptacek, to approve the minutes of the April 11 and April 25, 2023, meetings. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer and Sievers who were absent, the Chair declared the motion carried.

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

City of Wayne	
Ads/Notices	\$172.00
Concrete	\$289.28

Johnny's Pest Control	
Termite Inspection – 1119 Walnut	\$107.00
Wayne County Clerk	
DOR Western Ridge Lots	\$20.00

Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer and Sievers who were absent, 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) – No update
- 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) – staff has not received any proposals for this property.
- College properties (502 and 506 Hillcrest and 1119 Walnut Street) – Staff originally received three proposals. One proposal was for all three houses, and two proposals were received on 502 Hillcrest Road. However, Administrator Blecke received a text from Josh Sievers who had made the proposal for all three houses stating he was withdrawing his proposal.

After review and discussion, Member Lenihan made a motion, which was seconded by Member Ptacek, accepting the proposal of Sidney Biggerstaff and Cameron Muhs for \$75,000 for 502 Hillcrest Road. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer and Sievers who were absent, the Chair declared the motion carried.

Administrator Blecke was directed to contact general contractors for the two remaining houses.

Discussion took place regarding other potential properties of interest:

- City Auditorium apartment – No update
- 111 E 8th Street – The property owner has agreed to a first right of refusal.
- Administrator Blecke was directed to contact other property owners to see if they would be interested in giving the CRA a first right of refusal on their property.

There being no further business to come before the CRA, Chair Brodersen declared the meeting adjourned at 4:42 p.m.