

July 6, 2023

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Thursday, July 6, 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, Terry Sievers and Mike Powicki; City Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Members Greg Ptacek and 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.

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 Meyer made a motion, which was seconded by Member Lenihan, to approve the minutes of the May 23, 2023, meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Ptacek and Giese who were absent, the Chair declared the motion carried.

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

City of Wayne	
Ads/Notices	\$350.36
Waste Connection	\$60.00
Morrow's Inc	
House moving costs 502 Hillcrest – half down	\$19,425.00
House moving costs 506 Hillcrest – half down	\$21,000.00
Scrib's House moving	
Alumni House 10% down	\$7,500.00
Kaup Forage & Turf	\$(1,425.00)
Grass Seed – void and reissue	\$1,425.00

Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Ptacek and Giese 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) – Administrator Blecke has had another group interested in this property — the Public Health Department.
- 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) – no update.
- College properties (502 and 506 Hillcrest and 1119 Walnut Street)

Administrator Blecke updated the CRA on the house moving project.

Sydney Biggerstaff was present to talk about the purchase of the 502 Hillcrest house. They initially applied for a loan in a program that they cannot get. They then went to a bank about a loan. They still qualify for the same amount; however, it would change from a first time homebuyer loan with a lower interest rate to a construction loan with a higher interest rate.

If the City acts as the general contractor/bank, they would qualify for the first time homebuyer loan.

After discussion, Member Lenihan made a motion, which was second by Member Meyer, to approve the request to provide financing for finishing the construction at 502 Hillcrest (208 S Lincoln Street address) with amending the purchase agreement to provide for a purchase price of \$75,000, plus the cost of any construction at an interest rate of one-half percent. Chair Brodersen

stated the motion, and the result of roll call being all Yeas, with the exception of Members Ptacek and Giese who were absent, the Chair declared the motion carried.

Brent Pick was present to review his proposal for the purchase of the 1119 Walnut Street house. He would like to purchase the same for \$20,300. In addition, he was asking that the CRA waive the water and sewer hookup fees. However, the CRA does not have the authority to do so.

After discussion, Member Lenihan made a motion, which was seconded by Member Powicki, to enter into executive/closed session to protect the financial interest of the CRA to discuss the offer made by Brent Pick on the 1119 Walnut Street house, and to allow Attorney Miller, Administrator Blecke, City Clerk McGuire, and Joel Hansen, Street and Planning Director, to be in attendance.

Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Ptacek and Giese who were absent, the Chair declared the motion carried, and executive session began at 4:38 p.m.

The matter again to be discussed in executive session pertained to the offer made by Brent Pick on the 1119 Walnut Street house.

Chair Brodersen made a motion, which was seconded by Member Sievers, to resume open session. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Ptacek and Giese who were absent, the Chair declared the motion carried, and open session resumed at 4:59 p.m.

Member Meyer made a motion, which was seconded by Member Lenihan, to counter Brent Pick's offer for the 1119 Walnut Street house for \$3,300 (Kay digging the foundation), and \$52,000 for the house, with the CRA still responsible for moving it. In addition, the CRA wants a formal purchase agreement from Farmers Pride for that lot that gives the CRA legal authority to put the house there. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Ptacek and Giese who were absent, the Chair declared the motion carried.

Brent Pick passed on the counteroffer.

Discussion took place regarding other potential properties of interest:

- City Auditorium apartment – No update
- 111 E 8th Street – The right of first refusal has been sent to the property owner but has not been returned yet.

Administrator Blecke advised that he had visited with Chad Sebade on the property he owns south of the old armory property. He is not interested in a right of first refusal.

Discussion took place on the financial status of the Community Redevelopment Authority. After discussion, consensus was to forward a request to the City Council for a 2.6 cent property tax asking. There will be formal action taken on this matter at the next CRA meeting.

It was noted there is \$153,000 left on the line of credit and about \$4,000 in the checking account.

There being no further business to come before the CRA, Chair Brodersen declared the meeting adjourned at 5:08 p.m.