

July 25, 2023

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

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 Powicki, to approve the minutes of the July 6, 2023, meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Lenihan who was absent, the Chair declared the motion carried.

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

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| City of Wayne | |
| Ads/Notices | \$72.73 |
| Waste Connection | \$548.94 |

Waferboard \$43.60

Scrib's House Moving
WSC Alumni House 60% of \$75,000 \$45,000.00

Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Lenihan 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) –

Julie Rother, Health Director of the Northeast Nebraska Public Health Department, was present and offered \$35,000 for this property. They have worked to secure funding from a variety of sources. They have 21 employees. She reviewed their Phase One and Phase Two Building Plans.

Member Giese stated he wants to keep the Health Department in Wayne, and he would like to find them the right spot. Personally, he would prefer housing to be in this location.

Administrator Blecke stated the CRA has approximately \$130,000 in this property.

Member Powicki stated the location and plan for him makes a lot of sense. The offer is probably the biggest roadblock for him.

After discussion, Member Giese made a motion, which was seconded by Member Ptacek, to enter into executive/closed session to protect the financial interest of the CRA to discuss the offer made by the Northeast Nebraska Public Health Department and to allow Attorney Miller, Administrator Blecke, and City Clerk McGuire to be in attendance.

Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Lenihan who was absent, the Chair declared the motion carried, and executive session began at 4:15 p.m.

The matter again to be discussed in executive session pertained to the offer made by the Northeast Nebraska Public Health Department.

Member Giese made a motion, which was seconded by Member Ptacek, to resume open session. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Lenihan who was absent, the Chair declared the motion carried, and open session resumed at 4:34 p.m.

No action was taken on the offer made by the Northeast Nebraska Public Health Department on this property.

- 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 stated he had a couple of people approach him about this property. One being a commercial contractor, and the other a retailer.

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

The three houses have been moved. Overall, there were no major issues.

Paul Campbell was present and made an offer on the 1119 Walnut Street house (Lot 1, Southview III Subdivision – Chicago Street) - \$75,000.

After discussion, Member Giese made a motion, which was seconded by Member Ptacek, to accept the offer of Paul Campbell of \$75,000 for the 1119 Walnut Street house (Lot 1, Southview III Subdivision – Chicago Street).

Joel Hansen, Street and Planning Director stated the sale should be subject to an easement to the City of Wayne for the storm drain.

Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Lenihan who was absent, the Chair declared the motion carried.

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 filed at the Courthouse.

The CRA reviewed the proposed 2023-2024 budget. Beth Porter, Finance Director, was present to answer questions. This budget does include a property tax allocation. The CRA is allowed to do 2.6 cents by State Statute. We do not have the valuations from the County yet. What she is estimating the valuations to come in at, the 2.6 cents would give the CRA an allocation of \$78,219. She will adjust the budget when the valuations come in. The line of credit balance now is \$391,000, which leaves \$609,000 available from the \$1,000,000 line of credit the CRA has. The checking account has \$3,700. The outstanding loan that was taken out in 2012 was \$300,000. It comes due in 2024, but it is stated in the minutes it is a 12-year interest free loan which can be renegotiated if needed.

Member Giese made a motion, which was seconded by Member Meyer, to set the public hearing on the CRA budget for August 29, 2023, at or about 4:00 p.m. Chair Brodersen stated the

motion, and the result of roll call being all Yeas, with the exception of Member Lenihan who was absent, the Chair declared the motion carried.

The following Resolution would approve the request to be made to the City Council to levy taxes from its general fund to assist the Wayne Community Redevelopment Authority in defraying its expenses. The request would be for the 2.6 cents per \$100 of the taxable value of real property within the City of Wayne.

Member Meyer introduced Resolution No. 2023-1 and moved for its approval, Member Ptacek seconded.

RESOLUTION NO. 2023-1

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF WAYNE, NEBRASKA, APPROVING A REQUEST BE MADE TO THE CITY OF WAYNE, NEBRASKA, TO LEVY TAXES FROM ITS GENERAL FUND TO ASSIST THE COMMUNITY REDEVELOPMENT AUTHORITY IN DEFRAYING ITS EXPENSES.

Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Lenihan who was absent, the Chair declared the motion carried.

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