

**AGENDA**  
**COMMUNITY REDEVELOPMENT AUTHORITY**  
**CITY COUNCIL CHAMBERS**  
**306 PEARL STREET**  
**September 26, 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 August 29, 2023 and September 5, 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 2<sup>nd</sup> 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)
  - Chicago Street area Properties
5. Discussion and possible action regarding other potential properties of interest:
  - City Auditorium Apartment
6. Update on Lot 23, Amended Plat Western Ridge Addition, to the City of Wayne, Wayne County, Nebraska - Berenice Casillas, Owner
7. Discussion regarding staff time/relationship with Wayne Community Redevelopment Authority
8. Adjourn

**NEXT MEETING IS SCHEDULED FOR OCTOBER 31, 2023**

August 29, 2023

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, August 29, 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, and Cale Giese; City Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Members Terry Sievers and Mike Powicki.

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 Ptacek, to approve the minutes of the July 25, 2023, and August 1, 2023, meetings. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Sievers and Powicki who were absent, the Chair declared the motion carried.

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

City of Wayne	
Ads/Notices	\$37.27
Kaup – grass seed	\$475.00

ACES – Southview Lot Swap

\$300.00

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

Marie Janke, a real estate agent with White Farm House Realty, representing Berenice Casillas, stated Berenice, who owns Lot 23, Amended Plat in Western Ridge Subdivision, is requesting the CRA release the \$5,000 performance lien. Berenice has purchased a house in Wayne and is selling this lot.

The CRA would not release the lien at this time, but would probably transfer the same when it is sold. If the lot does not sell by November, 2023, Ms. Casillas could come before the CRA to request an extension on the same. Legally, the CRA could close on the property if she does not meet the requirements of the performance lien. If she would sell the lot, the performance lien would transfer to the new owner and at that time, they would need to come before the CRA to request an extension or they would have to adhere to the requirements of the performance lien by November, 2023.

No action was taken on the matter.

Chair Brodersen declared the time was at hand for the public hearing on the proposed FY2023-2024 CRA budget.

Beth Porter, Finance Director, presented the CRA budget. The fiscal year begins October 1, 2023. The total revenues proposed for the FY2023-2024 budget are \$1,121,028, with expenses of \$1,114,815. This includes all of the TIF projects. In addition, she noted that there is \$4,315.80 in the CRA checking account at this time. The CRA also passed a Resolution to make a request to the City Council to levy taxes from its general fund to assist the CRA in defraying its expenses. The request was for 2.6 cents per \$100 of the taxable value of real property within the City of Wayne. With this valuation, the same equates to a tax ask of \$85,323.00.

City Clerk McGuire had not received any communication for or against this public hearing.

There being no further comments, Chair Brodersen closed the public hearing.

Chair Brodersen stated the following CRA Resolution would approve the allowable 1% increase in the base limitation of the restricted funds' budget for the 2023-2024 budget.

Member Giese introduced CRA Resolution No. 2023-2 and moved for its approval; Member Meyer seconded.

#### CRA RESOLUTION NO. 2023-2

A RESOLUTION APPROVING THE ALLOWABLE 1% INCREASE IN BASE LIMITATION OF RESTRICTED FUNDS' BUDGET 2023-2024.

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

Member Giese then introduced CRA Resolution No. 2023-3 and moved for its approval; Member Ptacek seconded.

#### CRA RESOLUTION NO. 2023-3

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF WAYNE, NEBRASKA, ADOPTING THE 2023-2024 BUDGET.

It was determined that the CRA needed a super majority (75%) vote which would be 6 members; however, only 5 were present. Therefore, the determination was that Resolution 2023-2 failed and Resolution 2023-3 died for lack of a vote on the motion. A special meeting will be held next week to act on said Resolutions.

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 2<sup>nd</sup> 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) – No update

- Chicago Street area properties – Nothing has closed yet. After some discussion, staff was directed to contact Attorney Miller to find out what it would take to protest the valuations of these properties.

Administrator Blecke had made contact with the owner of the properties south of the old armory property and he did not want to entertain the idea of a first right of refusal. Administrator Blecke was directed to reach out to him again.

Member Lenihan left the meeting at 4:29 p.m.

Discussion took place regarding other potential properties of interest.

There being no further business to come before the CRA, Chair Brodersen declared the meeting adjourned at 4:37 p.m.

September 5, 2023

The Wayne Community Redevelopment Authority (CRA) met in special session at City Hall on Tuesday, September 5, 2023, at noon. Chair Jill Brodersen called the meeting to order with the following in attendance: Members Mark Lenihan, Greg Ptacek, Jon Meyer, Cale Giese and Mike Powicki; City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Members Terry Sievers and City Attorney Amy Miller.

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.

Chair Brodersen stated the following CRA Resolution would approve the allowable 1% increase in the base limitation of restricted fund's budget.

Member Ptacek introduced CRA Resolution No. 2023-2 and moved for its approval; Member Meyer seconded.

CRA RESOLUTION NO. 2023-2

A RESOLUTION APPROVING THE ALLOWABLE 1% INCREASE IN BASE LIMITATION OF RESTRICTED FUNDS' BUDGET 2023-2024.

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

Chair Brodersen stated the following CRA Resolution would adopt the 2023-2024 budget.

Member Lenihan introduced CRA Resolution No. 2023-3 and moved for its approval; Member Powicki seconded.

#### CRA RESOLUTION NO. 2023-3

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY  
OF THE CITY OF WAYNE, NEBRASKA, ADOPTING THE 2023-2024  
BUDGET.

Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Sievers 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 12:03 p.m.

**City of Wayne  
CRA Claims List**

**September 26, 2023**

9/26/2023	# 1529	City of Wayne Ads/notices \$219.55 Dog waste station- destroyed in house moving \$279.99	\$	499.54
9/26/2023	# 1530	Olson Tree Service Trim back trees for 3 houses being moved	\$	7,600.00
		<b>Total</b>	<b>\$</b>	<b>8,099.54</b>

CRA  
BANK SUMMARY  
CHECKING ACCOUNT  
September 26, 2023

BALANCE 8/29/23 4,315.80

DEPOSITS:

Interest	6.35
204 S Lincoln	38,442.79
Jimmy Johns rent Sept 2023	1,973.39

SUBTOTAL: 44,738.33

CLAIMS:

Claims Paid	8,099.54
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BOOK BALANCE as of 9/26/2023 36,638.79