

AGENDA
COMMUNITY REDEVELOPMENT AUTHORITY
FREEDOM PARK SHELTER HOUSE
1220 LINCOLN STREET
November 28, 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 October 24, 2023
3. Action to approve the Claims
4. Action on the request for an extension of the performance lien on Lot 23, Amended Plat Western Ridge Addition, City of Wayne, Wayne County, Nebraska — Berenice Casillas, Owner
5. Update and discussion on CRA properties:
 - 2nd and Logan/Nebraska Streets
 - 721 and 717 Main Street
 - 106 E 7th Street
 - 13th and Main Street – Old Armory Site
 - Outlot A – Piersanti Subdivision
 - Burn Pit/Tree Dump
 - Western Ridge Subdivision – Lot 3 Bressler Court Admin Replat; Lot 56, Amended Plat Western Ridge II Addition
6. Discussion and direction to staff on 401 S Sherman Street (alumni house)
7. Discussion and possible action regarding other potential properties of interest
8. Adjourn

NEXT MEETING IS SCHEDULED FOR DECEMBER 26, 2023

October 24, 2023

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, October 24, 2023, at 4:30 p.m. Chair Jill Brodersen called the meeting to order with the following in attendance: Members Greg Ptacek, Jon Meyer, and Mike Powicki; City Administrator Wes Blecke; City Clerk Betty McGuire; and City Attorney Amy Miller. Absent: Members Mark Lenihan, Cale Giese and Terry Sievers.

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.

Member Meyer made a motion, which was seconded by Member Ptacek, to approve the minutes of the September 26, 2023, meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan, Giese and Sievers who were absent, the Chair declared the motion carried.

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

Morrow's Housemoving, Inc. 2 nd half 502 Hillcrest to 208 S Lincoln	\$19,425.00
Everett Schultz	\$10,187.00

Biggerstaff – 208 S Lincoln basement floor	
Everett Schultz	\$5,421.00
Biggerstaff – 208 S Lincoln garage floor	
Leader Concrete Construction, Inc.	\$24,285.00
Biggerstaff – 208 S Lincoln footings and wall	
Total Home Inspection LLC	\$2,134.00
Biggerstaff – 208 S Lincoln radon mitigation system	
Dustin Stegemann	\$4,500.00
Biggerstaff - 208 S Lincoln HVAC installation/ductwork 50% down	
City of Wayne	
Ads/Notices	\$140.73
Filing fees	\$36.00
Kay Contracting	\$3,315.00
Excavate basement (previous WSC alumni house)	

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

Administrator Blecke updated the CRA on the following properties owned by them:

- 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)
- 107 E 7th Street (Jimmy Johns')
- 13th and Main Street (old armory site)
- Outlot A – Piersanti Subdivision
- Burn Pit/Tree Dump site
- Western Ridge Subdivision – Lot 3 Bressler Court Admin Replat; Lot 56, Amended Plat Western Ridge II Addition

Discussion took place in regard to giving/deeding by way of quitclaim deed to the City Outlot A – Piersanti Subdivision and the burn pit/tree dump site. The CRA is paying property taxes on these two properties and receiving no benefit therefrom.

Chair Brodersen made a motion, which was seconded by Member Meyer, directing the City Attorney to quitclaim Outlot A – Piersanti Subdivision to the City of Wayne. Chair

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

Chair Brodersen made a motion, which was seconded by Member Ptacek, directing the City Attorney to quitclaim the burn pit/tree dump site to the City of Wayne. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan, Giese and Sievers who were absent, the Chair declared the motion carried.

Administrator Blecke updated the CRA on 401 S Sherman Street (alumni house). Paul Campbell has decided not to purchase this property. There is an issue with the property being in the floodplain.

It was noted that it would cost about \$50,000 to move the house so that more dirt could be brought in to get the same out of the floodplain.

After discussion, Administrator Blecke was directed to contact the house movers to get a cost/quote to move/slide the house just to the north, and in addition, let Attorney Miller know the cost for Kay Contracting to dig the hole. She will then disseminate this information to the CRA, along with options of what can/could be done regarding the matter, and get a consensus therefrom.

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 4:51 p.m.

**City of Wayne
CRA Claims List**

November 20, 2023

11/20/2023	#1539	Kay Contracting Biggerstaff 208 S Lincoln install water/sewer	\$	4,260.00
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November 21, 2023

11/21/2023	#1540	Everett Schultz Biggerstaff 208 S Lincoln driveway	\$	10,486.25
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November 28, 2023

11/28/2023	#1541	City of Wayne Ads/notices \$65.01	\$	65.01
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Total			\$	14,811.26
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CRA
BANK SUMMARY
CHECKING ACCOUNT
November 28, 2023

BALANCE 9/26/23		12,465.62
DEPOSITS:		
Interest	72.03	
Jimmy Johns rent Oct 2023	1,973.39	
LOC draw	5,000.00	
SUBTOTAL:		
		19,511.04
CLAIMS:		
Claims Paid	14,811.26	
BOOK BALANCE as of 10/24/2023		
		4,699.78

Betty McGuire - Fwd: [External] Agenda

From: Beth Porter
To: Betty McGuire; berenicecasillas190@gmail.com
Date: 11/16/2023 12:56 PM
Subject: Fwd: [External] Agenda

Hi Berenice,
I have forwarded your message to the City Clerk as she handles the agenda requests.
Thanks,

Beth Porter
Finance Director
City of Wayne
402-375-1733

>>> berenice casillas <berenicecasillas190@gmail.com> 11/16/2023 12:43 PM >>>
Hi Beth, I was wondering if I can be on the agenda for the extension with my lot?
