

**AGENDA**  
**COMMUNITY REDEVELOPMENT AUTHORITY**  
**CITY COUNCIL CHAMBERS**  
**306 PEARL STREET**  
**January 30, 2024**

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 December 19, 2023
3. Action to approve the Claims
4. Update and discussion on CRA properties:
  - 2<sup>nd</sup> and Logan/Nebraska Streets
  - 721 and 717 Main Street
  - 106 E 7<sup>th</sup> Street
  - 13<sup>th</sup> and Main Street – Old Armory Site
  - Lot 56, Amended Plat Western Ridge II Addition
  - Lot 3, Bressler Court Admin Replat
    - **Action to accept/approve the Purchase Agreement with Kelby Herman subject to the “Residential Construction First Right of Refusal Agreement” between the Community Redevelopment Authority of the City of Wayne and Bradley J. Woehler and Kari Woehler, Husband and Wife**
5. Update on 401 S Sherman Street (alumni house)
6. Update on the CRA’s request to have the Planning Commission review Sec. 152.082 (H) Minimum Yard Requirements in the B-3 Neighborhood Commercial District
7. Discussion on properties of interest
8. Adjourn

**NEXT MEETING IS SCHEDULED FOR FEBRUARY 27, 2024**

December 19, 2023

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, December 19, 2023, at 4:00 p.m. Chair Jill Brodersen called the meeting to order with the following in attendance: Members Jon Meyer, Cale Giese and Terry Sievers; City Administrator Wes Blecke; City Clerk Betty McGuire; and City Attorney Amy Miller. Absent: Members Mark Lenihan, Greg Ptacek and Mike Powicki.

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 Giese made a motion, which was seconded by Chair Brodersen, to approve the minutes of the November 28, 2023, meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan, Ptacek and Powicki who were absent, the Chair declared the motion carried.

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

Sullyworks LLC	\$4,585.75
Biggerstaff 208 S Lincoln Garage	

Everett Schultz Biggerstaff – 208 S Lincoln Sidewalk	\$8,000.00
Ellis Home Services Biggerstaff – 208 S Lincoln Plumbing	\$6,000.00
City of Wayne Ads/Notices	\$50.05
Utilities – 208 S Lincoln	\$4.45
Dustin Stegemann Biggerstaff - 208 S Lincoln Heating/AC Install remaining 50% balance	\$4,500.00
Greve Electric, LLC Biggerstaff - 208 S Lincoln Electrical	\$7,474.51
Scrib's Housemoving Inc Move alumni house – 30% of \$75,000 contract	\$22,500.00
Wayne County Clerk CRA Quitclaim Deed	10.00

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

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

- 2<sup>nd</sup> and Logan/Nebraska Streets
- 717 and 721 Main Street – Staff, on behalf of the CRA, will ask the Planning Commission to consider reducing the setbacks at their February Planning Commission meeting. The CRA suggested paying for conceptual drawings and then seek to find a developer.
- 106 E 7<sup>th</sup> Street
- 13<sup>th</sup> and Main Street (old armory site)
- Outlot A – Piersanti Subdivision (take off agenda)
- Burn Pit/Tree Dump site (take off agenda)
- Western Ridge Subdivision – Lot 3 Bressler Court Admin Replat; Lot 56, Amended Plat Western Ridge II Addition

Administrator Blecke updated the CRA on 401 S Sherman Street (alumni house). Kay Contracting was packing the dirt now. Administrator Blecke was directed to contact Scrib's Housemoving to answer questions about moving the house back and whether or not they will

come back at a later date to put the house on a basement or if after they move it, they are setting it and not returning.

There being no further business to come before the CRA, Chair Brodersen declared the meeting adjourned at 4:34 p.m.

**City of Wayne  
CRA Claims List**

**December 27, 2023**

12/27/2023	# 1550	SullyWorks LLC Biggerstaff 208 S Lincoln garage	\$	9,104.31
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**January 30, 2024**

1/30/2024	# 1551	City of Wayne Ads/notices \$82.85 Utility 208 S Lincoln \$284.27 Kay Contracting grade lot Grainland/Sherman \$21,312.00	\$	21,679.12
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		<b>Total</b>	<b>\$</b>	<b>30,783.43</b>
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CRA  
BANK SUMMARY  
CHECKING ACCOUNT  
January 30, 2024

BALANCE 12/19/23	1,069.08
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DEPOSITS:

Interest	25.38
Jimmy Johns rent Jan 2024	1,968.09
LOC draw 12/27/23	10,000.00
LOC draw 1/24/24	15,000.00
Dec 2023 taxes	7,100.16

SUBTOTAL:	35,162.71
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CLAIMS:

Claims Paid	30,783.43
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BOOK BALANCE as of 1/30/2024	4,379.28
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FILED  
WAYNE COUNTY, NE

2014 JUN 13 PM 3:08

*Debra Finn*  
CLERK / ROD / ELECTION**Community Redevelopment Authority of the City of Wayne, Nebraska****RESIDENTIAL CONSTRUCTION FIRST RIGHT OF REFUSAL AGREEMENT**

This Agreement is made and entered into by and between the Community Redevelopment Authority of the City of Wayne, Nebraska, a Municipal Corporation, hereinafter referred to as "CRA," and Bradley J. Woehler and Kari Woehler, Husband and Wife, hereinafter referred to as "Buyer."

**WITNESSETH:**

In consideration of the mutual promises and consideration contained herein and upon the terms and conditions set forth, the parties understand and agree to the conditions, requirements, and procedures set forth in this Agreement as follows:

A. **Definitions.** Whenever used herein, the singular number shall include the plural, the plural the singular, and the term "CRA" shall include any payee thereof whether by operation of law or otherwise.

B. **Terms and Conditions.** Buyer is given the first right of refusal for the sale or transfer of ownership of the following lot in Western Ridge, for the price of \$15,000.00:

Lot 3 of Bressler Court Administrative Replat of Lots 41-46 of the Amended Plat of Western Ridge II Addition to the City of Wayne, Wayne County, Nebraska

Buyer must exercise its right of first refusal within 30 days of notice from the CRA.

C. **Additional Terms.** Upon purchase of the above lot, Buyer shall comply with the terms of the Residential Construction Agreement for the lot.

D. **Binding Agreement.** This agreement shall be binding upon the parties, their executors, administrators, personal representatives, successors, heirs, and assigns.

Dated this 12 day of June, 2014.

**The Community Redevelopment  
Authority of the City of Wayne,  
Nebraska, Grantor**

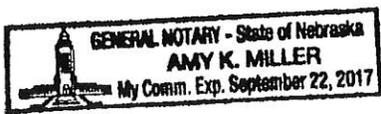
By [Signature]  
Ken Chamberlain, Chairman

**Bradley J. Woehler & Kari Woehler,  
Husband & Wife, Buyer**

By [Signature]  
Bradley, J. Woehler  
By [Signature]  
Kari Woehler

STATE OF NEBRASKA    )  
  )ss.  
COUNTY OF WAYNE    )

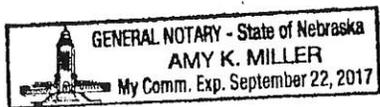
The foregoing instrument was acknowledged before me on this 12 day of June, 2014, by Ken Chamberlain, Chairman of The Community Redevelopment Authority of the City of Wayne, Nebraska, on behalf of said agency.



[Signature]  
Notary Public  
My Commission Expires: 9/22/17

STATE OF NEBRASKA    )  
  )ss.  
COUNTY OF WAYNE    )

The foregoing instrument was acknowledged before me on this 12 day of June, 2014, by Bradley J. Woehler & Kari Woehler, Husband and Wife.



[Signature]  
Notary Public  
My Commission Expires: 9/22/17