

September 26, 2023

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, September 26, 2023, at 4:30 p.m. Chair Jill Brodersen called the meeting to order with the following in attendance: Members Mark Lenihan, Greg Ptacek, Jon Meyer, Cale Giese, Terry Sievers, and Mike Powicki; City Administrator Wes Blecke; City Clerk Betty McGuire; 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.

Member Meyer made a motion, which was seconded by Member Ptacek, to approve the minutes of the August 29, 2023, and September 5, 2023, meetings. Chair Brodersen stated the motion, and the result of roll call being all Yeas, the Chair declared the motion carried.

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

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Chair Brodersen stated the motion, and the result of roll call being all Yeas, 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 2<sup>nd</sup> and Logan/Nebraska Streets) – No update.

Discussion took place on what the CRA wanted on this property – consensus was high-density housing (apartments or townhomes).

- 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)

The CRA would like to market this as mixed use or for townhomes.

The CRA would also like to see proposals on these properties – an idea was to contact a developer to come look at the property and give the CRA some ideas. Staff recommended refreshing the request for proposals and sending it out to different contractors.

Luke Virgil, Economic Development Director, stated he could contact/talk to colleagues in either housing or economic development and ask them to come to Wayne to look at the property and advise us what they see as the best use of this.

- Chicago Street area properties – We have closed on one house (Ken Knust). The basement is being dug today on the Paul Campbell house, but it has not been closed on yet. The CRA is financing the Biggerstaff house. Nothing has closed yet.

Discussion took place regarding other potential properties of interest.

Administrator Blecke stated he and staff would like the CRA to sell or give away a piece of property to the City. The property is located just north of Williams Form and is owned by the CRA (burn pit). The CRA is paying taxes on this piece of property. City Attorney Miller would prepare a quitclaim deed from the CRA to the City.

City Auditorium Apartment – The thought was that this could be a long-term (5-10 year) project to have on the backburner plan.

Discussion also took place on the old City Hall building and City Auditorium and renovating the same into apartments, a better wedding venue, or just a more functional venue, etc.

The next item on the agenda was an update on Lot 23, Amended Plat Western Ridge Addition, to the City of Wayne, Wayne County, Nebraska - Berenice Casillas, Owner. There is a \$5,000 performance lien on this property. Ms. Casillas is requesting the performance lien be

transferred to a new buyer when the property is sold. The performance lien could be foreclosed upon in November or the CRA could extend it. Ms. Casillas purchased a home in Wayne so she is not going to build on Lot 23. This matter will be put on the November agenda for discussion/action.

Administrator Blecke stated that economic development is going to start being funded by the City. There has been some discussion about their (City Administrator and Economic Development Director) roles being reversed in the CRA. This is for informational purposes only.

There being no further business to come before the CRA, Chair Brodersen declared the meeting adjourned at 4:59 p.m.