

November 28, 2023

The Wayne Community Redevelopment Authority (CRA) met in regular session at the Freedom Park Shelter House on Tuesday, November 28, 2023, at 4:00 p.m. Chair Jill Brodersen called the meeting to order with the following in attendance: Members Mark Lenihan, Greg Ptacek, and Cale Giese; City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Members Jon Meyer, Terry Sievers and Mike Powicki; 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 Ptacek made a motion, which was seconded by Member Giese, to approve the minutes of the October 24, 2023, meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer, Sievers and Powicki who were absent, the Chair declared the motion carried.

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

Kay Contracting	\$4,260.00
Biggerstaff 208 S Lincoln	

Everett Schultz \$10,486.25
Biggerstaff – 208 S Lincoln basement floor

City of Wayne
Ads/Notices \$65.01

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

Berenice Casillas, the owner of Lot 23, Amended Plat Western Ridge Addition, City of Wayne, Wayne County, Nebraska, was present requesting the CRA to consider extending her performance lien on this lot. This is a \$5,000 performance lien that expired this month. Ms. Casillas purchased the lot 2 years ago and is now trying to sell the same. When she purchased the lot, her plan was to build. That did not happen and now she has purchased a house in Wayne. She stated she has no interest in building on this lot anymore.

Marie Janke, representing White Farmhouse Realty, was also present to update the CRA on what has taken place on the sale of this lot.

After discussion, Member Ptacek made a motion, which was seconded by Member Lenihan, to approve the request of Berenice Casillas for a two-year extension on the performance lien on Lot 23, Amended Plat Western Ridge Addition, City of Wayne, Wayne County, Nebraska. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer, Sievers, and Powicki who were absent, the Chair declared the motion carried.

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

- 2nd and Logan/Nebraska Streets – need to actively market
- 717 and 721 Main Street – need to actively market
- 106 E 7th Street
- 13th 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) and reviewed the options for getting the property out of the flood plain. It will cost about \$25,000 to move the property in order to put a basement under it. To move the house to another lot would be about \$50,000. With that option, we would have find another lot too.

After discussion, Member Lenihan made a motion, which was seconded by Member Giese, to approve a change order for \$25,000 to move the house forward and then back and authorize the City Administrator to begin the process of getting the property out of the floodplain. Chair Brodersen stated the motion, and the result of roll call being all Yeas with the exception of Members Meyer, Sievers and Powicki who were absent, the Chair declared the motion carried.

There were no other potential properties of interest discussed.

Councilmember Brodersen made a motion, which was seconded by Councilmember Ptacek, to change the December CRA meeting date from the 26th to the 19th. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer, Sievers and Powicki who were absent, the Chair declared the motion carried.

There being no further business to come before the CRA, Chair Brodersen declared the meeting adjourned at 4:45 p.m.