

January 30, 2024

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, January 30, 2024, at 4:00 p.m. Chair Jill Brodersen called the meeting to order with the following in attendance: Members Mark Lenihan, Greg Ptacek, Jon Meyer, and Terry Sievers; City Administrator Wes Blecke; City Clerk Betty McGuire; and City Attorney Amy Miller. Absent: Members Cale Giese 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 Sievers made a motion, which was seconded by Member Meyer, to approve the minutes of the December 19, 2023, meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Giese and Powicki who were absent, the Chair declared the motion carried.

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

Sullyworks LLC	\$9,104.31
Biggerstaff 208 S Lincoln Garage	

City of Wayne	
Ads/Notices	\$82.85
Utilities – 208 S Lincoln	\$284.27
Kay Contracting – Grade lot Grainland/Sherman	\$21,312.00

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

Member Giese arrived at 4:02 p.m.

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

- 2nd and Logan/Nebraska Streets - City Administrator Blecke has had two inquiries)
- 717 and 721 Main Street – No new information
- 106 E 7th Street – No new information
- 13th and Main Street (old armory site) – No new information
- Lot 56, Amended Plat Western Ridge II Addition – No new information
- Lot 3 Bressler Court Admin Replat

City Attorney Miller updated the CRA on this property. Kelby Herman (Progressive Properties) has made an offer of \$15,000 for this property. Attorney Miller has prepared a Purchase Agreement for Mr. Herman to sign. Once that is done, she will send BJ and Kari Woehler a letter advising them they now have 30 days in which to purchase the property. Mr. Herman has advised that he would get a house built within one year of purchasing the property.

After discussion, Member Meyer made a motion, which was seconded by Member Giese, to accept/approve the Purchase Agreement with Progressive Properties, pending payment of the earnest money and also his signing of the purchase agreement for Lot 3, Bressler Court Administrative Replat. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Powicki who was absent, the Chair declared the motion carried.

Administrator Blecke updated the CRA on 401 S Sherman Street (alumni house). The engineer has all of the data sets done. They are going to crunch their numbers and submit the information to FEMA. The results should be back within 90 days.

After some discussion, Administrator Blecke was directed to get quotes for digging a basement at 401 S Sherman Street.

Joel Hansen, Street and Planning Director, advised the CRA that the Planning Commission will meet next week to review Sec. 152.082 (H) Minimum Yard Requirements in the B-3 Neighborhood Commercial District. His recommendation will be to eliminate the 80 feet from the centerline setback and change it to 15 feet from the lot line. By maintaining a setback of 15 feet will prevent a corner lot on the highway from using a half-frontage facing the highway as allowed on other corner lots in town. This will make 717 and 721 Main street easier to develop.

Luke Virgil, Economic Development Director, advised the CRA of the possibility of some highly developable property on Highway 35 that may be coming up for sale.

There being no further business to come before the CRA, Chair Brodersen declared the meeting adjourned at 4:27 p.m.