

AGENDA
COMMUNITY REDEVELOPMENT AUTHORITY
CITY COUNCIL CHAMBERS
306 PEARL STREET
April 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 March 26, 2024 and April 8, 2024
3. Action to approve the Claims
4. 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
 - Lot 56, Amended Plat Western Ridge II Addition
5. Discussion/Consideration/Action on offer on 401 Chicago Street (alumni house)
6. Discussion/Consideration/Action on the request for a down payment assistance loan in the amount of \$10,000 – 401 Chicago Street
7. Discussion on properties of interest
8. Adjourn

NEXT MEETING IS SCHEDULED FOR MAY 28, 2024

March 26, 2024

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, March 26, 2024, at 4:00 p.m. Chair Jill Brodersen called the meeting to order with the following in attendance: Members Mark Lenihan, Jon Meyer, Cale Giese and Terry Sievers; City Administrator Wes Blecke; and City Attorney Amy Miller. Absent: Members Greg Ptacek and Mike Powicki; and City Clerk Betty McGuire

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 Meyer made a motion, which was seconded by Member Lenihan, to approve the minutes of the February 27, 2024, meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Ptacek and Powicki who were absent, the Chair declared the motion carried.

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

City of Wayne
Ads/Notices

\$46.02

Olsson CRA Survey & LOMR-F Application	\$3,562.50
---	------------

Wayne County Treasurer Taxes	4,804.80
---------------------------------	----------

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

Heidi Piersanti was present again requesting a five-year extension on her down payment assistance loan that is due in April, 2024 – Lot 1 of Bressler Court Administrative Replat of Lots 41-46 of the Amended Plat of Western Ridge II Addition. She did not have any new information for the CRA.

Administrator Blecke stated his concern with extending this loan payment is what can or will you do when the next homeowner wants the same thing.

After discussion, Member Meyer made a motion, which was seconded by Member Sievers, to decline/deny the request of Heidi Piersanti for a five-year extension on her down payment assistance loan that is due April, 2024 – Lot 1 of Bressler Court Administrative Replat of Lots 41-46 of the Amended Plat of Western Ridge II Addition. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Ptacek 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 - City Administrator Blecke has had another inquiry on this property.
- 717 and 721 Main Street – City Administrator Blecke had an inquiry of a restaurant going in at this location.
- 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 – BJ Woehler wants to close after April 15th. The house has to be completed by December 31, 2025.

Administrator Blecke updated the CRA on 401 Chicago Street (Alumni house). The CRA has two offers.

Lisa Krause, the owner of Square 1 Property Solutions, presented a proposal to purchase the alumni house. She would like to purchase the 401 Chicago Street and 300 Chicago Street lots. The total purchase price would be \$25,000. She also would like \$250,000 in financing at 0.5% interest. She would like 18 months to get the 300 Chicago Street lot and house ready for occupancy, and up to 3 years to get the 401 Chicago Street lot and house ready for occupancy.

Jennifer Sievers also presented an offer on the alumni house. She and her husband, Tom, would like to offer \$40,000 up front, with the understanding that the CRA would finance \$220,000 with 0.5% interest for two years during the remodel. They would have the house moved on or before August 1, 2024. The cost of moving the house back to the lot would be that of the CRA. They will pay the cost for digging a basement and foundation.

Member Giese made a motion, which was seconded by Member Lenihan, to enter into executive/closed session to protect the financial interest of the CRA to discuss the offers made on 401 Chicago Street (alumni house) and to allow Attorney Miller, Administrator Blecke, Finance Director Beth Porter, Joel Hansen, Street and Planning Director, and Luke Virgil, Economic Development Director, to be in attendance.

Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Ptacek and Powicki who were absent, the Chair declared the motion carried, and executive session began at 4:38 p.m.

The matter again to be discussed in executive/closed session pertained to the offers made on 401 Chicago Street (alumni house).

Member Sievers made a motion, which was seconded by Chair Brodersen, to resume open session. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with

the exception of Members Ptacek and Powicki who were absent, the Chair declared the motion carried, and open session resumed at 5:05 p.m.

Attorney Miller stated the CRA would like to make a counter offer to both parties. The counter offer to both of them is on the lot owned by the CRA for \$60,000. The CRA would loan up to \$250,000 for the remodeling costs. For the first 12 months, the interest rate would be 4%. If it took longer than that (between 12 and 18 months), the interest rate would go up to 6%; and between 18 and 24 months, the interest rate would go up to 8%. The CRA is not including anything with the lot that the City owns. The CRA would pay the moving costs to put the house back on the lot. Attorney Miller will distribute the counter offer in writing via email to both parties.

Member Giese made a motion to approve the counter offer that was stated by Attorney Miller, and Member Meyer seconded the same. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Ptacek and Powicki who were absent, the Chair declared the motion carried.

There were no other properties of interest to be discussed.

There being no further business to come before the CRA, Chair Brodersen declared the meeting adjourned at 5:13 p.m.

April 8, 2024

The Wayne Community Redevelopment Authority (CRA) met in special session at City Hall on Monday, April 8, 2024, at 4:00 p.m. Chair Jill Brodersen called the meeting to order with the following in attendance: Members Greg Ptacek, Jon Meyer, Cale Giese, Terry Sievers and Mike Powicki; City Administrator Wes Blecke; Finance Director Beth Porter; and City Attorney Amy Miller. Absent: Member Mark Lenihan; and City Clerk Betty McGuire

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 Member Ptacek, to enter into executive/closed session to protect the financial interest of the CRA to discuss the offer made on 401 Chicago Street (alumni house) by Square 1 Property Solutions and to allow Attorney Miller, Administrator Blecke, Finance Director Beth Porter, Economic Development Director Luke Virgil, Lisa Krause, and Jim Hoffman to be in attendance.

Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Lenihan who was absent, the Chair declared the motion carried, and executive session began at 4:03 p.m.

The matter again to be discussed in executive/closed session pertained to the offer made on 401 Chicago Street (alumni house) by Square 1 Property Solutions.

Member Giese made a motion, which was seconded by Member Powicki, to resume open session. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Lenihan who was absent, the Chair declared the motion carried, and open session resumed at 4:34 p.m.

Member Giese made a motion, which was seconded by Member Powicki, to enter into executive/closed session to protect the financial interest of the CRA to discuss the offer made on 401 Chicago Street (alumni house) by Square 1 Property Solutions and to allow Attorney Miller, Administrator Blecke, Finance Director Beth Porter, and Economic Development Director Luke Virgil to be in attendance.

Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Lenihan who was absent, the Chair declared the motion carried, and executive session began at 4:35 p.m.

The matter again to be discussed in executive/closed session pertained to the offer made on 401 Chicago Street (alumni house) by Square 1 Property Solutions.

Member Powicki made a motion, which was seconded by Member Giese, to resume open session. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Lenihan who was absent, the Chair declared the motion carried, and open session resumed at 5:00 p.m.

Attorney Miller advised Lisa Krause that the CRA likes the proposal; however, there are some details that need to be worked out. Attorney Miller will start working on the contract and email her and the City Administrator a rough draft thereof. Attorney Miller also advised Ms. Krause to contact Scrib's Housemoving and to get the CRA a rough design of what she is thinking for the house with proposed costs prior to the next CRA meeting – April 30th.

There being no further business to come before the CRA, Chair Brodersen declared the meeting adjourned at 5:01 p.m.

CRA
BANK SUMMARY
CHECKING ACCOUNT
April 30, 2024

BALANCE 3/26/24 4,346.68

DEPOSITS:

Interest	19.02
Jimmy Johns rent Feb 2024	2,007.89
March 2024 taxes	2,337.17
Sale of lot 3- Bressler Ct	15,077.50

SUBTOTAL: 23,788.26

CLAIMS:

Claims Paid	13,751.58
-------------	-----------

BOOK BALANCE as of 4/30/24 10,036.68

**City of Wayne
CRA Claims List**

April 30, 2024

4/30/2024	# 1559	City of Wayne Ads/notices \$54.08	\$	54.08
4/30/2024	# 1560	Olsson CRA Survey & LOMR-F Application	\$	1,187.50
4/30/2024	# 1561	Scrib's Housemoving Inc Move alumni house to street to hold for new foundation to be build 1/2 down of \$25,000 contract	\$	12,500.00
4/30/2024	# 1562	Wayne County Clerk DOR-Casillas	\$	10.00
		Total	\$	13,751.58