

February 27, 2024

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, February 27, 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, Terry Sievers, and Mike Powicki; City Administrator Wes Blecke; City Clerk Betty McGuire; and City Attorney Amy Miller. Absent: Member Cale Giese.

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 Ptacek made a motion, which was seconded by Member Meyer, to approve the minutes of the January 30, 2024, meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Giese who was absent, the Chair declared the motion carried.

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

City of Wayne	\$175,000.00
Line of Credit Repayment	

City of Wayne	
Ads/Notices	\$16.67
Utilities – 208 S Lincoln	\$871.57
Kay Contracting grade lot Grainland/Sherman	9.00
ACES – set pins at alumni house/trail	457.48
Kelby Herman	\$500.00
Refund earnest deposit – Lot 3, Western Ridge	
Morrow’s, Inc.	
Final billing - Completion of house move	\$21,000.00
204 S Lincoln Street	

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

Heidi Piersanti was present to request CRA consideration to giving her a five-year extension on her down payment assistance loan that is due April 10, 2024. This loan is on Lot 1, Bressler Court Administrative Replat of Lots 41-46 of the Amended Plat of Western Ridge II Addition. She explained what her situation is now compared to what it was at the time she and her husband took out the loan. She is now divorced and does not have the money at this time to pay the same back. This was a 10-year, 0% interest loan.

After some discussion, the consensus of the CRA was that if they would extend the loan for another 5 years, an interest rate needed to be charged.

Beth Porter, Finance Director, stated at this time, there are 14 down payment assistance loans outstanding.

The thought process is that after ten years, you have enough equity built up to refinance or you have saved enough to pay the same back. Administrator Blecke had concerns that 14 others could do the same thing and ask for an extension at 0% interest. He noted the CRA is paying a half percent interest on money it does not have in the bank.

Attorney Miller reminded Ms. Piersanti that her ex-husband’s name is also on this note.

After discussion, Member Lenihan made a motion, which was seconded by Member Sievers, to table action on the request of Heidi Piersanti for a five-year extension on the down payment assistance loan that is due the CRA in April, 2024 on Lot 1 of Bressler Court Administrative Replat of Lots 41-46 of the Amended Plat of Western Ridge II Addition, until the next meeting to give her an opportunity to explore other means to obtain the \$10,000 to pay back the CRA. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Giese who was absent, the Chair declared the motion carried.

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

- 2nd and Logan/Nebraska Streets – No new information
- 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 – BJ Woehler has advised Attorney Miller that he wants to purchase this property. Ms. Miller has a fully signed purchase agreement. Kelby Herman is aware of this and his earnest money has been returned to him. Mr. Woehler would like the deed of trust titled in the name of “Robert Woehler & Sons Construction Company.” He and his wife Kari signed the purchase agreement because the right of first refusal was in their names. The CRA was agreeable to that.

An aside note was that staff has been advised by Marie Janke that Berenice Casillas’ lot is under contract at this time and they are scheduled to close March 1st. The local buyers did not want to buy the property with a performance lien, so the \$5,000 will be paid at closing time.

Administrator Blecke updated the CRA on 401 Chicago Street (alumni house). He showed the house to a potential buyer. He has made contact with one foundation company to get an amount of what the same might cost. He noted that the blue house is now on a foundation.

Administrator Blecke updated the CRA on their request to have the Planning Commission review Sec. 152.082 (H) Minimum Yard Requirements in the B-3 Neighborhood

Commercial District. The Planning Commission forwarded a recommendation to Council to amend the same. The City Council approved the ordinance on first reading.

Discussion took place on properties of interest.

There being no further business to come before the CRA, Chair Brodersen declared the meeting adjourned at 4:23 p.m.