

April 30, 2024

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, April 30, 2024, at 4:00 p.m. Co-Chair Mike Powicki called the meeting to order with the following in attendance: Members Mark Lenihan, Jon Meyer, Cale Giese, and Terry Sievers; City Administrator Wes Blecke; City Clerk Betty McGuire; and City Attorney Amy Miller. Absent: Members Greg Ptacek and Chair Jill Brodersen.

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.

Co-Chair Powicki 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, he 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 March 26, 2024, and April 8, 2024, meetings. Co-Chair Powicki stated the motion, and the result of roll call being all Yeas, with the exception of Members Ptacek and Chair Brodersen who were absent, the Co-Chair declared the motion carried.

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

City of Wayne Ads/Notices	\$54.08
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Olsson CRA Survey & LOMR-F Application	\$1,187.50
Scrib's Housemoving, Inc. Move Alumni House to street to hold for new foundation to be built – ½ down of \$25,000 Contract	\$12,500.00
Wayne County Clerk DOR - Casillas	10.00

Co-Chair Powicki stated the motion, and the result of roll call being all Yeas, with the exception of Members Ptacek and Chair Brodersen 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
- 717 and 721 Main Street
- 106 E 7th Street
- 13th and Main Street (old armory site)
- Lot 56, Amended Plat Western Ridge II Addition

Administrator Blecke suggested doing a social media campaign (pictures, etc.) for properties they want to list.

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

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) by Square 1 Property Solutions and Tom and Jennifer Sievers and to allow Attorney Miller, Administrator Blecke, City Clerk McGuire, Finance Director Beth Porter, Street and Planning Director Joel Hansen, and Economic Development Director Luke Virgil.

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

The matter again to be discussed in executive/closed session pertains to the offers made on 401 Chicago Street (alumni house) by Square 1 Property Solutions and Tom and Jennifer Sievers.

Member Meyer made a motion, which was seconded by Member Sievers, to resume open session. Co-Chair Powicki stated the motion, and the result of roll call being all Yeas, with the exception of Member Ptacek and Chair Brodersen who were absent, the Chair declared the motion carried, and open session resumed at 4:23 p.m.

Member Giese made a motion, which was seconded by Member Powicki, to accept the offer of \$50,000 for 24 months at 4% of Tom and Jennifer Sievers. Co-Chair Powicki stated the motion, and the result of roll call being all Yeas, with the exception of Member Ptacek and Chair Brodersen who were absent, the Co-Chair declared the motion carried.

Member Giese made a motion, which was seconded by Member Lenihan, to approve the request for a down payment assistant loan in the amount of \$10,000 by Tom and Jennifer Sievers for 401 Chicago Street. Co-Chair Powicki stated the motion, and the result of roll call being all Yeas, with the exception of Member Ptacek and Chair Brodersen who were absent, the Co-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 4:30 p.m.