

July 30, 2024

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, July 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 (4:30 p.m.), Jon Meyer, and Cale Giese; City Administrator Wes Blecke; City Clerk Betty McGuire; and City Attorney Amy Miller. Absent: Members Terry Sievers 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 Lenihan made a motion, which was seconded by Member Meyer, to approve the minutes of the May 28, 2024, meeting. There were no minutes from June since there was not a quorum to hold a meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Ptacek, Sievers and Powicki who were absent, the Chair declared the motion carried.

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

City of Wayne	
Ads/Notices	\$74.80
	\$50.05
Wayne County Clerk	\$36.00
Piersanti DOR/Sievers DOT	
Jennifer Sievers	
LOC Draw – Housing Permit/Deposit	\$1,850.00
LOC Draw – Backus Sand & Gravel	894.81
LOC Draw – S&V Excavation	\$1,890.00
LOC Draw – Backus Sand & Gravel	\$466.14
LOC Draw – Jeff’s RPM Plumbing Install	\$3,306.37
LOC Draw – Walker Foundations, Inc.	\$39,385.00
LOC Draw – Everett Schultz Basement Floor	\$10,727.75
LOC Draw – Menards Lumber & Jack	\$3,757.37
LOC Draw – Pella Windows	\$9,175.03

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

Discussion took place in regard to making a request to the Wayne City Council to consider forgiving the CRA’s \$300,000 loan with the City, which was for housing incentives.

Member Ptacek arrived at 4:30 p.m.

Finance Director Porter advised the CRA that their line of credit is around \$300,000 at this time. Revenues are or will be: \$128,000 from housing incentives, and about \$88,000 from property taxes.

After discussion, Member Meyer made a motion, which was seconded by Member Lenihan, to make a request to the Wayne City Council to consider forgiving the CRA’s \$300,000 loan with the City. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Sievers and Powicki who were absent, the Chair declared the motion carried.

The CRA reviewed the proposed 2024-2025 budget. Beth Porter, Finance Director, was present to answer questions. This budget again includes a property tax allocation. The CRA is allowed to do, by State Statute, 2.6 cents per \$100 of the taxable valuation. The City has not

received the valuations from the County yet. Her estimate would give the CRA an allocation of approximately \$88,633. She will adjust the budget figures once the actual valuations come in.

Member Lenihan made a motion, which was seconded by Member Ptacek, to set the public hearing on the CRA budget for August 27, 2024, at or about 4:00 p.m. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Sievers and Powicki who were absent, the Chair declared the motion carried.

The following Resolution would approve the request to be made to the City Council to levy taxes from its general fund to assist the Wayne Community Redevelopment Authority in defraying its expenses. The request would be for the 2.6 cents per \$100 of the taxable value of real property within the City of Wayne.

Member Giese introduced Resolution No. 2024-1 and moved for its approval, Member Brodersen seconded.

RESOLUTION NO. 2024-1

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF WAYNE, NEBRASKA, APPROVING A REQUEST BE MADE TO THE CITY OF WAYNE, NEBRASKA, TO LEVY TAXES FROM ITS GENERAL FUND TO ASSIST THE COMMUNITY REDEVELOPMENT AUTHORITY IN DEFRAYING ITS EXPENSES.

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

Updates were given on the following properties owned by the CRA:

- 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 and Economic Development Director Luke Virgil reviewed a template for marketing the above properties. After some discussion, it was the consensus to a;sp note the following on the brochure:

1. Sale price is negotiable based upon Request for Proposal submittal;
2. Preference will be given for residential or commercial development, specifically mixed use, or preference will be given for residential development; and
3. To provide renderings of what the CRA would like to see on those properties.

Discussion took place on properties of interest:

- 401 Main Street (Family First Dental Office)
- 104 E 4th Street (House)
- 108 E 4th Street (House)
- 409 Main Street (H&R Block)
- 419 Main Street (Heikes Automotive)
- 316 Main Street (Thrivant)
- ~~213 W 1st Street (Exhaust Pros)~~
- 221 W 1st Street (Wayne Monument Works)

There being no further business to come before the CRA, Chair Brodersen declared the meeting adjourned at 5:09 p.m.