

AGENDA
COMMUNITY REDEVELOPMENT AUTHORITY
CITY COUNCIL CHAMBERS
306 PEARL STREET
October 29, 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 August 27, 2024 (No September Meeting)
3. Action to approve the Claims
4. Action to discontinue the \$10,000 down payment assistance loan program
5. Update and action on delinquent down payment assistance loan that was due on August 29, 2024 — Mike and Brooke Sturm
6. 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
7. Discussion 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 (Thrivent)
 - 221 W 1st Street (Wayne Monument Works)
 - 306 Pearl Street (City Hall)
8. Adjourn

NEXT MEETING IS SCHEDULED FOR NOVEMBER 26, 2024

August 27, 2024

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, August 27, 2024, at 4:07 p.m. Chair Jill Brodersen called the meeting to order with the following in attendance: Members Mark Lenihan, Greg Ptacek, Jon Meyer (arrived at 4:10 p.m.) Cale Giese (arrived at 4:18 p.m.); City Administrator Wes Blecke; City Clerk Betty McGuire; and City Attorney Amy Miller. Absent: Member Terry Sievers.

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 Lenihan, to approve the minutes of the July 30, 2024, meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer, Giese and Sievers who were 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 Ads/Notices	\$16.67
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Tom and Jennifer Sievers DPA Loan	\$10,000.00
Scrib's House Moving Inc Final 50% remaining on Alumni House	\$12,500.00
City of Wayne LOC Payment	\$30,000.00
Jennifer Sievers LOC Draw Kay Contracting, Menards, Bomgaars, Builders' Resource, NE Nebr Ins Agency	\$7,261.28

Member Meyer arrived at 4:10 p.m.

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

Chair Brodersen declared the time was at hand for the public hearing on the proposed FY2024-2025 CRA budget.

Beth Porter, Finance Director, presented the CRA budget. The fiscal year begins October 1, 2024. The total revenues proposed for the FY2024-2025 budget are \$921,963, with expenses of \$918,152. This includes all of the TIF projects. In addition, she noted that there is \$6,988.50 in the CRA checking account at this time. The CRA also passed a Resolution to make a request to the City Council to levy taxes from its general fund to assist the CRA in defraying its expenses. The request was for 2.6 cents per \$100 of the taxable value of real property within the City of Wayne. With this valuation, the same equates to a tax ask of \$94,292.88.

City Clerk McGuire had not received any communication for or against this public hearing.

There being no further comments, Chair Brodersen closed the public hearing.

Because the CRA was waiting the arrival of one more member, they went onto Agenda Item No. 5.

Administrator Blecke stated Council discussed the \$300,000 loan on the books with the CRA at its last retreat. Direction from Council was to bring back terms to have the CRA receive

credit for certain expenses it paid for Western Ridge, as well as have the CRA make payments from the housing incentives for new construction as those loans are paid off. This Memorandum of Understanding will credit the CRA with \$110,000 it paid to the City for Western Ridge streets (3 payments to the Street Fund - \$30k in 2014, \$30k in 2015, and \$50k in 2016). The remaining balance of \$190,000 will be paid back over approximately 10 years at 0% interest. Should any of the housing loans default, the City and CRA can renegotiate those terms.

Member Giese arrived at 4:18 p.m.

Member Lenihan made a motion, which was seconded by Member Ptacek, approving the Memorandum of Understanding regarding the \$300,000 loan to the Community Redevelopment Authority from the City of Wayne. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Sievers, who was absent, the Chair declared the motion carried.

Administrator Blecke stated that after the credit for street payments (\$110k) and the amount in receivables for the down payment incentives (\$128k), the CRA will need to pay the remainder of \$62,000 to satisfy in full the \$300,000 loan from 2012-2013. The terms of this note are \$6,200 payments for 10 years at 0% interest.

Member Meyer made a motion, which was seconded by Member Powicki, approving the Promissory Note of \$62,000 from the Community Redevelopment Authority to the City of Wayne. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Sievers who was absent, the Chair declared the motion carried.

Administrator Blecke stated the outstanding balance for the housing loan incentives for new construction with the CRA is \$128,000. As these loans are paid back to the CRA, the CRA will make payments to the City. Should any of these loans default, the City and CRA can renegotiate said terms of the note. Also, per Council guidance, the CRA will discontinue the down payment incentive for new construction.

The CRA asked to have formal action taken on the discontinuance of the \$10,000 down payment assistance program on their September agenda.

Member Meyer made a motion, which was seconded by Member Ptacek, approving the Promissory Note of \$128,000 from the Community Redevelopment Authority to the City of Wayne. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Sievers who was absent, the Chair declared the motion carried.

Chair Brodersen stated the following CRA Resolution would approve the allowable 1% increase in the base limitation of the restricted funds' budget for the 2024-2025 budget.

Member Ptacek introduced CRA Resolution No. 2024-2 and moved for its approval; Member Meyer seconded.

CRA RESOLUTION NO. 2024-2

A RESOLUTION APPROVING THE ALLOWABLE 1% INCREASE IN BASE LIMITATION OF RESTRICTED FUNDS' BUDGET 2024-2025.

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

Member Brodersen then introduced CRA Resolution No. 2024-3 and moved for its approval; Member Powicki seconded.

CRA RESOLUTION NO. 2024-3

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF WAYNE, NEBRASKA, ADOPTING THE 2024-2025 BUDGET.

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

Member Lenihan left the meeting at 4:33 p.m.

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

Discussion took place on the following 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)
- 221 W 1st Street (Wayne Monument Works)
- 306 Pearl Street (City Hall)

There being no further business to come before the CRA, Chair Brodersen declared the meeting adjourned at 4:37 p.m.

**City of Wayne
CRA Claims List**

September 16, 2024

9/16/2024	EFT	City of Wayne Loan payment- construction loans	\$	500.00
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September 24, 2024

9/24/2024	# 1580	Jennifer Sievers LOC draw- NE Nebr. Ins., Builder's Resource	\$	783.53
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9/24/2024	# 1581	City of Wayne Ads/notices	\$	188.59
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9/24/2024	EFT	City of Wayne LOC payment	\$	25,000.00
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		Total	\$	26,472.12
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CRA
BANK SUMMARY
CHECKING ACCOUNT
September 24, 2024

BALANCE 8/27/24 6,988.50

DEPOSITS:

Interest	45.24
Jimmy Johns rent September 2024	2,007.89
Aug 2024 taxes	23,512.92
DPA loan payment	500.00
Sievers LOC payment	120.00

SUBTOTAL: 33,174.55

CLAIMS:

Claims Paid	26,472.12
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BOOK BALANCE as of 9/24/24 6,702.43

**City of Wayne
CRA Claims List**

October 21, 2024

10/21/2024	#1582	Jennifer Sievers LOC Draw	\$	19,221.88
		Menards- Gable vent, mounting block \$414.02		
		Kay Contracting- excavation, backfill/compaction \$4,935.00		
		Menards- Doors \$2,332.24		
		Menards- Stone panel, corners, trim \$6,048.42		
		Builder's Resource- Building supplies \$1,654.71		
		Bomgaars- Concrete, shims, sealant, screws \$100.00		
		Menards- Starter strip, 10' timbercrest \$3,737.49		

October 29, 2024

10/29/2024	# 1583	City of Wayne Ads/notices	\$	65.58
		Total	\$	19,287.46

CRA
BANK SUMMARY
CHECKING ACCOUNT
October 29, 2024

BALANCE 9/24/24 6,702.43

DEPOSITS:

Interest	21.37
Jimmy Johns rent October 2024	2,007.89
Sept 2024 taxes	4,496.45
LOC draw	10,000.00
Sievers LOC payment	70.00

SUBTOTAL: 23,298.14

CLAIMS:

Claims Paid	23,227.46
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BOOK BALANCE as of 10/29/24 70.68