AGENDA
COMMUNITY REDEVELOPMENT AUTHORITY
CITY COUNCIL CHAMBERS
306 PEARL STREET
December 17, 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 November 26, 2024

3. Action to approve the Claims

4. Review Redevelopment Plan of the Quad County Property Management, LLC, Project for sufficient completeness with regard to Section 18-2111 and other relevant sections of the Community Development Law

5. CRA Resolution 2024-4: Forwarding a Redevelopment Plan of the City of Wayne, Nebraska, to the Planning Commission of the City of Wayne for purposes of its review and recommendation regarding said Plan's conformity with the Comprehensive Plan of the City of Wayne — Quad County Property Management, LLC, Project

6. Update on the delinquent down payment assistance loan of Mike and Brooke Sturm that was due on August 29, 2024 — Amy Miller, CRA Attorney

7. Action on proposal from Jill Brodersen, Architect, for renderings on CRA properties

8. 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

9. 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)
   - 221 W 1st Street (Wayne Monument Works)
   - 306 Pearl Street (City Hall)

10. Adjourn

NEXT MEETING IS SCHEDULED FOR JANUARY 28, 2025

November 26, 2024

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, November 26, 2024, at 4:00 p.m. Chair Jill Brodersen called the meeting to order with the following in attendance: Members Greg Ptacek, Jon Meyer and Mike Powicki; City Administrator Wes Blecke; City Clerk Betty McGuire; and City Attorney Amy Miller. Absent: Members Mark Lenihan, Cale Giese and 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 Powicki, to approve the minutes of the October 29, 2024, meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan, Giese and Sievers who were absent, the Chair declared the motion carried.

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

City of Wayne	
Ads/Notices	$16.67

Jennifer Sievers
LOC Draw $7,678.89
Menards – siding - $513.17
Wisnieski Corp – curb grind - $540.00
Builder's Resource – soffit, caps, etc. - $2,438.00
Menards – garage door, osb, house wrap - $1,947.72
Leseberg – block in holes on house - $2,240.00

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

The CRA reviewed the tax increment financing application of Quad County Property Management, LLC, for completeness and to make a determination as to whether or not the project is not financially feasible without tax increment financing.

Wes Bleeke, City Administrator, stated this is the initial step in the process to prove that this project would not happen without tax increment financing.

Beth Porter, Finance Director, reviewed the steps in this process. When she received the application, she sent the same off to Attorney Mike Bacon for a preliminary review. He thought the same looked good. The TIF request is $1,062,000.

Mitch Sawyer, representing Quad County Property Management, LLC, was present to answer questions. They originally purchased the property to build a shop. However, there is plenty of room to do more on this piece of property, so they are planning to build some duplexes/townhomes.

Member Powicki made a motion, which was seconded by Member Meyer, to forward the Tax Increment Financing Application of Quad County Property Management, LLC, to the City's Tax Increment Financing Attorney for preparation of a Redevelopment Plan, Cost Benefit Analysis and Redevelopment Contract.

Joel Hansen, Street and Planning Director, spoke in favor of this proposed project.

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

Attorney Miller provided an update on the delinquent down payment assistance loan of Mike and Brooke Sturm that was due on August 29, 2024. The letter was mailed certified, but she did not receive the green card or the letter back. She was directed to have the Sturms personally served. Attorney Miller thought a "Notice of Interest" needed to be prepared and filed against the property. The Deed of Trust and Agreement have this in there, so she is thinking that a cover page along with agreement stating that interest is now accruing at the rate of 16% be filed against the property.

Jill Brodersen, Architect, presented a proposal to prepare renderings/drawings/floor plans on some of the CRA properties. The CRA reviewed the proposal, and after some discussion, it was determined that the same would need to be brought back at the next meeting for approval, since there would not be a quorum to vote on the matter. Chair Brodersen would have to abstain from voting since she has a vested interest in the proposal. Member Meyer and Member Ptacek then rescinded their motion to approve the same.

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)
- 221 W 1st Street (Wayne Monument Works)
- 306 Pearl Street (City Hall)

Member Brodersen made a motion, which was seconded by Member Meyer to change the December meeting date from the 31st to the 17th. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan, Giese, and Sievers who were absent, the Chair declared the motion carried.

There being no further business to come before the CRA, Chair Brodersen declared the meeting adjourned at 4:49 p.m.

City of Wayne
CRA Claims List

December 17, 2024

12/17/2024	# 1587	Jennifer Sievers LOC Draw City of Wayne- boring $700.00 Bomgaars- paint, sealant, glue, const. supplies $278.04 Menards- lumber, drywall, OSB $634.04 ACES- surveying $399.13	$	2,011.21
		Total	**$**	**2,011.21**

CRA
BANK SUMMARY
CHECKING ACCOUNT
December 17, 2024

BALANCE 11/26/24		4,884.71
DEPOSITS:		
Interest	9.44	
Jimmy Johns rent December 2024	2,007.89	
Nov 2024 taxes	75.53	
Sievers LOC payment	175.00	
SUBTOTAL:		7,152.57
CLAIMS:		
Claims Paid	2,011.21	
BOOK BALANCE as of 12/17/24		5,141.36

CRA RESOLUTION NO. 2024-4

A RESOLUTION FORWARDING A REDEVELOPMENT PLAN OF THE CITY OF WAYNE, NEBRASKA, TO THE PLANNING COMMISSION OF THE CITY OF WAYNE, NEBRASKA, FOR PURPOSES OF ITS REVIEW AND RECOMMENDATION REGARDING SAID PLAN'S CONFORMITY WITH THE COMPREHENSIVE PLAN OF THE CITY OF WAYNE.

BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF WAYNE, NEBRSAKA:

Recitals:

a. The Mayor and Council of the City of Wayne, Nebraska (the **"City"**), upon the recommendation of the Planning Commission of the City of Wayne, Nebraska (the **"Planning Commission"**), and in compliance with all public notice requirements imposed by the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the **"Act"**), duly declared the redevelopment area legally described on **Exhibit "A"** attached hereto (the **"Redevelopment Project Area"**) to be blighted and substandard and in need of redevelopment; and

b. Pursuant to and in furtherance of the Act, a Redevelopment Plan (the **"Redevelopment Plan"**) has been prepared and submitted to the Authority by **Quad County Property Management, LLC**, (the **"Redeveloper"**), in the form attached hereto as **Exhibit "B"** for the purpose of redeveloping the Redevelopment Project Area; and

c. Pursuant to §18-2112 of the Act, the Authority, prior to recommending the Redevelopment Plan to the City, must refer the Redevelopment Plan to the Planning Commission of the City for its review and recommendations as to its conformity to the general plan for the development of the City as a whole.

Resolved that:

1. The Authority hereby refers the Redevelopment Plan, attached hereto as **Exhibit "B"** to the Planning Commission of the City for its review, public hearing, and recommendations as to the Redevelopment Plan's conformity to the general plan for the development of the City as a whole.
2. All prior Resolutions of the Authority in conflict with the terms and provisions of this Resolution are hereby expressly repealed to the extent of such conflicts.

PASSED AND APPROVED on December 17, 2024.

COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF
WAYNE, NEBRASKA.

By_____
Chairperson

ATTESTED:

_____
Secretary

CITY OF WAYNE
REDEVELOPMENT PLAN FOR THE
QUAD COUNTY PROPERTY MANAGEMENT, LLC, DEVELOPMENT

I. INTRODUCTION.

This Redevelopment Plan for a blighted and substandard area of the City of Wayne, Nebraska ("Redevelopment Plan") is a guide for redevelopment activities to remove or eliminate blight and substandard conditions within the City of Wayne, Nebraska ("City"). The City recognizes that blight is a threat to the continued stability and vitality of the City.

This Redevelopment Plan sets forth a redevelopment project consisting of a 30 unit (15 duplex structures) housing development and construction of two industrial storage buildings (one with 5,000 square feet and one with 8,000 square feet) (collectively, the "Redevelopment Project"). The site of the Redevelopment Project, is described on Exhibit "1" and incorporated herein, consists of one parcel (the "Redevelopment Area") owned by Quad County Property Management, LLC, (the "Redeveloper"). A diagram of the proposed development is shown on Exhibit "2".

Development of the Redevelopment Area requires approximately 5,000 cubic yards of fill to lift a portion of the site from the 100 year flood zone. Current market rental rates are insufficient to allow for recovery of development costs, maintenance and operational costs without the assistance provided by tax increment financing. It is not reasonably anticipated that the area would be developed without public action. To encourage private investment in the Redevelopment Area, this Redevelopment Plan has been prepared to set forth the Redevelopment Project, which is considered to be of the highest priority in accomplishing the goal of revitalizing and strengthening the Redevelopment Area.

The Redevelopment Project consists of two development activities all being a part of the overall Project. The first is the construction of the 2 industrial buildings described above. The second is construction of 15 duplex units creating 30 residences.

This Plan intends that that construction of infrastructure and one commercial building begin in 2025. The second commercial building will follow with completion in 2026. Thereafter the Redeveloper intends to build 3 duplex units each year for the following 5 years.

In order to offset the cost of site acquisition, engineering and infrastructure construction the Redeveloper requests a tax increment financing ("TIF") grant in in the amount of $1,040,000 from the Wayne Community Redevelopment Authority pursuant to the Nebraska Community Development Law sections 18-2101 et. seq., as amended (the "Act"), as part of the development project.

Redeveloper will be required to purchase a Tax Increment Revenue Bond ("TIF Bond") from the Authority in the principal amount of $1,040,000. Redeveloper will be required to obtain a bank loan in order to purchase the TIF Bond. Redeveloper will use the TIF Bond proceeds to pay for the TIF-eligible costs. The TIF Bond will be a limited obligation of the Authority, solely repayable from the incremental (increased) ad valorem real property taxes from the commercial and residential development.

The Project Site is owned by the Redeveloper. It is estimated that the County Assessor will assign a base value for that site of $375,000 pursuant to section 18-2147 (a) of the Act. Real estate taxes that result from such assessment on the real property, prior to the division of taxes to pay the TIF Bond, will be paid to the normal taxing entities during the TIF Bond repayment period as prescribed by the Act. Upon the earlier of repayment of the TIF Bond or expiration of fifteen years after the effective date provided in the redevelopment contract, all increased taxes will be paid to the normal taxing entities.

II. EXISTING CONDITIONS.

This section of the Redevelopment Plan examines the existing conditions within the Redevelopment Area. This section is divided into the following subsections: existing land use, existing zoning, existing public improvements, and existing building condition/blighting influences.

A. Existing Land Use. The existing land use is shown on Exhibit "3".

B. Existing Zoning. The Redevelopment Area is zoned I-1, Light Industrial.

C. Existing Public Improvements. Fairgrounds Avenue abuts Redevelopment Area to the North.

D. Existing Building Conditions/Blighting Influences. A Blight Study encompassing the Redevelopment Area (the "Blight Study") was prepared pursuant to the Act. The evaluation and subsequent findings of the Blight Study were based upon the criteria outlined in the Act. The Blight Study determined that the study area (i.e., the Redevelopment Area) exhibited a number of deficiencies applicable to the consideration of a "substandard and blight" designation including the existence of conditions which endanger life or property by fire or other causes and dilapidation/deterioration. The City Council held a public hearing pursuant to the Act and declared the Redevelopment Area substandard and blighted pursuant to the Act. A substantial portion of the Redevelopment Area lies within a flood zone and requires fill to allow development.

III. POST-REDEVELOPMENT CONDITIONS.

This section of the Redevelopment Plan examines the future conditions within the Redevelopment Area subsequent to completion of the Redevelopment Project. This section is divided into the following subsections:

A. Proposed Land Use Plan

B. Conformance with the Comprehensive Plan; Conformance with the Community Development Law Declarations
C. Relationship to Local Objectives
D. Building Requirements and Standards after Redevelopment
E. Proposed Changes and Actions
F. Cost-Benefit Analysis
G. Proposed Cost and Financing
H. Procedure for Changes in the Approved Redevelopment Plan
I. Relocation Plan

A. Proposed Land Use Plan. A portion Redevelopment Area will transition to residential allowing construction of the 15 duplex units. The commercial buildings will fit within the current land use.

B. Conformance with the Comprehensive Plan; Conformance with the Community Development Law Declarations. In accordance with the Act, this Redevelopment Plan has been designed to conform to the City's adopted Comprehensive Plan 2017-2027 (the "Comprehensive Plan"). The Comprehensive Plan notes that the City will need to develop 168 acres for residential development. Amendment of the current zone to provide for residential development will effectively amend the Comprehensive Plan to provide a portion of the needed residential development. The City Council finds and hereby documents that this Redevelopment Plan is feasible, entirely consistent and in conformity with the Comprehensive Plan as a whole and conforms to the legislative declarations and determinations set forth in the Act. The Redevelopment Area has had inadequate planning and remained undeveloped since it was annexed as part of the City.

C. Relationship to Local Objectives. This Redevelopment Plan was developed on the basis of the goals, policies and actions adopted by the City for the community as a whole and for the Redevelopment Area. General goals, policies and actions relating to the community as a whole and for the Redevelopment Area are contained in the Comprehensive Plan. If implemented, this Redevelopment Plan will result in improvements to the City entirely in line with the standards of the Comprehensive Plan.

D. Building Requirements and Redevelopment Standards. The redevelopment of the Redevelopment Area should generally achieve the following requirements and standards:

1. Population Density. There are currently no residential or commercial buildings located within the Redevelopment Area. Population density within the Redevelopment Area will increase by construction of 30 residential units. Current housing occupancy in the City is 2.17 persons per household. It is estimated that occupancy in the Redevelopment Area would therefore increase by 65 new residents.

2. Land Coverage and Building Density. There are currently no residential buildings within the Redevelopment Area. Exhibit 2 shows projected land coverage for the commercial and residential construction.

3. Building Heights and Massing. Building heights and massing will comply with the zoning , as amended.

E. Proposed Changes and Actions. This section describes the proposed changes needed, if any, to the zoning ordinances or maps, street layouts, street levels or grades, and building codes and ordinances, and actions to be taken to implement this Redevelopment Plan.

1. Zoning, Building Codes and Ordinances. This Redevelopment Plan will require a zoning ordinance change to allow for the residential construction.

2. Traffic Flow, Street Layout and Street Grades. Access to the Redevelopment Area will be from Fairgrounds Avenue. Additional street paving will be required as shown on Exhibit 2. Local traffic will increase significantly as new residents enter and exit the Redevelopment Area.

3. Public Redevelopments, Improvements, Facilities, Utilities and Rehabilitations. In order to support the new land uses in Redevelopment Area construction of the following infrastructure is required: (1) extension of water mains from the city water main; (2) extension of a sanitary sewer main as needed; (3) paved roads; and (4) installation of storm sewer, all as shown on Exhibit "2". The Project Site will require extensive fill and compaction.

4. Site Preparation and Demolition. The Project Site will require grading and fill.

5. Private Redevelopment, Improvements, Facilities and Rehabilitation. The private improvements will consist of 2 commercial buildings and 15 duplex residential buildings.

F. Cost-Benefit Analysis. A cost-benefit analysis for the Redevelopment Project is incorporated herein by this reference ("Cost-Benefit Analysis") and is shown on Exhibit "4". The Cost-Benefit Analysis complies with the requirements of the Act in analyzing the costs and benefits of the Redevelopment Project, including costs and benefits to the economy of the community and the demand for public and private services.

G. Proposed Costs and Financing; Statements. The Authority intends to negotiate a specific redevelopment contract with Redeveloper, outlining the proposed Redevelopment Project, and contributions from TIF which are necessary from the Authority. The redevelopment contract will include the Redevelopment Project description, specific funding arrangements, and specific covenants and responsibilities of the City, Authority and Redeveloper to implement the Redevelopment Project.

Estimated TIF-eligible Redevelopment Project costs are shown below:

Site Acquisition Reimbursement	$ 375,000
Site Preparation & Fill	$ 225,000

Engineering/ Planning	$ 20,000
Utility Extension	$ 158,000
Street Paving	$ 284,000
City legal costs	$ 22,000
TOTAL	$ 1,084,000

The above figures are estimates and are subject to change. Final figures are subject to a specific site plan, design specifications, City approval and public regulations. A breakdown of all estimated sources and uses (including the TIF-eligible costs) is attached hereto and incorporated herein as Exhibit "5".

The Authority will not fund improvements that exceed the amount of funds available from TIF revenues for the Redevelopment Project. The Authority and Redeveloper estimate the amount of the available TIF revenues from the Redevelopment Project at approximately $1,040,000, assuming the Redevelopment Project will generate a property valuation over time of approximately $9,024,910.

The TIF revenues are to be allocated under the terms of Section 18-2147(1)(b) of the Act for those tax years set forth in the redevelopment contract. The real property ad valorem taxes on the taxable valuation of the Redevelopment Area for the year prior to redevelopment, as established by the assessor, will continue to be paid to the applicable taxing bodies in accordance with the terms of Section 18-2147 of the Act.

Pursuant to Section 18-2147 of the Act, any ad valorem tax levied upon real property on the lots within the Redevelopment Area shall be divided, for a period not to exceed 15 years after the effective date of the provision as determined pursuant to a redevelopment contract, or amendment thereof, between Redeveloper and the Authority, or in the resolution authorizing the TIF Bond. The Redeveloper requests that the division of taxes be phased annually in order to generate sufficient TIF Revenues.

Said taxes shall be divided as follows:

a. That portion of the ad valorem tax which is produced by the levy at the rate fixed each year by or for each such public body upon the "redevelopment project valuation" (as defined in the Act) shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body; and

b. That portion of the ad valorem tax on real property in the Redevelopment Area in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the Authority to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, the Authority for financing or refinancing, in whole or in part, the Redevelopment Project. When such bonds, loans, notes, advances of money, or indebtedness, including interest and premiums due, have been paid, the Authority shall so notify the county assessor and county treasurer and all ad valorem taxes upon taxable

real property in such Redevelopment Project shall be paid into the funds of the respective public bodies.

Because the redevelopment plan proposes to use tax-increment financing funds as authorized in § 18-2147 of the Act, the Authority, finds as follows based upon the representations of Redeveloper:

a. the Redevelopment Project in the plan would not be economically feasible without the use of tax-increment financing as documented by correspondence from the Redeveloper's lender;

b. the Redevelopment Project would not occur in the Redevelopment Area without the use of tax-increment financing; and

c. the costs and benefits of the Redevelopment Project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed by the governing body and been found to be in the long term best interest of the community impacted by the Redevelopment Project.

H. Procedure for Changes in the Approved Redevelopment Plan. If the City or Redeveloper desires to substantially modify this Redevelopment Plan, it may do so after public hearing(s) on the proposed change in accordance with the Act.

I. Relocation Plan. No persons or businesses will require relocation as a result of this Redevelopment Plan or the Redevelopment Project.

J. Authority's Special Attorney's Fees. Redeveloper shall reimburse the Authority, or pay directly to the Authority's special counsel, the legal costs and fees incurred by the Authority in relation to the Redevelopment Project as follows: $22,000.

Exhibit "1"
Redevelopment Area

2024-00582

NEBRASKA DOCUMENTARY STAMP TAX
Date: 06/18/24
$ 843.75 By TQ

FILED
WAYNE COUNTY, NE
2024 Jun 18 AM09:04
Debra Fenn
CLERK/ROD/ELECTION
Electronically Recorded By TQ

Return to:
Dodge County Title & Escrow Co, LLC.
549 North Main Street
Fremont, NE 68025

WARRANTY DEED

Douglas D. Lage and Tess Lage, a married couple, Gregg L. Lage and Sharon Lage, husband and wife, and Kimberly A. Carnes and Roger L. Carnes, wife and husband, GRANTOR, in consideration of Two Dollars ($2.00) and other good and valuable consideration received from GRANTEE,
Quad County Property Management, LLC
~~XXXXXXXXXXXXXXX~~ **a Nebraska Limited Liability Company**, conveys to GRANTEE, the following described real estate (as defined in Neb. Stat. 76-201) in **Wayne** County, Nebraska:

All of Outlot One, Roosevelt Park Addition to the City of Wayne, Wayne County Nebraska, A tract of land located in the Southwest Quarter of Section 18, Township 26 North Range 4, East of the 6" P.M, Wayne County, Nebraska, described as follows: Commencing at the Northeast Corner of Lot 1, Block 1, Roosevelt Park Addition t the City of Wayne, thence Northerly along the East line of said Lot 1 extended, : distance of 16 feet to a point; thence Easterly along the South line of Fairground: Avenue, a distance of 24 Feet to the point of beginning; thence continuing Easterly along the last described line a distance of 467.14 feet to a point; thence Southerly a deflection angle of 90°10'20" to the right, a distance of 726.57 feet, more or less, to the centerline of Logan Creek, thence Westerly along the centerline of Logan Creek to a point on the East line of Outlot 1; thence Northerly along the East line of said Outlot 1, Roosevelt Park Addition, a distance of 761.52 feet, more or less, to the point of beginning, subject to easements of record and land previously conveyed. EXCEPT the following described tracts of land deeded to the City of Wayne:

Tracts of land located in the North Half (N1/2) of the Southwest Quarter (SW1/4) of Section Eighteen (18), Township Twenty-Six (26) North, Range Four (4), East of the 6th P.M., Wayne County, Nebraska, more particularly described as follows: TRACT 1: commencing at the Northeast corner of Lot One (1), Block One (1), Roosevelt Park Addition to the City of Wayne, Wayne County, Nebraska, said point being on the West line of Tax Lot 39 to the City of Wayne, Wayne County, Nebraska; thence South 00°02'26" East on an assumed bearing on the East line of said Roosevelt Park Addition and on the West line of said Tax Lot 39, 625.29 feet to the point of beginning; thence North 89°57"34" East and perpendicular to the West line of said Tax Lot, 24.00 feet to a point on the East line of said Tax Lot 39; thence South 00°02'26" East on the East line of said Tax Lot 39, 120.27 feet more or less, to the Centerline of Logan Creek; thence Southwesterly on the Centerline of said Creek 28.28 feet to a point on the Southerly extension of the point of beginning; thence North 00°02'26" West on the West line of said Tax Lot 39, 135.23 feet to-the point of beginning; and TRACT II commencing at the Northeast corner of Lot One (1), Block One (1), Roosevelt Park Addition to the City of Wayne, Wayne County, Nebraska, said point being on the West line of Tax Lot 39 to the City of Wayne, Wayne County, Nebraska; thence South 00°02'26" East on an assumed bearing on the East line of said Roosevelt Park Addition and on the West line of said Tax Lot 39, 625.29 feet; thence North 89°57'34" East and perpendicular to the West line of said Tax Lot, 24.00 feet to the point of beginning, said point being on the East line of said Tax Lot 39 and on the West line of a tract surveyed by Clyde R. Flowers, Jr., R.L.S. #357, dated August 2nd, 1979; thence North 87°17'00" East, 466.61 feet to a point on the East line of said surveyed

tract; thence South 00°00'00" East on said East line, 107.00 feet more or less, to the Centerline of Logan Creek; thence Southwesterly on the Centerline of said Creek 467.34 feet to a point on the Southerly extension of the East line of said surveyed tract; thence North 00°02'26" West on the West line of said surveyed tract, 120.27 feet to the point of beginning.

GRANTOR covenants with GRANTEE that GRANTOR:

(1) is lawfully seized of such real estate, that it is free from encumbrances, except easements, restrictions and reservations of records, and a pro-rated share of current real estate taxes and subsequent taxes and assessments;
(2) has legal power and lawful authority to convey the same;
(3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed 6/12/24

Douglas D. Lage

Tess Lage

Gregg L. Lage

Sharon Lage

Kimberly A. Carnes

Roger L. Carnes

STATE OF Nebraska
COUNTY OF Lancaster

The foregoing instrument was acknowledged before me this 12 day of June, 2024, by Kimberly A. Carnes and Roger L. Carnes, wife and husband.

CJ Foster
Signature of person taking acknowledgement
Title or rank

GENERAL NOTARY - State of Nebraska
CHRIS FOSTER
My Comm. Exp. April 4, 2028

My Commission Expires: 4-4-28

File No. 24-228

STATE OF Colorado
COUNTY OF Broomfield

The foregoing instrument was acknowledged before me this 7th day of June, 2024, by Gregg L. Lage and Sharon Lage, husband and wife.

Jacob Wade
Signature of person taking acknowledgement
Title or rank Notary Public
My commission expires 5/4/25

JACOB WADE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174019299
MY COMMISSION EXPIRES 05/04/2025

My Commission Expires:
STATE OF Nebraska
COUNTY OF Stanton

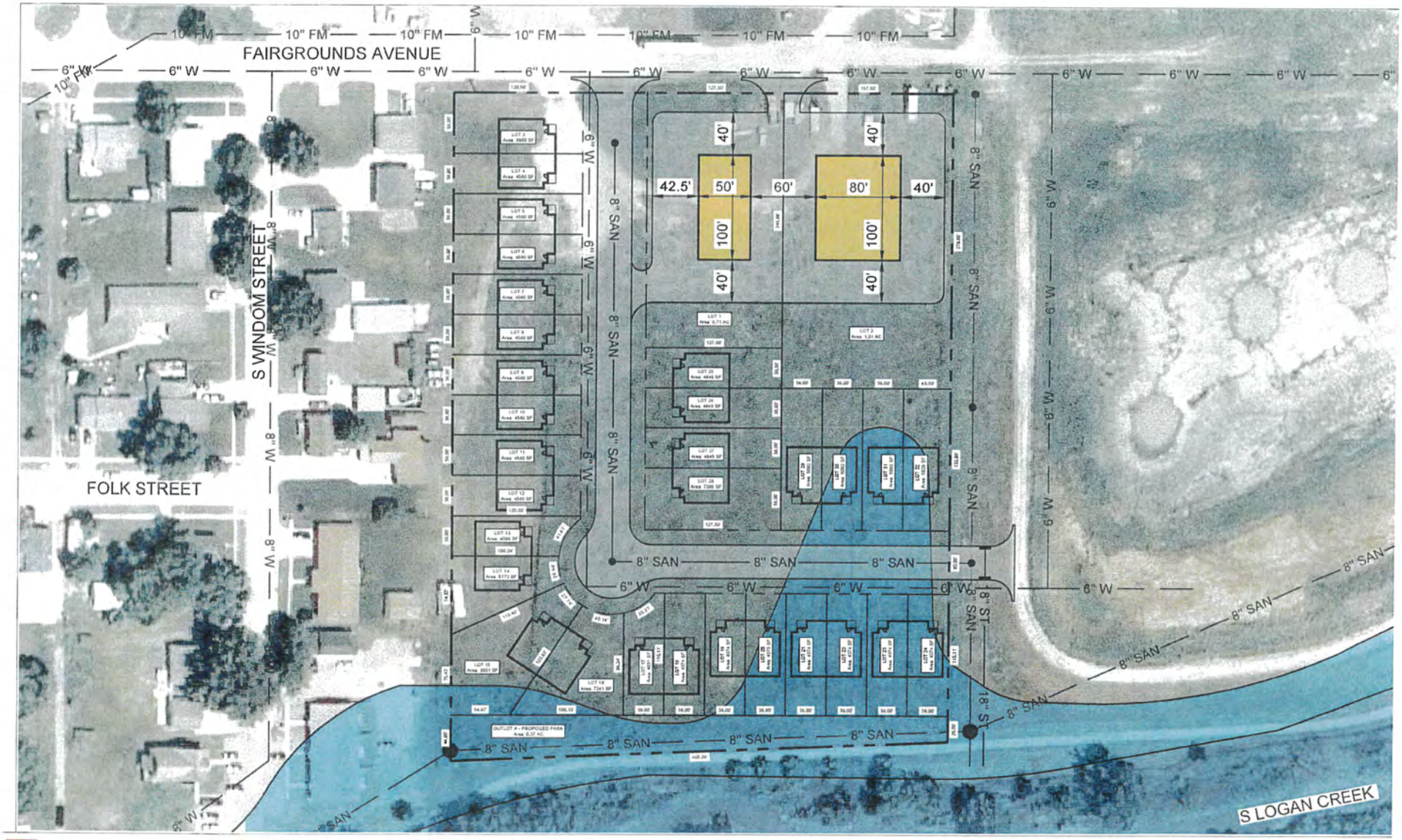
The foregoing instrument was acknowledged before me this 11th day of June, 2024 by Douglas D. Lage and Tess Lage, husband and wife.

Peggy S. Brabec
Signature of person taking acknowledgement
Title or rank Notary Public

My Commission Expires:
2.15.2026

GENERAL NOTARY - State of Nebraska
PEGGY S. BRABEC
My Comm. Exp. February 15, 2026

Exhibit "2"
Conceptual Site Plan



CONCEPT A

WAYNE, NEBRASKA

PROPERTY LINE
SETBACK LINE
PROPOSED PAVEMENT
PROPOSED BUILDING
FLOODWAY
FLOODPLAIN

GRAPHIC SCALE
0 20 40 80
UNIT OF MEASURE IS FEET

Exhibit "3"
Existing Condition:

Existing Land Use
Current Site Conditions and Use
Legend
Fairgrounds Ave
Google Earth
Image © 2024 Airbus
N
200 ft

Exhibit "4"
Statutory Cost-Benefit Analysis

As under section 18-2147 of the Act, the Authority has analyzed the costs and benefits of the proposed Redevelopment Project, including:

Redevelopment Project Sources and Uses. Approximately $2,165,970 in property tax receipts from TIF provided by the Authority is required to complete the proposed redevelopment. ($1,040,000 in principal and $1,125,614 in interest) Such a TIF grant by the Authority will leverage an estimated $7,984,000 in other investment and financing; an investment of $3.68 for every dollar of tax increment financing.

Use of Funds. A full schedule of proposed sources and uses of funds is attached as Exhibit "5" to the Redevelopment Plan.

Tax Shifts. The property to be redeveloped is anticipated to have a January 1, 2025, valuation of approximately $375,000. Based on the 2024 levy this would result in a real property tax of approximately $5,840. It is anticipated that the assessed value will increase by a minimum of $9,024,910 when the Redevelopment Project is completed. This will result in an overall tax of approximately $145,000 annually based on the 2024 levy rate of 1.60% for property inside the city limits. Of this increased annual amount, approximately $144,000 represents the estimated tax increment that could be used to pay the TIF Bond issue. The tax increment gained from the Redevelopment Project would not be available for use by the taxing entities as general tax revenues, but would be used to pay the TIF Bond issued to pay for eligible improvements to enable this Redevelopment Project to be realized. To the extent a Redevelopment Project phase has not reached full value at the time taxes are divided, the amount of the annual tax increment will be less.

Estimated 2025 assessed value:	$ 375,000
Estimated assessed value on completion:	$ 9,399,910
Increment value	$ 9,024,910
Annual Increment	$ 144,000
TIF Bond issue	$ 1,040,000

Public Infrastructure and Community Public Service Impacts. The Redevelopment Project requires extensive investment in site preparation. Sewer and water main extension to the site is included as an eligible TIF expense. Fire and police protection are considered adequate and no additional personnel or equipment is contemplated.

Employment Within the Project Area. Employment within the Project Area is expected to increase during infrastructure installation and apartment construction. These jobs will be temporary.

Employment in the City Outside the Project Area. The construction of 30 dwelling units over the build-out period will provide incremental local sales to support construction workers during that time. This will result in modest upward pressure for jobs in the service and retail sector. The latest census data shows that the City's population per household is 2.17 persons. At this rate, the population could expand by 65 persons as a result of the full implementation of the project.

Local Tax Impacts. This Project will require substantial purchases of materials during the apartment construction. Assuming that actual construction cost is $9,024,910, approximately 40 percent of the cost will be allocated toward materials. Construction materials delivered to the construction site in the City is subject to local sales tax of 1.5%. At 40 percent for materials, local tax could be as high as $54,000 to the general fund of the City.

Impacts on student populations. The addition of school age children as a result of this redevelopment project will have an impact on the Wayne School District. The average size of residential occupancy in Wayne is 2.17 persons per household. Assuming the duplexes are rented to married couples with traditional families with .17 occupants of school age, a Wayne School District student population increase of 5 children is possible. Single parents with multiple school age children will skew this number higher. However, it is anticipated that that this calculation does not reflect the likely occupants of the duplexes. Wayne is home to a state college that creates a significant renter population. Most of this population is unmarried and without school age children. The district will not receive taxes from the duplexes during the time the increased taxes are utilized to pay the TIF Bond. The district has received state aid to education in the past. Part of the school aid formula involves assessed valuation in the district. The valuation that generates the TIF Bond payments is not included in the formula and does not count against the state aid that the district would receive. Taxes on any increase in the base value of the land will benefit the school district. After the TIF Bond is paid, or at the end of the 15 years of division of taxes, whichever is sooner, the increased valuation from the residential construction will be available to all taxing entities.

Other Impacts. The Redevelopment Area is blighted and contains substandard conditions that are a detriment to the City as a whole. The Redevelopment Project will revitalize and occupy a vacant space without negatively impacting the surrounding businesses or straining the public infrastructure. There are no other material impacts determined by the Authority relevant to the consideration of the cost or benefits arising from the Redevelopment Project. As such, the costs of the Redevelopment Project are outweighed by its benefits.

Exhibit "5"
Sources and Uses of Funds

Sources

Commercial loan & equity	$ 7,984,910
TIF Grant	$ 1,040,000
Total Sources	$ 9,024,910

Uses

Site Acquisition Reimbursement	$ 375,000
Site Preparation & Fill	$ 225,000
Engineering/ Planning	$ 20,000
Utility Extension	$ 158,000
Street Paving	$ 284,000
City legal costs	$ 22,000
Building construction	$ 7,940,910
TOTAL	$ 9,024,910

Fairgrounds TIF estimate

Rate Period ..... : Semiannual

Nominal Annual Rate .... : 7.000 %

CASH FLOW DATA

	Event	Date	Amount	Number	Period	End Date
1	Loan	08/01/2025	1,040,356.04	1		
2	Payment	06/01/2027	8,000.00	2	Semiannual	12/01/2027
3	Payment	06/01/2028	16,000.00	2	Semiannual	12/01/2028
4	Payment	06/01/2029	26,800.00	2	Semiannual	12/01/2029
5	Payment	06/01/2030	37,816.00	2	Semiannual	12/01/2030
6	Payment	06/01/2031	49,048.00	2	Semiannual	12/01/2031
7	Payment	06/01/2032	60,509.00	2	Semiannual	12/01/2032
8	Payment	06/01/2033	72,199.00	18	Semiannual	12/01/2041
9	Payment	06/01/2042	64,199.00	2	Semiannual	12/01/2042
10	Payment	06/01/2043	56,199.00	2	Semiannual	12/01/2043
11	Payment	06/01/2044	45,399.00	2	Semiannual	12/01/2044
12	Payment	06/01/2045	34,383.00	2	Semiannual	12/01/2045
13	Payment	06/01/2046	23,151.00	2	Semiannual	12/01/2046
14	Payment	06/01/2047	11,690.00	2	Semiannual	12/01/2047

AMORTIZATION SCHEDULE - U.S. Rule (no compounding)

	Date	Payment	Interest Accrued	Interest Paid	Principal Paid	Balance Due Interest	Balance Due Principal	Balance Due Total
Loan	08/01/2025		0.00	0.00	0.00	0.00	1,040,356.04	1,040,356.04
2025 Totals		0.00	0.00	0.00	0.00			
1	06/01/2027	8,000.00	133,578.87	8,000.00	0.00	125,578.87	1,040,356.04	1,165,934.91
2	12/01/2027	8,000.00	36,412.46	8,000.00	0.00	153,991.33	1,040,356.04	1,194,347.37
2027 Totals		16,000.00	169,991.33	16,000.00	0.00			
3	06/01/2028	16,000.00	36,412.46	16,000.00	0.00	174,403.79	1,040,356.04	1,214,759.83
4	12/01/2028	16,000.00	36,412.46	16,000.00	0.00	194,816.25	1,040,356.04	1,235,172.29
2028 Totals		32,000.00	72,824.92	32,000.00	0.00			
5	06/01/2029	26,800.00	36,412.46	26,800.00	0.00	204,428.71	1,040,356.04	1,244,784.75
6	12/01/2029	26,800.00	36,412.46	26,800.00	0.00	214,041.17	1,040,356.04	1,254,397.21
2029 Totals		53,600.00	72,824.92	53,600.00	0.00			
7	06/01/2030	37,816.00	36,412.46	37,816.00	0.00	212,637.63	1,040,356.04	1,252,993.67
8	12/01/2030	37,816.00	36,412.46	37,816.00	0.00	211,234.09	1,040,356.04	1,251,590.13
2030 Totals		75,632.00	72,824.92	75,632.00	0.00			
9	06/01/2031	49,048.00	36,412.46	49,048.00	0.00	198,598.55	1,040,356.04	1,238,954.59
10	12/01/2031	49,048.00	36,412.46	49,048.00	0.00	185,963.01	1,040,356.04	1,226,319.05
2031 Totals		98,096.00	72,824.92	98,096.00	0.00			
11	06/01/2032	60,509.00	36,412.46	60,509.00	0.00	161,866.47	1,040,356.04	1,202,222.51
12	12/01/2032	60,509.00	36,412.46	60,509.00	0.00	137,769.93	1,040,356.04	1,178,125.97
2032 Totals		121,018.00	72,824.92	121,018.00	0.00			
13	06/01/2033	72,199.00	36,412.46	72,199.00	0.00	101,983.39	1,040,356.04	1,142,339.43
14	12/01/2033	72,199.00	36,412.46	72,199.00	0.00	66,196.85	1,040,356.04	1,106,552.89
2033 Totals		144,398.00	72,824.92	144,398.00	0.00			
15	06/01/2034	72,199.00	36,412.46	72,199.00	0.00	30,410.31	1,040,356.04	1,070,766.35
16	12/01/2034	72,199.00	36,412.46	66,822.77	5,376.23	0.00	1,034,979.81	1,034,979.81
2034 Totals		144,398.00	72,824.92	139,021.77	5,376.23			

Fairgrounds TIF estimate

	Date	Payment	Interest Accrued	Interest Paid	Principal Paid	Balance Due Interest	Balance Due Principal	Balance Due Total
17	06/01/2035	72,199.00	36,224.29	36,224.29	35,974.71	0.00	999,005.10	999,005.10
18	12/01/2035	72,199.00	34,965.18	34,965.18	37,233.82	0.00	961,771.28	961,771.28
2035 Totals		144,398.00	71,189.47	71,189.47	73,208.53			
19	06/01/2036	72,199.00	33,661.99	33,661.99	38,537.01	0.00	923,234.27	923,234.27
20	12/01/2036	72,199.00	32,313.20	32,313.20	39,885.80	0.00	883,348.47	883,348.47
2036 Totals		144,398.00	65,975.19	65,975.19	78,422.81			
21	06/01/2037	72,199.00	30,917.20	30,917.20	41,281.80	0.00	842,066.67	842,066.67
22	12/01/2037	72,199.00	29,472.33	29,472.33	42,726.67	0.00	799,340.00	799,340.00
2037 Totals		144,398.00	60,389.53	60,389.53	84,008.47			
23	06/01/2038	72,199.00	27,976.90	27,976.90	44,222.10	0.00	755,117.90	755,117.90
24	12/01/2038	72,199.00	26,429.13	26,429.13	45,769.87	0.00	709,348.03	709,348.03
2038 Totals		144,398.00	54,406.03	54,406.03	89,991.97			
25	06/01/2039	72,199.00	24,827.18	24,827.18	47,371.82	0.00	661,976.21	661,976.21
26	12/01/2039	72,199.00	23,169.17	23,169.17	49,029.83	0.00	612,946.38	612,946.38
2039 Totals		144,398.00	47,996.35	47,996.35	96,401.65			
27	06/01/2040	72,199.00	21,453.12	21,453.12	50,745.88	0.00	562,200.50	562,200.50
28	12/01/2040	72,199.00	19,677.02	19,677.02	52,521.98	0.00	509,678.52	509,678.52
2040 Totals		144,398.00	41,130.14	41,130.14	103,267.86			
29	06/01/2041	72,199.00	17,838.75	17,838.75	54,360.25	0.00	455,318.27	455,318.27
30	12/01/2041	72,199.00	15,936.14	15,936.14	56,262.86	0.00	399,055.41	399,055.41
2041 Totals		144,398.00	33,774.89	33,774.89	110,623.11			
31	06/01/2042	64,199.00	13,966.94	13,966.94	50,232.06	0.00	348,823.35	348,823.35
32	12/01/2042	64,199.00	12,208.82	12,208.82	51,990.18	0.00	296,833.17	296,833.17
2042 Totals		128,398.00	26,175.76	26,175.76	102,222.24			
33	06/01/2043	56,199.00	10,389.16	10,389.16	45,809.84	0.00	251,023.33	251,023.33
34	12/01/2043	56,199.00	8,785.82	8,785.82	47,413.18	0.00	203,610.15	203,610.15
2043 Totals		112,398.00	19,174.98	19,174.98	93,223.02			
35	06/01/2044	45,399.00	7,126.36	7,126.36	38,272.64	0.00	165,337.51	165,337.51
36	12/01/2044	45,399.00	5,786.81	5,786.81	39,612.19	0.00	125,725.32	125,725.32
2044 Totals		90,798.00	12,913.17	12,913.17	77,884.83			
37	06/01/2045	34,383.00	4,400.39	4,400.39	29,982.61	0.00	95,742.71	95,742.71
38	12/01/2045	34,383.00	3,350.99	3,350.99	31,032.01	0.00	64,710.70	64,710.70
2045 Totals		68,766.00	7,751.38	7,751.38	61,014.62			
39	06/01/2046	23,151.00	2,264.87	2,264.87	20,886.13	0.00	43,824.57	43,824.57
40	12/01/2046	23,151.00	1,533.86	1,533.86	21,617.14	0.00	22,207.43	22,207.43
2046 Totals		46,302.00	3,798.73	3,798.73	42,503.27			
41	06/01/2047	11,690.00	777.26	777.26	10,912.74	0.00	11,294.69	11,294.69
42	12/01/2047	11,690.00	395.31	395.31	11,294.69	0.00	0.00	0.00
2047 Totals		23,380.00	1,172.57	1,172.57	22,207.43			
Grand Totals		2,165,970.00	1,125,613.96	1,125,613.96	1,040,356.04			

build 25 pay 27 commercial	build 26 pay 28 commercial	build 27 pay 29 3 duplexes	build 28 pay 30 3 duplexes	build 29 pay 31 3 duplexes	build 30 pay 32 3 duplexes	build 31 pay 33 3 duplexes	Total assessed val	Assumed levy 0.016
$ 1,000,000.00							$ 1,000,000.00	$ 16,000.00
$ 1,000,000.00	$ 1,000,000.00						$ 2,000,000.00	$ 32,000.00
$ 1,000,000.00	$ 1,000,000.00	$ 1,350,000.00					$ 3,350,000.00	$ 53,600.00
$ 1,000,000.00	$ 1,000,000.00	$ 1,350,000.00	$ 1,377,000.00				$ 4,727,000.00	$ 75,632.00
$ 1,000,000.00	$ 1,000,000.00	$ 1,350,000.00	$ 1,377,000.00	$ 1,404,000.00			$ 6,131,000.00	$ 98,096.00
$ 1,000,000.00	$ 1,000,000.00	$ 1,350,000.00	$ 1,377,000.00	$ 1,404,000.00	$ 1,432,630.00		$ 7,563,630.00	$ 121,018.08
$ 1,000,000.00	$ 1,000,000.00	$ 1,350,000.00	$ 1,377,000.00	$ 1,404,000.00	$ 1,432,630.00	$ 1,461,280.00	$ 9,024,910.00	$ 144,398.56
$ 1,000,000.00	$ 1,000,000.00	$ 1,350,000.00	$ 1,377,000.00	$ 1,404,000.00	$ 1,432,630.00	$ 1,461,280.00	$ 9,024,910.00	$ 144,398.56
$ 1,000,000.00	$ 1,000,000.00	$ 1,350,000.00	$ 1,377,000.00	$ 1,404,000.00	$ 1,432,630.00	$ 1,461,280.00	$ 9,024,910.00	$ 144,398.56
$ 1,000,000.00	$ 1,000,000.00	$ 1,350,000.00	$ 1,377,000.00	$ 1,404,000.00	$ 1,432,630.00	$ 1,461,280.00	$ 9,024,910.00	$ 144,398.56
$ 1,000,000.00	$ 1,000,000.00	$ 1,350,000.00	$ 1,377,000.00	$ 1,404,000.00	$ 1,432,630.00	$ 1,461,280.00	$ 9,024,910.00	$ 144,398.56
$ 1,000,000.00	$ 1,000,000.00	$ 1,350,000.00	$ 1,377,000.00	$ 1,404,000.00	$ 1,432,630.00	$ 1,461,280.00	$ 9,024,910.00	$ 144,398.56
$ 1,000,000.00	$ 1,000,000.00	$ 1,350,000.00	$ 1,377,000.00	$ 1,404,000.00	$ 1,432,630.00	$ 1,461,280.00	$ 9,024,910.00	$ 144,398.56
$ 1,000,000.00	$ 1,000,000.00	$ 1,350,000.00	$ 1,377,000.00	$ 1,404,000.00	$ 1,432,630.00	$ 1,461,280.00	$ 9,024,910.00	$ 144,398.56
$ 1,000,000.00	$ 1,000,000.00	$ 1,350,000.00	$ 1,377,000.00	$ 1,404,000.00	$ 1,432,630.00	$ 1,461,280.00	$ 9,024,910.00	$ 144,398.56
	$ 1,000,000.00	$ 1,350,000.00	$ 1,377,000.00	$ 1,404,000.00	$ 1,432,630.00	$ 1,461,280.00	$ 8,024,910.00	$ 128,398.56
		$ 1,350,000.00	$ 1,377,000.00	$ 1,404,000.00	$ 1,432,630.00	$ 1,461,280.00	$ 7,024,910.00	$ 112,398.56
			$ 1,377,000.00	$ 1,404,000.00	$ 1,432,630.00	$ 1,461,280.00	$ 5,674,910.00	$ 90,798.56
				$ 1,404,000.00	$ 1,432,630.00	$ 1,461,280.00	$ 4,297,910.00	$ 68,766.56
					$ 1,432,630.00	$ 1,461,280.00	$ 2,893,910.00	$ 46,302.56
						$ 1,461,280.00	$ 1,461,280.00	$ 23,380.48

semi annual payment
$ 8,000.00
$ 16,000.00
$ 26,800.00
$ 37,816.00
$ 49,048.00
$ 60,509.04
$ 72,199.28
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$ 72,199.28
$ 72,199.28
$ 64,199.28
$ 56,199.28
$ 45,399.28
$ 34,383.28
$ 23,151.28
$ 11,690.24

Jill Brodersen, AIA
ARCHITECT

November 26, 2024

City of Wayne
Community Redevelopment Authority

Re: Proposal for Architectural Services
CRA Building Sites: 721 & 717 Main Street
2nd & Logan/Nebraska Streets

Architectural Proposal for each Building Site:

1. Exterior 3-D computer rendering for presentation of a proposed building as determined by the CRA. Multiple views available.

   Architectural Fee not to exceed: $3,200

2. Floor plan of main and second floor and site plan to be used for presentation.

   Architectural Fee: $1,500

Architectural fee does not include construction documents, civil engineering, or additional architectural drawings.

Sincerely,

Jill Brodersen

106 Main Street • Wayne, NE 68787 • Phone: 402 369 1304 • Jill@JMBArch.net

PHILLIP AVENUE APARTMENTS

SCHEMATIC ELEVATIONS

PHILLIP AVENUE APARTMENTS

SCHEMATIC FLOOR PLAN FIRST LEVEL

PRELIMINARY, NOT FOR CONSTUCTION

NORTH

PHILLIP AVENUE APARTMENTS

SCHEMATIC FLOOR PLAN FIRST LEVEL

PRELIMINARY. NOT FOR CONSTUCTION

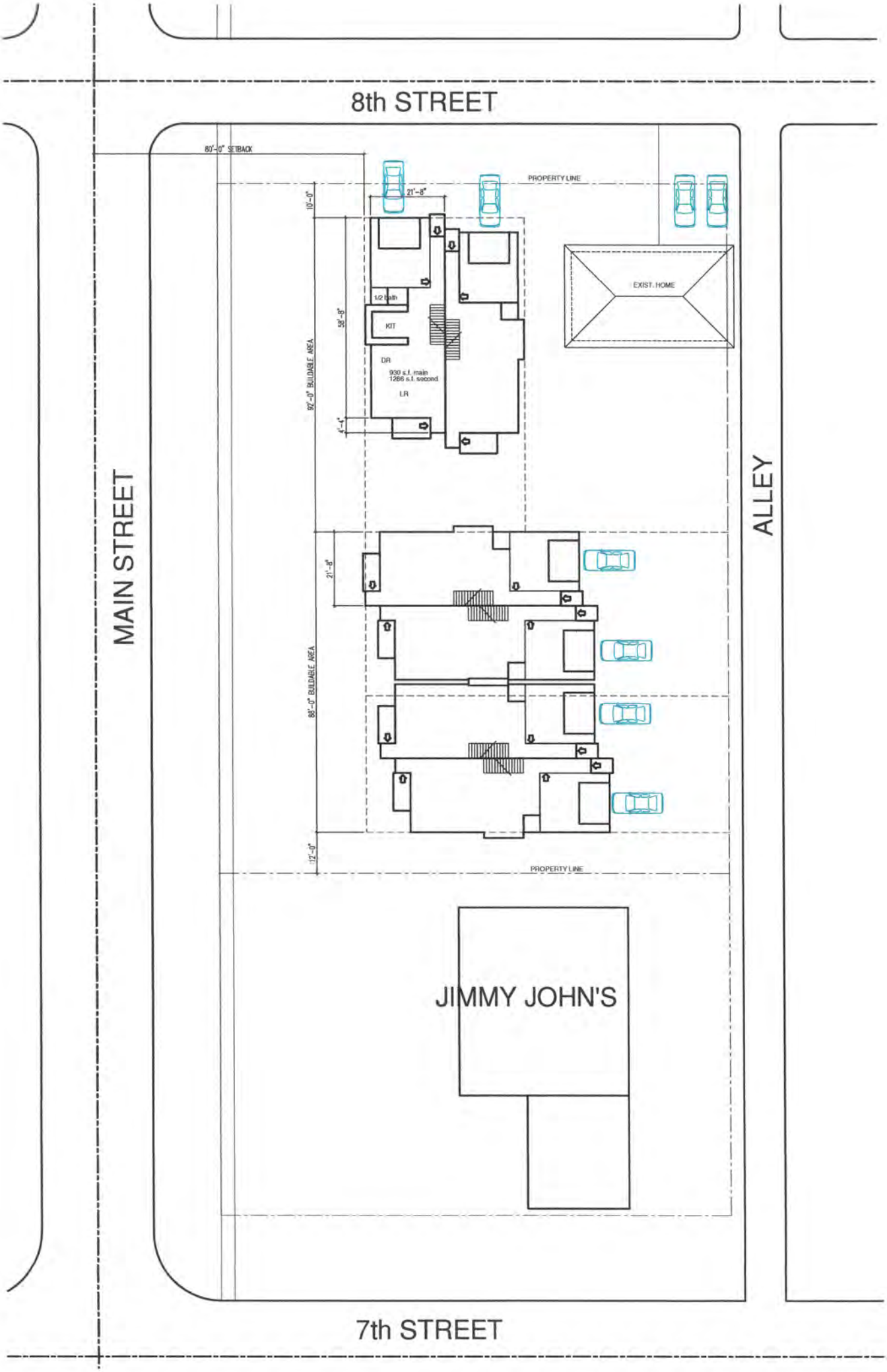
NORTH

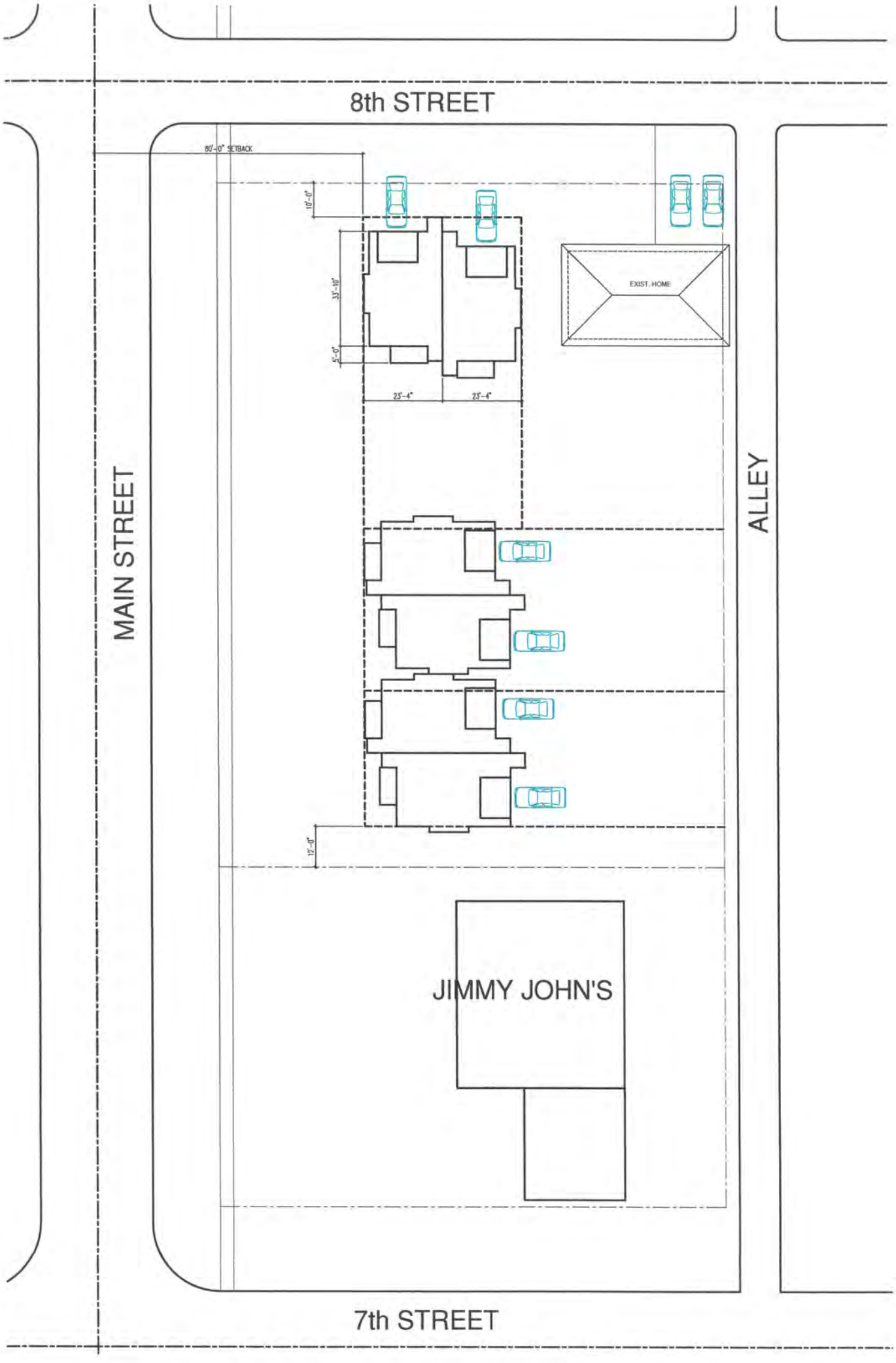
PHILLIP AVENUE APARTMENTS

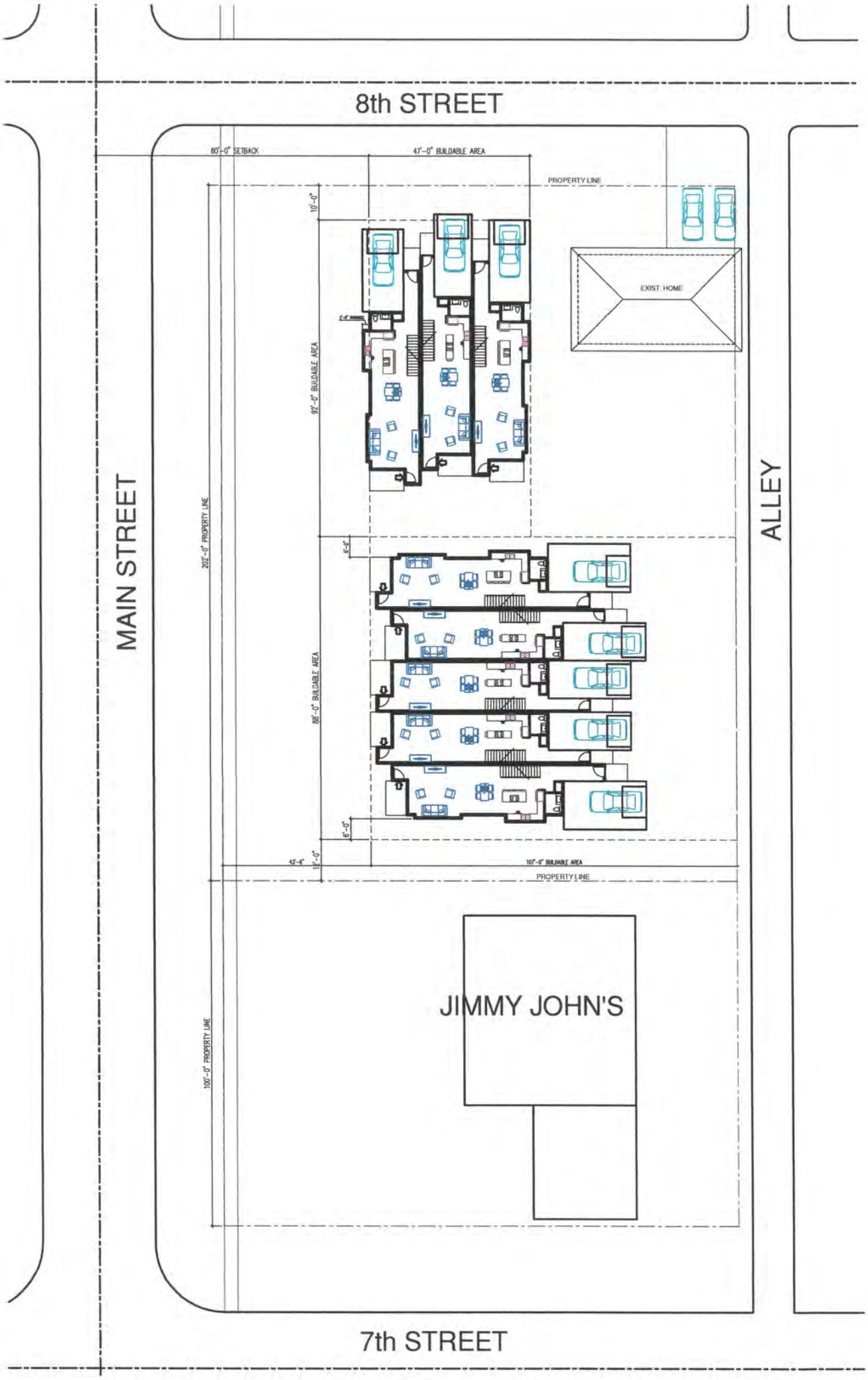
SCHEMATIC FLOOR PLAN SECOND LEVEL

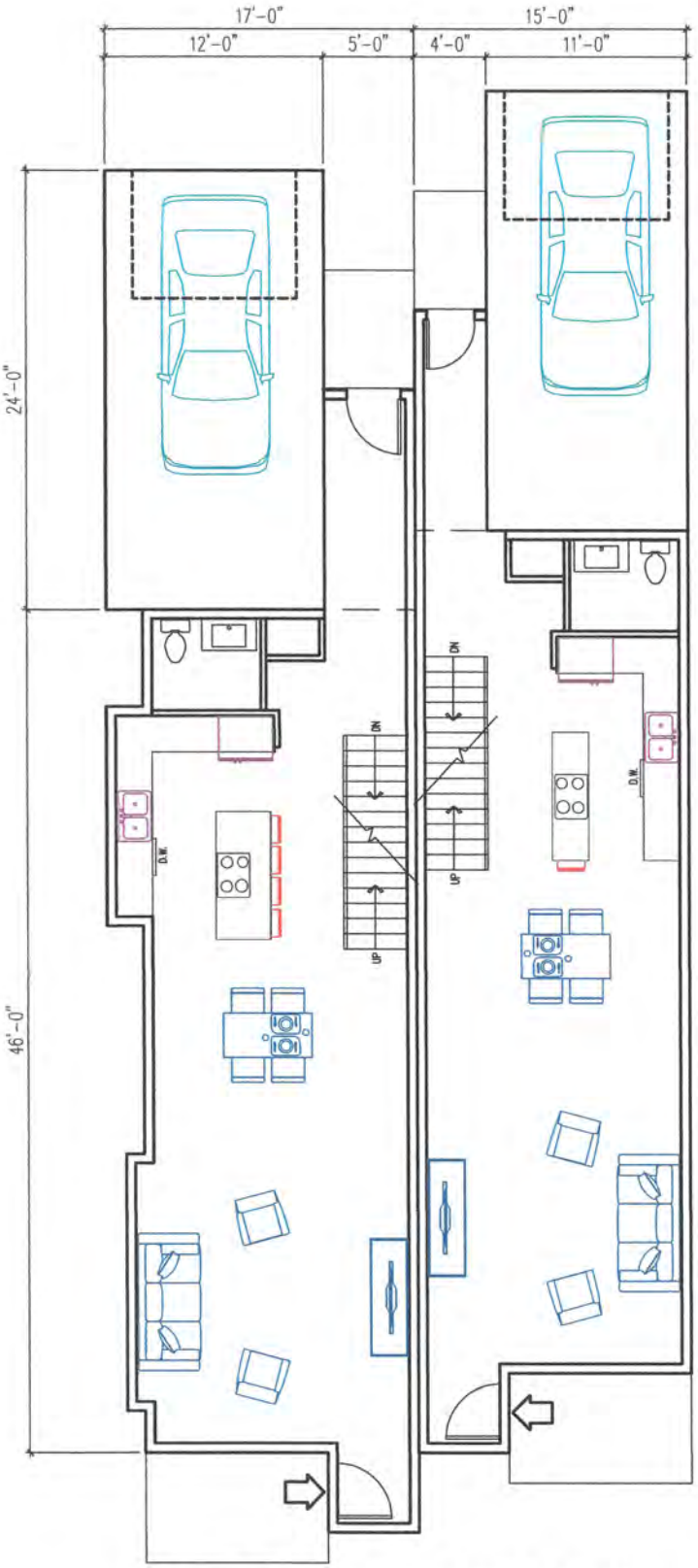
PRELIMINARY, NOT FOR CONSTUCTION

NORTH


8th STREET
7th STREET
MAIN STREET
ALLEY
80'-0" SETBACK
PROPERTY LINE
21'-8"
10'-0"
EXIST. HOME
1/2 bath
KIT
DR
930 s.f. main
1286 s.f. second
LR
58'-8"
4'-4"
92'-0" BUILDABLE AREA
21'-8"
88'-0" BUILDABLE AREA
12'-0"
PROPERTY LINE
JIMMY JOHN'S

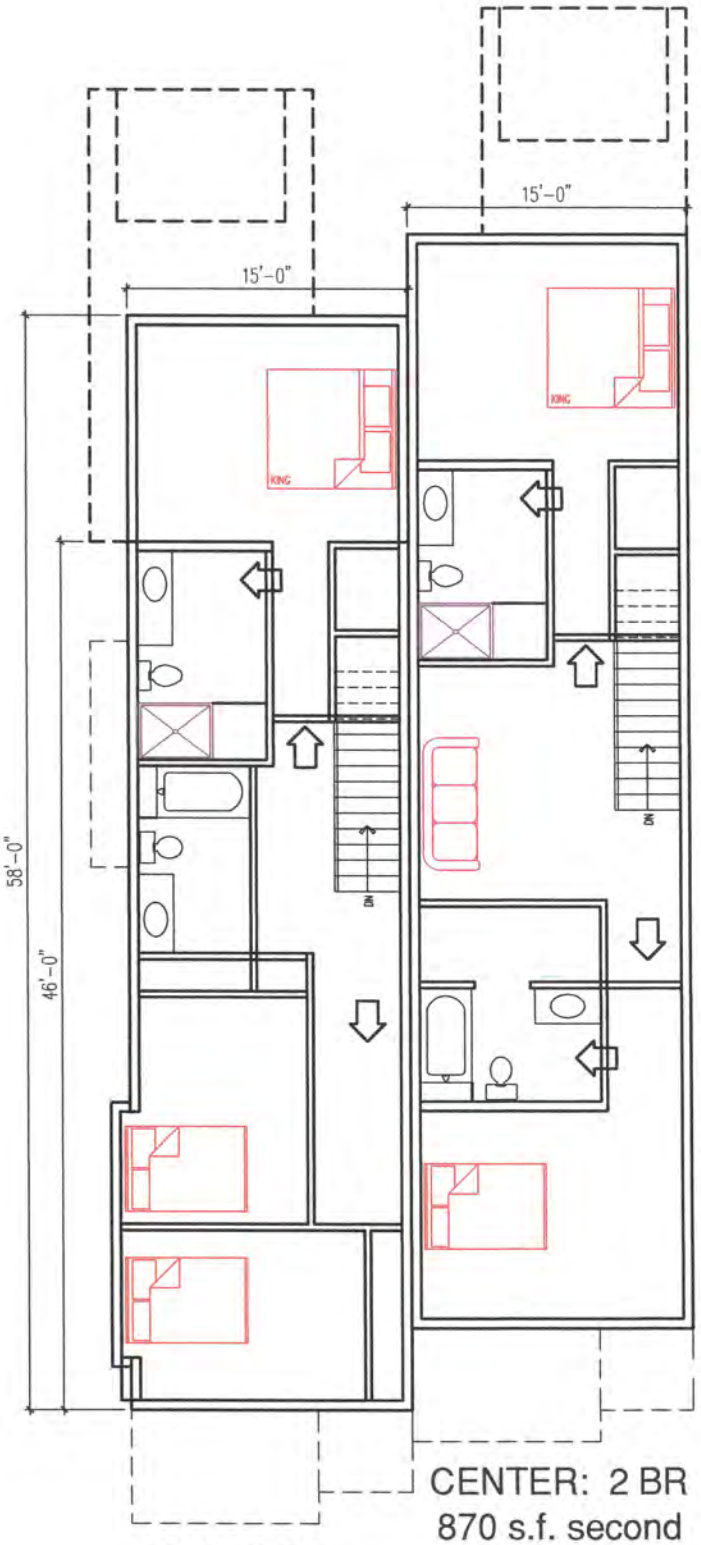

8th STREET
80'-0" SETBACK
10'-0"
33'-10"
5'-0"
23'-4"
23'-4"
EXIST. HOME
MAIN STREET
ALLEY
12'-0"
JIMMY JOHN'S
7th STREET


8th STREET
7th STREET
MAIN STREET
ALLEY
80'-0" SETBACK
47'-0" BUILDABLE AREA
PROPERTY LINE
10'-0"
92'-0" BUILDABLE AREA
EXIST. HOME
202'-0" PROPERTY LINE
6'-6"
88'-0" BUILDABLE AREA
6'-0"
43'-6"
19'-0"
107'-0" BUILDABLE AREA
PROPERTY LINE
JIMMY JOHN'S
100'-0" PROPERTY LINE



750 s.f. main

710 s.f. main



CENTER: 2 BR
870 s.f. second

END: 3 BR
870 s.f. second