

October 29, 2024

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, October 29, 2024, at 4:00 p.m. Chair Jill Brodersen called the meeting to order with the following in attendance: Members Mark Lenihan, Greg Ptacek, Cale Giese and Mike Powicki; City Administrator Wes Blecke; City Clerk Betty McGuire; and City Attorney Amy Miller. Absent: Members Jon Meyer 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 August 27, 2024, meeting (There was not a meeting in September due to a lack of a quorum.). Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer 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	
Loan Payment – Construction Loans	\$500.00
Jennifer Sievers	
LOC Draw – NE Nebr. Ins., Builder’s Resource	\$783.53
City of Wayne	
Ads/Notices	\$188.59
City of Wayne	
LOC Payment	\$25,000.00
Jennifer Sievers	
LOC Draw	\$19,221.88
City of Wayne	
Ads/Notices	\$65.58

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

Administrator Blecke stated the following agenda item comes before the CRA to officially discontinue the \$10,000 down payment assistance loan program. There is \$127,500 still outstanding. As those payments come in, the same will be given back to the City as per the Promissory Note.

Member Powicki made a motion, which was seconded by Member Lenihan, to formally discontinue the \$10,000 down payment assistance loan program. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer and Sievers, who were absent, the Chair declared the motion carried.

Finance Director Beth Porter advised the CRA that the Mike and Brooke Sturm down payment assistance loan of \$10,000 became due on August 29, 2024. They were mailed a notice at the end of May advising them of the upcoming payment. Another notice was then sent on August 30th advising them that their loan was now in default and accruing interest at the statutory rate of 16%.

Joel Hansen, Street and Planning Director, advised the CRA that the Sturms, at this time, have an active building permit at the Tuffern Blue Estates Subdivision.

City Attorney Miller advised that a monthly letter/statement should be sent to the Sturms by certified mail showing the amount due with accrued interest.

After discussion, staff was directed to send annual statements/billings as a reminder to those that have down payment assistance loans with the CRA.

Chair Brodersen made a motion, which was seconded by Member Giese, directing Attorney Miller to send a certified letter to Mike and Brooke Sturm, with the same accruing interest at the rate of 16%. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer and Sievers 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 (Chair Brodersen distributed drawings of townhomes on this piece of property that could possibly be used to market the same.)
- 106 E 7th Street
- 13th and Main Street (old armory site)
- Lot 56, Amended Plat Western Ridge II Addition

A suggestion was to invite a developer to talk to the CRA to provide advice and/or an opinion on how an outsider would view Wayne's rental market. Chair Brodersen stated she would be willing to create a couple of concept drawings on some of the properties. Staff would have conversation with her about getting her to submit a proposal to the CRA. She would bring a proposal to the CRA for consideration at the next meeting to create a couple of concept drawings for a few of the properties.

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) – The move to the new location should be in January/February. The City will be looking to do something with this building. A suggestion was to look into applying for a downtown revitalization grant (DTR). Luke Virgil, Economic Development Director, advised the CRA that the anticipated deadline for the DTR grant application is September 15, 2025. The minimum grant amount is \$250,000, and the maximum amount is \$400,000, with a 25% match. Mr. Virgil was directed to contact the Director of NIFA to see if he/she would come to a future CRA meeting to speak to them.

There being no further business to come before the CRA, Chair Brodersen declared the meeting adjourned at 4:57 p.m.