

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 Blecke, 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.