

December 17, 2024

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, December 17, 2024, at 4:00 p.m. Chair Jill Brodersen called the meeting to order with the following in attendance: Members Mark Lenihan, Greg Ptacek, and Jon Meyer; City Administrator Wes Blecke; City Clerk Betty McGuire; and City Attorney Amy Miller. Absent: Members Cale Giese, 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 Ptacek made a motion, which was seconded by Member Meyer, to approve the minutes of the November 26, 2024, meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Giese, Sievers and Powicki who were absent, the Chair declared the motion carried.

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

City of Wayne
Ads/Notices

\$56.38

DPA Loan repayment – Jones	\$1,000.00
Jennifer Sievers	
LOC Draw	\$5,233.60
Menards – Lumber, Drywall, OSB - \$634.04	
City of Wayne – boring - \$700.00	
Builder’s Resource – soffit, lumber, construction materials - \$3,222.39	
ACES – Surveying - \$399.13	
Bomgaars – paint, sealant, glue, construction supplies - \$278.04	

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

The CRA reviewed the 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.

Mike Bacon, the City’s Tax Increment Financing Attorney, prepared the documents for review. 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 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 the construction of 15 duplex units creating 30 residences.

The amount of the tax increment financing grant or bond will be \$1,040,000.

Member Ptacek introduced CRA Resolution No. 2024-4 and moved for its approval thereof; Member Meyer seconded.

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 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.

Member Lenihan noted that the “School” is not against this project, but again shared the concerns regarding this matter.

Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Giese, Sievers and Powicki 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 Sturms contacted the City and stated they are going to put their house on the market as soon as they are done building their new home, and they want the loan to keep accruing delinquent interest.

Jill Brodersen, Architect, presented a proposal to prepare renderings/drawings/floor plans on some of the CRA properties. However, the same would need to be brought back again at the next meeting for approval, since there was not a quorum to vote on the matter.

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)

There being no further business to come before the CRA, Chair Brodersen declared the meeting adjourned at 4:25 p.m.