

January 28, 2025

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, January 28, 2025, at 4:00 p.m. Chair Jill Brodersen called the meeting to order with the following in attendance: Members Mark Lenihan, Greg Ptacek, Jon Meyer, Terry Sievers and Mike Powicki, and City Attorney Amy Miller. Absent: Member Cale Giese, City Administrator Wes Blecke, and City Clerk Betty McGuire.

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 Lenihan made a motion, which was seconded by Member Ptacek, to approve the minutes of the December 17, 2024, meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Giese who was absent, the Chair declared the motion carried.

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

City of Wayne
Ads/Notices

\$92.63

Wayne County Clerk \$10.00
DOR – Jones

Jennifer Sievers
LOC Draw \$20,238.52

- Bomgaars-heater, propane, screws, plumbing supplies \$193.15
- Jeff's RPM-heat pump/air handler \$9,385.80
- Klein Elec-Elec supplies, labor \$2,972.04
- Menards-Drywall, lumber, insulation \$6,767.44
- Wisnieski Corp-Curb grind \$540.00
- Farmers Mutual-insurance \$161.00
- Bomgaars-ceiling heater, construction/plumbing supplies \$219.09

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

Luke Virgil, Economic Development Director, introduced representatives from RMDX Development: Ryan Durant, Will Major and Frank Bautista. RMDX Development is a real estate development company primarily focused on building affordable housing projects, particularly in the Omaha, Nebraska, area. They are known for their involvement in multi-family housing projects with a mix of market-rate and low-income units.

Discussion took place on the proposal received from Jill Brodersen, Architect, for renderings on CRA properties. Attorney Miller, after doing research on the matter, advised the CRA that State Statute prohibits contracts with members of the CRA. The consensus of the group was to see if Wayne State College could assist the CRA with renderings on some of the CRA properties.

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 4:28 p.m.