

February 25, 2025

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, February 25, 2025, at 4:00 p.m. Chair Jill Brodersen called the meeting to order with the following in attendance: Members Mark Lenihan, Jon Meyer, Terry Sievers and Mike Powicki, City Administrator Wes Blecke, City Clerk Betty McGuire, and City Attorney Amy Miller. Absent: Members Cale Giese and Greg Ptacek.

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 Meyer made a motion, which was seconded by Member Sievers, to approve the minutes of the January 28, 2025, meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Ptacek and Giese who were absent, the Chair declared the motion carried.

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

City of Wayne
Ads/Notices

\$16.67

Jennifer Sievers \$749.94
LOC Draw
Menards – tub/shower & sealant

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

Administrator Blecke stated the Planning Commission held a public hearing on the Redevelopment Plan of the Quad County Property Management, LLC, Project on February 3, 2025. They reviewed the same and have forwarded a recommendation of approval by way of Resolution.

The next step in this process is to approve the following Resolution forwarding the Redevelopment Plan to the City Council for public hearing and approval. That will take place on March 18, 2025. The matter will come back before the CRA again at their March 25th meeting.

Mitch Sawyer, the Developer, was present to answer questions.

Member Lenihan, while not against the project, expressed concern about the hardship to the School District when tax increment financing is used as an incentive for the project.

Member Meyer introduced CRA Resolution No. 2025-1 and moved for its approval; Member Sievers seconded.

CRA RESOLUTION NO. 2025-1

A RESOLUTION RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN OF THE CITY OF WAYNE, NEBRASKA; APPROVAL OF A REDEVELOPMENT PROJECT OF THE CITY OF WAYNE, NEBRASKA; AND APPROVAL OF RELATED ACTIONS.

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

Discussion took place on the offer of Lucas and Heidi Thompson to purchase 2nd and Logan/Nebraska Street properties. Lucas Thompson was present to answer questions. He is looking to build townhouses/apartment buildings.

Member Meyer made a motion, which was seconded by Member Lenihan, to enter into executive/closed session to protect the financial interest of the CRA to discuss the offer of Lucas and Heidi Thompson made on the 2nd and Logan/Nebraska Street properties, and to allow Attorney Miller, Administrator Blecke, City Clerk McGuire, Finance Director Beth Porter, Street and Planning Director Joel Hansen, and Economic Development Director Luke Virgil to be in attendance.

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, and executive/closed session began at 4:29 p.m.

The matter again to be discussed in executive/closed session pertains to the offer made on the 2nd and Logan/Nebraska Street properties by Lucas and Heidi Thompson.

Member Ptacek arrived at 4:32 p.m.

Member Brodersen made a motion, which was seconded by Member Ptacek, to resume open session. 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, and open session resumed at 4:36 p.m.

Chair Brodersen advised Lucas Thompson that Administrator Blecke would be having conversations with him after the meeting.

Updates were given on the following properties owned by the CRA:

- 2nd and Logan/Nebraska Streets
- 717 and 721 Main Street – Chair Brodersen stated she has a friend that does renderings (Chad Hoepfner) who she would ask for a proposal to do renderings for the CRA.
- 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 4:51 p.m.