

March 25, 2025

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, March 25, 2025, at 4:00 p.m. Co-Chair Mike Powicki called the meeting to order with the following in attendance: Members Mark Lenihan, Greg Ptacek, Jon Meyer, and Terry Sievers, City Attorney Amy Miller and Luke Virgil, Economic Development Director (Secretary). Absent: Chair Jill Brodersen and 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.

Co-Chair Powicki 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, he 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 Sievers made a motion, which was seconded by Member Ptacek, to approve the minutes of the February 25, 2025, meeting. Co-Chair Powicki stated the motion, and the result of roll call being all Yeas, with the exception of Chair Brodersen and Member Giese who were absent, the Co-Chair declared the motion carried.

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

Jennifer Sievers	\$5,662.73
LOC Draw	
Menards – Pocket Door Frame – 132.68	
Kalins – Fireplace Deposit - \$5,100.00	
Home Depot – Pipe and Faucets - \$430.05	
Wayne County Treasurer	\$5,948.50
Taxes – 106 E 7 th Street	

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

Discussion took place on the offer of Lucas and Heidi Thompson to purchase the 2nd and Logan/Nebraska Street properties. This is the same offer that was presented last month, but includes drawings. Lucas Thompson was present to answer questions. He is looking to build townhouses/apartment buildings on the property.

Member Lenihan made a motion, which was seconded by Member Sievers, to enter into executive/closed session to discuss real estate negotiations regarding the offer of Lucas and Heidi Thompson made on the 2nd and Logan/Nebraska Street properties, and to allow Attorney Miller, Finance Director Beth Porter, Street and Planning Director Joel Hansen, and Economic Development Director Luke Virgil (Secretary) to be in attendance.

Co-Chair Powicki stated the motion, and the result of roll call being all Yeas, with the exception of Chair Brodersen and Member Giese who were absent, the Co-Chair declared the motion carried, and executive/closed session began at 4:09 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 Lenihan made a motion, which was seconded by Member Sievers, to resume open session. Co-Chair Powicki stated the motion, and the result of roll call being all Yeas, with the exception of Chair Brodersen and Member Giese who were absent, the Co-Chair declared the motion carried, and open session resumed at 4:33 p.m.

Co-Chair Powicki made a motion to empower the City Attorney to work with the proposal to make a counter offer. Member Meyer seconded the same. Co-Chair Powicki stated the motion, and the result of roll call being all Yeas, with the exception of Chair Brodersen and Member Giese who were absent, the Co-Chair declared the motion carried.

Attorney Miller stated she would contact Mr. Thompson and report back at the next meeting.

Luke Virgil, Economic Development Director, advised the CRA that the Wayne City Council held a public hearing on the Redevelopment Plan for the Quad County Property Management Project, and approved a resolution recommending approval thereof.

Mitch Sawyer was present to answer questions.

The following Resolution would authorize and provide the issuance of a tax increment development revenue bond, note or other obligation and also approve the Redevelopment Contract for the Quad County Property Management Project. This is the final step in this process to obtain tax increment financing.

Co-Chair Powicki introduced CRA Resolution No. 2025-2 and moved for its approval; Member Meyer seconded.

CRA RESOLUTION NO. 2025-2

A RESOLUTION AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF A COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF WAYNE, NEBRASKA, TAX INCREMENT DEVELOPMENT REVENUE NOTES OR OTHER OBLIGATION, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$1,040,000 FOR THE PURPOSE OF (1) PAYING THE COSTS OF ACQUIRING, DEMOLISHING, CONSTRUCTING, RECONSTRUCTING, IMPROVING, EXTENDING, REHABILITATING, INSTALLING, EQUIPPING, FURNISHING AND COMPLETING CERTAIN IMPROVEMENTS WITHIN THE AUTHORITY'S QUAD COUNTY MANAGEMENT, REDEVELOPMENT PROJECT AREA, SPECIFICALLY INCLUDING SITE PURCHASE, PREPARATION, DEMOLITION, UTILITY EXTENSION AND (2) PAYING THE COSTS OF ISSUANCE THEREOF; PRESCRIBING THE FORM AND CERTAIN DETAILS OF THE NOTE OR OTHER OBLIGATION; PLEDGING CERTAIN TAX REVENUE AND OTHER REVENUE TO THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON THE NOTE OR OTHER OBLIGATION AS THE SAME BECOME DUE; LIMITING PAYMENT OF THE NOTE OR OTHER OBLIGATION TO SUCH

TAX REVENUES; CREATING AND ESTABLISHING FUNDS AND ACCOUNTS; DELEGATING, AUTHORIZING AND DIRECTING THE FINANCE DIRECTOR TO EXERCISE HIS OR HER INDEPENDENT DISCRETION AND JUDGMENT IN DETERMINING AND FINALIZING CERTAIN TERMS AND PROVISIONS OF THE NOTE OR OTHER OBLIGATION NOT SPECIFIED HEREIN; APPROVING A REDEVELOPMENT CONTRACT AND REDEVELOPMENT PLAN; TAKING OTHER ACTIONS AND MAKING OTHER COVENANTS AND AGREEMENTS IN CONNECTION WITH THE FOREGOING; AND RELATED MATTERS.

Member Lenihan noted he is in support of this tax increment financing project because commercial development is included as part of the project. In addition, Member Lenihan did not want to be the one to hold the project up since Attorney Miller determined that there needed to be 5 affirmative votes on this Resolution.

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

The CRA reviewed the tax increment financing application of Sebade Housing, LLC, for completeness and to make a determination as to whether or not the project is not financially feasible without tax increment financing.

Chad Sebade was present to answer questions.

Mr. Virgil 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 receives the application, she sends the same off to Attorney Mike Bacon for a preliminary review.

Member Lenihan opined he thought the CRA needed more initial discussions on these applications to make sure that the CRA is not deciding something in 10 minutes that impacts the tax roll by \$70,000. Consensus was to place “review of the tax increment process” on the next CRA agenda.

Mr. Virgil noted that if the CRA would have another meeting included in the overall process, it would extend or lengthen things from 3-4 months to 4-5 months. He has heard from other developers in the community that the City's lengthy process hurts development.

This TIF request is for \$77,660.75. The property to be improved is 414 Nebraska Street (Lot 10 and the South Half of Lot 11, Block 11, North Addition to the City of Wayne).

Member Ptacek made a motion, which was seconded by Member Meyer, to forward the Tax Increment Financing Application of Sebade Housing, LLC, to the City's Tax Increment Financing Attorney for preparation of a Redevelopment Plan, Cost Benefit Analysis and Redevelopment Contract. Co-Chair Powicki stated the motion, and the result of roll call being all Yeas, with the exception of Chair Brodersen and Member Giese who were absent, the Co-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
- 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, Co-Chair Powicki declared the meeting adjourned at 5:02 p.m.