

April 29, 2025

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, April 29, 2025, at 4:00 p.m. Chair Jill Brodersen called the meeting to order with the following in attendance: Members Mark Lenihan, Greg Ptacek, and Terry Sievers, City Attorney Amy Miller, City Administrator Wes Blecke, and City Clerk Betty McGuire. Absent: Members Jon Meyer and Mike Powicki and one vacancy.

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 table in 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 Sievers made a motion, which was seconded by Member Lenihan, to approve the minutes of the March 25, 2025, meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Powicki and Meyer who were absent and one vacancy, the Chair declared the motion carried.

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

City of Wayne	
Hawthorne DPA Payoff	\$10,000.00

Eskens DPA payment	\$100.00
Jennifer Sievers LOC Draw	\$5,662.73
Menards – Pipe and Shiplap	\$522.37
Carhart – Cabinetry deposit	\$11,902.00
City of Wayne Ads/Notices	\$65.24

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

The CRA reviewed the redevelopment plan of the “Sebade Housing, LLC, Project” for sufficient completeness with regard to Section 18-2111 and other relevant sections of the Community Development Law.

Beth Porter, Finance Director, stated Mike Bacon, the City’s Tax Increment Financing Attorney, prepared the documents for review. This Redevelopment Plan sets forth a redevelopment project to construct a four-plex apartment building (414 Nebraska Street). Financing for the development is contingent upon tax increment financing.

The applicant had applied for \$71,650 in tax increment financing. However, after review by Attorney Bacon, the amount of the tax increment financing grant or bond will be \$40,000.

Chad Sebade was present to answer questions. Mr. Sebade stated the project would be okay if the process was delayed another month.

Member Lenihan was concerned that there was not a full CRA available to vote on a tax increment financing matter, as was Member Sievers. He wants to make sure everyone has a good understanding of the details of the TIF project. He was not against this project. From the school’s prospective, this project is not an issue, because it is probably not going to be a family renting it. He would not have to add staff because of this project.

After discussion, Member Sievers made a motion to table action on CRA Resolution No. 2025-3 until the next meeting; Member Lenihan seconded. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer and Powicki who were absent and one vacancy, Chair Brodersen declared the motion carried.

Discussion took place on the tax increment financing process and the implications thereof. Member Lenihan distributed information giving an overview of how tax increment financing affects the school district. A suggestion was to have some pre-TIF presentation/discussion on a proposed project that wanted to use TIF. The concern, again, was that the full CRA body was not present for this discussion to change policy. The same would also be on the next agenda.

Chair Brodersen stated the CRA has received a proposal from CJH Technologies (Chad Hoepfner) to do architectural floor plan renderings on the Main Street property between 7th & 8th Streets. The price on this proposal is \$3,200.

Member Ptacek made a motion, which was seconded by Member Lenihan, approving the proposal from CJH Technologies (Chad Hoepfner) to do renderings on the Main Street property between 7th & 8th Streets for \$3,200. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer and Powicki who were absent, and one vacancy, the Chair declared the motion carried.

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

- 2nd and Logan/Nebraska Streets (Lucas and Heidi Thompson withdrew their proposal)
- 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) – Austyn Houser was present and stated he toured this property for a possible lease arrangement.
- 104 E 4th Street (House) – Have staff contact the realtor to do an inspection of the property.

- 108 E 4th Street (House) – Have staff contact the realtor to do an inspection of the property.
- 409 Main Street (H&R Block)
- 419 Main Street (Heikes Automotive)
- ~~221 W 1st Street (Wayne Monument Works)~~
- 306 Pearl Street (old City Hall)

Finance Director Porter stated there is still \$700,000 available on the line of credit with the City.

There being no further business to come before the CRA, Chair Brodersen declared the meeting adjourned at 5:08 p.m.