

May 27, 2025

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, May 27, 2025, at 4:09 p.m. Chair Jill Brodersen called the meeting to order with the following in attendance: Members Austyn Houser, Terry Sievers and Mark Lenihan, City Attorney Amy Miller, and City Clerk Betty McGuire. Absent: Members Greg Ptacek, Jon Meyer and Mike Powicki, and City Administrator Wes Blecke.

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.

Chair Brodersen advised the CRA that she is stepping down from the Chair position. She then made a motion, which was seconded by Member Houser, to nominate Mike Powicki as Chair of the Wayne Community Redevelopment Authority. Member Brodersen (acting as Chair) stated the motion, and the result of roll call being all Yeas, with the exception of Members Ptacek, Meyer and Powicki who were absent, Member Brodersen declared the motion carried.

Member Brodersen then made a motion, which was seconded by Member Sievers, to nominate Greg Ptacek as Co-Chair of the Wayne Community Redevelopment Authority.

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

Member Houser made a motion, which was seconded by Member Lenihan, to approve the minutes of the April 29, 2025, meeting. Member Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Ptacek, Meyer and Powicki who were absent, Member Brodersen declared the motion carried.

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

City of Wayne	
Filing Fee	\$10.00
Ads/Notices	\$55.80
Jennifer Sievers	
LOC Draw	
Gutter Crew Inc - Gutters	\$750.00
Kalin – Fireplace Balance	\$7,665.00
Klein Electric – Rough-In Wiring	\$7,642.27

Member Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Ptacek, Meyer and Powicki who were absent, Member Brodersen 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. It was noted that approval of the Resolution to forward the same to the Planning Commission for their review and recommendation was tabled at the last meeting.

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 originally applied for \$71,650 in tax increment financing. However, after review by Attorney Bacon, the amount of the tax increment financing grant or bond was reduced to \$40,000.

Chad Sebade was present to answer questions.

Member Houser introduced CRA Resolution No. 2025-3 and moved for its approval; Member Sievers seconded.

CRA RESOLUTION NO. 2025-3

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 (SEBADE HOUSING, LLC, PROJECT).

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

Discussion took place, again, on the tax increment financing process and implications. Again, concern was there was not a full CRA available to discuss the same. Member Lenihan wanted to keep this item on the agenda. The CRA reviewed the TIF Report that Finance Director Porter prepares annually. Member Lenihan stated he would like to see the CRA diversify with TIF. TIF has helped the housing market, but it might be good to look at other uses of TIF and the areas of town where the CRA owns property. There is a lot of housing that has used TIF; the focus should be more on commercial now.

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) – The owner of this property was at the CRA meeting.
- 104 E 4th Street (House)
- 108 E 4th Street (House)
- 409 Main Street (H&R Block)
- 419 Main Street (Heikes Automotive)
- 306 Pearl Street (old City Hall)

Luke Virgil, Economic Development Director, was asked to update his “Property Priority List” he prepared a couple of years ago for the CRA to review at the next meeting.

Member Brodersen advised the CRA that the Council meetings will be changing to the first and third Mondays of the month starting in July. She asked the CRA if they wanted to change their meetings to the last Mondays of the month, instead of the last Tuesdays of the month.

Member Brodersen made a motion to change the CRA meetings to the last Mondays of the month at 4:00 p.m., starting with their July meeting; Member Houser seconded the motion. Member Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Ptacek, Meyer and Powicki who were absent, Member Brodersen declared the motion carried.

There being no further business to come before the CRA, Member Brodersen declared the meeting adjourned at 4:36 p.m.