

June 24, 2025

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, June 24, 2025, at 4:00 p.m. Chair Mike Powicki called the meeting to order with the following in attendance: Members Austyn Houser, Greg Ptacek, Jill Brodersen, and Mark Lenihan, City Attorney Amy Miller, City Administrator Wes Blecke, and City Clerk Betty McGuire. Absent: Member Terry Sievers 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 Powicki 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, 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 Brodersen made a motion, which was seconded by Member Ptacek, to approve the minutes of the May 27, 2025, meeting. Chair Powicki stated the motion, and the result of roll call being all Yeas, with the exception of Member Sievers who was absent, Chair Powicki declared the motion carried.

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

City of Wayne	
Eskens DPA Payment	\$100.00

Samuelson DPA Payoff	\$10,000.00
Ads/Notices	\$65.01
CJH Technologies	
Redevelopment Plans & Renderings 50% payment	\$1,600.00
Jennifer Sievers	
LOC Draw	
Everett Schultz – Driveway, sidewalk & stoop	\$4,375.00
Bomgaars – Construction items	\$131.56
Menards – Drywall primer, lumber, misc. const.	\$457.49
Manzo Construction – Drywall	\$2,600.00

Chair Powicki stated the motion, and the result of roll call being all Yeas, with the exception of Member Sievers who was absent and Member Houser who abstained, Chair Powicki declared the motion carried.

Administrator Blecke stated the CRA received an offer to purchase Lot 56, Western Ridge Subdivision, for \$12,000 from Ben Kortbein (Sonrise Properties, LLC). This is the last lot in the Western Ridge Subdivision. Through his realtor, he provided a purchase agreement and drawings of what he proposes to build on the lot.

City Attorney Miller will contact the realtor to let them know that they are also required to put in two trees and two years to complete the build.

Member Lenihan made a motion, which was seconded by Member Houser, accepting the offer of Ben Kortbein (Sonrise Properties, LLC), to purchase Lot 56, Western Ridge Subdivision, for \$12,000, contingent upon signing the deed of trust. Chair Powicki stated the motion, and the result of roll call being all Yeas, with the exception of Member Sievers who was absent, Chair Powicki declared the motion carried.

Joel Hansen, Zoning Administrator, stated the Planning Commission held a public hearing on the Redevelopment Plan of Sebade Housing, LLC, Project on June 23, 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 July 21, 2025. The matter will come back before the CRA again at their July 28<sup>th</sup> meeting.

Chad Sebade, the Developer, was present to answer questions.

Member Houser introduced CRA Resolution No. 2025-4 and moved for its approval; Chair Powicki seconded.

#### CRA RESOLUTION NO. 2025-4

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 (SEBADE HOUSING, LLC, PROJECT).

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.

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

Discussion took place, again, on the tax increment financing process and implications. The CRA was in consensus to diversity TIF – 19 of the last 22 were for housing. The CRA wanted to review the blighted map to see if anything needed to be de-blighted or if there were other areas in town to focus on and declare blighted. Member Lenihan stated this item does not need to be on the agenda every meeting. The CRA thought another step in the TIF process at the beginning should be to come before the CRA to see if they would move forward with a project before the application and fee are processed.

Luke Virgil, Economic Development Director, reviewed with the CRA his “Property Priority List.”

Kimberly \_\_\_\_\_, Jaime and Nancy Rodriguez, d/b/a J & JR Construction, LLC, presented what they would do with the property on 2<sup>nd</sup>/Logan/Nebraska Street should they make a proposal to purchase the same. They would like to install public water dispensers available 24/7,

laundromat, and apartments, with parking on the side. They are not ready, at this time, to make a formal offer.

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

- 2<sup>nd</sup> and Logan/Nebraska Streets
- 717 and 721 Main Street – Preliminary renderings/drawings made by CJH Technologies were reviewed; see if CJH could do preliminary drawings of mixed use (commercial on the ground floor with residential on the 2<sup>nd</sup> floor).
- 106 E 7<sup>th</sup> Street
- 13<sup>th</sup> 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 4<sup>th</sup> Street (House)
- 108 E 4<sup>th</sup> Street (House)
- 409 Main Street (H&R Block)
- 419 Main Street (Heikes Automotive)
- 306 Pearl Street (old City Hall)

Administrator Blecke announced that Jon Meyer resigned from the CRA, so the Mayor will be making an appointment in July.

There being no further business to come before the CRA, Chair Powicki declared the meeting adjourned at 5:14 p.m.