

AGENDA
COMMUNITY REDEVELOPMENT AUTHORITY
CITY COUNCIL CHAMBERS
513 PEARL STREET
June 24, 2025

1. 4:00 p.m. - Call the meeting to order

Anyone desiring to view the Open Meetings Act may do so. The document is available for public inspection and is located on the table in the City Council Chambers as well as on the City of Wayne website.

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.

2. Action to approve the Minutes of May 27, 2025
3. Action to approve the Claims
4. Action on offer to purchase Lot 56, Western Ridge Subdivision, for \$12,000 — Ben Kortbein (Sonrise Properties, LLC)
5. Update and receipt of recommendation from the Planning Commission on the Redevelopment Plan of Update and receipt of recommendation from the Planning Commission on the Redevelopment Plan of the Sebade Four-Plex Apartments Redevelopment Project
6. CRA Resolution 2025-4: Forwarding a Redevelopment Plan of the City of Wayne, Nebraska, to the Wayne City Council 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 Four-Plex Apartments Redevelopment Project"
7. Review/Discussion of Tax Increment Financing Process and Implications
8. Review/Discussion of Property Priority List prepared by Luke Virgil, Economic Development Director
9. Action on potential offer on the 2nd and Logan/Nebraska Street property by Jaime and Nancy Rodriguez d/b/a J & JR Construction, LLC
10. Update and discussion on CRA properties:
 - 2nd and Logan/Nebraska Street
 - 721 and 717 Main Street
 - 106 E 7th Street
 - 13th and Main Street – Old Armory Site
 - Lot 56, Amended Plat Western Ridge II Addition
11. Discussion on 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)
 - 306 Pearl Street (City Hall)
12. Adjourn

NEXT MEETING IS SCHEDULED FOR MONDAY, JULY 28, 2025

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, City Administrator Wes Blecke, and City Clerk Betty McGuire. Absent: Members Greg Ptacek, Jon Meyer and Mike Powicki.

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.

Betty McGuire - [External] Purchase Agreement for 910 Brookdale Drive Wayne, NE

From: Charlotte Easland <Charlotte@keytosolutions.com>
To: "betty@cityofwayne.org" <betty@cityofwayne.org>, "bporter@cityofwayne.or...
Date: 6/11/2025 8:30 PM
Subject: [External] Purchase Agreement for 910 Brookdale Drive Wayne, NE
Cc: Ben Kortbein <benkortbein91@gmail.com>

Hello!

Attached, please find a Purchase Agreement for the lot at 910 Brookdale Drive in Wayne.

Ben Kortbein is the buyer under the name of Sonrise Properties, LLC.

We look forward to hearing from you after the meeting on June 16th. If you need any additional information from us, please let me know!

(\$12,000, full price offer, cash offer, closing on or before July 1st with Stewart Title.)

Sincerely,



-Charlotte Easland, Realtor, GRI
Real Estate Solutions Team
401 W. Norfolk Avenue
Norfolk, NE 68701
402-750-3340 Cell
Charlotte@KeyToSolutions.com
-Call me to Buy or Sell Real Estate!

*-The only way to do great work is to love what you do. If you have not found it yet, keep looking.
Do not settle!*

THIS IS A LEGALLY BINDING AGREEMENT. IF NOT UNDERSTOOD, SEEK LEGAL ADVICE.
The REALTOR® negotiating this Agreement is a member of the Nebraska REALTORS® Association
and as such is governed by its Code of Ethics and Rules and Regulations.



FARM, RANCH or LAND PURCHASE AGREEMENT

Real Estate Solutions Team 401 W. Norfolk Avenue, Norfolk, NE 68701 **June 11, 2025**
(Firm and address) (date)

Agency Confirmation: The following agency relationship(s) are hereby confirmed for this transaction.

Agent: Charlotte Easland #20160142
of Real Estate Solutions Team (company)
(402)750-3340 (agent's cell)

Is the agent of: Seller exclusively Buyer exclusively both the Buyer and Seller (Limited Dual Agent)

Agent: _____
of _____ (company)
_____ (agent's cell)

Is the agent of: Seller exclusively Buyer exclusively both the Buyer and Seller (Limited Dual Agent)

The undersigned, as Buyer, agrees to purchase the following property on the following terms:

1. Address: 910 Brookdale Drive, Wayne, NE 68787

2. Legal Description: TBD

with all mineral rights; with all water rights. Seller reserves all mineral rights; Seller reserves all water rights.

3. Personal Property. The purchase price includes all fixtures permanently attached to the real estate including wind mills, well pumps, fencing, etc. The personal property to be included is as follows:
NA

4. Price and Financial Terms. Buyer agrees to pay \$ 12,000.00 , allocated \$ 12,000.00 for land and buildings and \$ _____ for the personal property, on the following terms: an earnest money deposit of \$ 500.00 to be applied to the purchase price is paid herewith as shown by the receipt herein. If paid by check, it will be cashed upon acceptance. The earnest money will be transferred to: escrow agent or listing broker. Balance to be paid per the following paragraph(s): A.

A. Cash at Closing – No Financing Being Required: Balance of \$ 11,500.00 shall be paid in cash, or by certified or cashier's check at time of closing. Buyer to provide Seller a letter from a government regulated depository showing evidence of said funds within 7 calendar days of acceptance of this offer or this offer shall be null and void with the earnest money forfeited to the Seller.

B. Contingent Upon Loan: Balance of \$ _____ shall be paid in cash, or by certified or cashier's check at time of closing, contingent upon Buyer's ability to obtain a loan, to be secured by deed of trust, on above described Property in the amount of \$ _____ with terms providing for an initial interest rate not to exceed 0.000 % per annum if required, with a term of no less than _____ years. Buyer agrees to make application for the loan within 7 calendar days of acceptance of this offer, sign all papers, pay all costs, except as provided herein, and to establish escrow reserves for taxes and insurance if required by Lender. Buyer agrees to pay all loan fees, closing costs and prepaid items required by Lender. If the original loan application is denied, the Buyer authorizes and shall instruct the Lender to immediately notify in writing all real estate licensees involved in the transaction. Upon written notice of denial by the lender, this Purchase Agreement shall be void and the earnest money will be refunded to Buyer

(subject to paragraph 24) unless Seller and Buyer mutually agree in writing within five (5) calendar days from receipt of notification of loan denial that an additional loan application will be made or that additional loan information will be submitted to the original Lender. Seller shall have the right to cancel this after _____ calendar days from the acceptance of this Agreement, unless they have received either a non-contingent loan commitment or a loan commitment with all contingencies satisfied. In the event of Seller's cancellation, the earnest money (subject to paragraph 24) shall be returned to the Buyer.

5. Other Provisions. _____

6. Title. Seller agrees to convey marketable title to Buyer by warranty deed or _____ **none other** _____ free and clear of all liens, encumbrances, special assessments levied or assessed and subject to all easements and restrictions or covenants now of record. Buyer shall be furnished a current title insurance commitment before closing and a title insurance policy insuring good and marketable title. The cost of the title insurance shall be paid as follows:

- Title Insurance policy paid by: (select one) Seller Buyer Divided equally
- Lenders Policy paid by: (select one) Seller Buyer Divided equally
- Endorsements paid by: (select one) Seller Buyer Divided equally

Buyer selects _____ **Stewart Title** _____ as the title insurance company. Buyer agrees that should a valid title defect exist, Seller has a reasonable time to correct said defect, not to exceed 30 calendar days from the date of the title commitment. If the title defects are not cured within such time frame, the Buyer may declare this Agreement null and void, and be entitled to full return of the earnest money (subject to paragraph 24). Seller agrees to pay any assessments for items such as paving, curbing, sidewalk or utilities previously constructed, now under construction, or ordered to be constructed by public authority not yet assessed. The documentary stamp tax shall be paid by the Seller.

7. Tenancy. If checked, the property is sold subject to the rights of the existing tenant. Notice of termination of lease was given to the tenant on _____. Note: Written notice to terminate a lease (even an oral one) must be given before September 1 to terminate lease March 1 the following year. Rent shall be paid to Seller Buyer or prorated to date of closing.

8. Lead-Based Paint Disclosure. If checked, the house upon the property was built prior to 1978. Attached hereto is a statement, disclosure and acknowledgement regarding lead based paint which is incorporated herein by this reference.

9. Seller Property Condition Disclosure. This property is not used primarily for residential purposes. [or] Buyer acknowledges receipt of the Seller Property Condition Disclosure Statement dated _____

10. Condition of Property. This Agreement is based upon Buyer's personal inspection or investigation of Property and not upon any representation or warranties of condition by Seller or any Agent involved in this transaction. Buyer acknowledges he has been advised to make independent investigation. Buyer agrees to accept Property in its present condition AS IS, except as provided in this Agreement.

11. Inspections. (check one)

Buyer Waives All Inspections: Buyer accepts the property "AS IS". However, Buyer does not waive, release or relinquish any right or claim Buyer may have by reason of any misrepresentation or fraudulent concealment by Seller.

OR

Contingent Upon Inspection: This agreement is contingent upon Buyer's satisfaction of the property after the opportunity for inspections. Buyer, or any designee, at Buyer's expense (or as otherwise agreed), shall have the right to any inspections desired of the real estate and personal property to be sold hereunder on or before June 22, 2025 (date) (the "inspection deadline"). Buyer shall give written notice to the Seller of any unsatisfactory conditions of the property or rescission of this agreement on or before 3 days after the inspection deadline (the "rescission deadline"). If the Buyer fails to notify the Seller of any unsatisfactory conditions or rescission by such deadline, Buyer agrees to accept the property in its condition on the inspection deadline. If such a notice of unsatisfactory condition is received by the Seller as set forth above, this Agreement shall terminate 5 days after the rescission deadline (the "settlement deadline") unless Seller and Buyer have agreed to a settlement in writing or Buyer has waived such condition in writing.

Inspections may include, but are not limited to, the following: Well & Septic, Survey, Environmental Conditions, Crop Base and Farm Program participation.

By acceptance of this agreement Seller gives Buyer permission to review records of all farm programs of which this property participated and gives consent to the appropriate agency to release such information to the Buyer.

12. Access to Property. Seller shall provide reasonable access to Buyer, Buyer's inspectors or agents to timely fulfill this Agreement and to representatives of Buyer's lender to accommodate financing.

13. Crop Base. If this transaction divides an existing USDA farm, Seller and Buyer shall take all action required to have the USDA crop base fairly and equitably assigned and allocated to the Real Estate through the FSA office.

14. Agricultural Program Payments. If checked, the Seller receives Agricultural Program Payments related to this property. Seller shall receive all USDA, NRCS, or other agricultural program payments arising out of or related to the _____ crop and crop year and all prior years. Buyer shall receive all such payments in subsequent years.

15. Compliance with Law. Seller shall comply with all federal, state and local laws applicable to the sale or transfer of the property, including but not limited to installing smoke detectors and carbon monoxide detectors.

16. Maintenance/Repairs/Replacements Cost to Seller. Seller agrees to maintain the property in its condition on the date hereof until initial delivery of possession which maintenance shall include, but not be limited to: fixtures, fences, wells and pumps, the buildings, heating, air conditioning, water heater, sewer, plumbing, electrical system, underground sprinkler system, personal property, lawn care and snow removal.

17. Final Walk Through. Buyer shall have the right to make a final inspection of the property prior to closing to assure that all conditions of this Agreement have been met.

18. Responsibility of Insurance and Risk of Loss. Seller shall insure the property for fire, wind, hail, explosion, water or any other cause at no less than purchase price until closing. Risk of loss or damage to Property, prior to closing, shall be the responsibility of Seller. If prior to closing the structure on the Property is materially damaged, Seller shall immediately notify the Buyer in writing of the damage. Buyer, at Buyer's choice, may: 1) Rescind this Agreement OR 2) Take the property subject to the damage with the Seller paying to the Buyer the insurance proceeds and deductible for the restoration of the property or at a price discounted by the cost of restoration of the premises.

19. Real Estate Taxes and Prorations. Seller shall pay all taxes for the years prior to the year of closing. Taxes for the year of closing shall be paid by the party who receives the rents/harvest [or] prorated to date of closing. Prepaid utilities, propane or heating fuel, if any, shall be prorated to the date of closing. Taxes shall be prorated based upon the county assessor's valuation at the date of closing and the most recently certified mill levy.

20. Closing and Possession. The closing of the sale shall be on the 1st day of July 2025. Possession of Property shall given upon closing. This Agreement shall in no manner be construed to convey the Property or to give any right of possession.

21. Escrow Closing. Buyer and Seller agree that the closing of the sale may be handled by an escrow agent. If so, any broker holding the earnest money or other trust funds is authorized to transfer such items to the escrow agent. All documents and other items received by any broker in connection with the sale shall also be transferred to the escrow agent. After the transfer, a broker shall have no further responsibility or liability to Buyer or Seller to account for funds or preparation of documents in connection with the closing of the sale. Escrow agent will not be required to disburse funds, deliver or record any documents until it has received sufficient certified funds or equivalent and all terms of this Agreement have been satisfied. Escrow closing charges shall be equally divided between Buyer and Seller.

22. Compensation. In addition to any compensation offered by Seller's limited agent to Buyer's limited agent for cooperation, Buyer agrees to pay Buyer's agent compensation of \$ _____ at closing. If this compensation is paid by Buyer to buyer's agent, Seller and Buyer agree that buyer's agent, which may be the same as the Seller's agent, may collect compensation from both Seller and Buyer.

23. Counterparts, E-Mail, and Fax Transmission. This Agreement may be executed in one or more counterparts, each of which is deemed to be an original hereof, and all of which shall together constitute one and the same instrument. The facsimile or e-mail transmission of a signed copy hereof or any counter offer to the other party or their agent with confirmation of transmission shall constitute delivery. The parties agree to confirm delivery by mail or personal delivery of a signed copy to the other party or their agent.

24. Default, Rescission, Failure of Contingency or Termination. If Buyer defaults on the performance of this Agreement, Seller may, at Seller's option, retain the earnest money as liquidated damages for such failure, or utilize such other legal remedies as are available to Seller by reason of such failure. If this Agreement is void by failure of contingency or is rescinded or terminated by either party without fault as allowed hereby, each party shall bear their costs and the earnest money shall be refunded to the Buyer.

25. Do Not Call Provision. Seller and Buyer authorize telephone, facsimile and other electronic means of contact by individuals on behalf of the Seller's broker and Buyer's broker, if different, as well as other service providers in the transaction.

26. Addenda. The attached addenda shall be made a part of the Purchase Agreement. (List Addenda) _____

_____ (Seller _____ / _____ Buyer  / _____)

27. Acceptance Date. This offer shall expire on June 25, 2025 (date) at 5:00 o'clock pm (hour in the time zone of the office of the Seller's agent) and be automatically null and void unless prior to the time of expiration, Seller's written acceptance is delivered to the Buyer's limited agent or their Broker's office or the Buyer.

28. Mediation and Arbitration. [If checked]

- (a) **Disputes.** The term "Dispute" shall include, without limitation, any controversy, complaint, dispute, claim or disagreement relating to or arising out of the brokerage relationship or the construction, interpretation, enforcement, or breach of the terms of this Agreement or any actions of the parties or their agents in the sale and purchase of the described property including claims of misrepresentation and claims under §21-2120 (Seller Property Condition Disclosure) of the Nebraska Revised Statutes.
- (b) **Mediation.** In the event of any Dispute, any party to the Dispute may seek non-binding mediation in an attempt to resolve the Dispute by giving 15 days written notice of a request for such mediation to all other parties to the Dispute. The request for mediation must be made within 360 days after the party making the request knew, or exercising reasonable diligence and care, should have known, of the Dispute. In no case shall such request be made after the statute of limitations on a civil suit based on the Dispute would have run. Such mediation shall be held in Nebraska. Such mediation may be administered by the American Arbitration Association and shall be conducted according to the American Arbitration Association's Commercial Rules-Real Estate Industry Arbitration Rules (Including a Mediation Alternative) or such other mediation service versed in real estate practices of the locality.
- (c) **Arbitration.** Any Dispute that is not resolved by informal settlement or mediation shall be resolved exclusively by binding arbitration. Such arbitration shall be held in Nebraska. Such arbitration may be administered by the American Arbitration Association or such other arbitration provider agreed to by the parties. It shall be conducted according to the American Arbitration Association's Commercial Rules-Real Estate Industry Arbitration Rules (Including a Mediation Alternative). The arbiter(s) shall apply Nebraska substantive and procedural law to the arbitration proceeding. Arbitration shall be commenced by written demand made by any one or more of the parties to the Dispute given to all other parties to the Dispute. The demand for arbitration must be in writing and must be given by personal delivery or certified mail, return receipt requested, within 360 days after the party making the demand knew, or exercising reasonable diligence and care, should have known, of the Dispute. Notwithstanding the previous sentence, in the case that the parties unsuccessfully attempt mediation to resolve a Dispute, the demand for arbitration shall be made within 60 days of the final mediation session. However, in no case shall such demand be made after the statute of limitations on a civil suit based on the Dispute would have run. The prevailing party shall be entitled to costs and fees of the arbitration and, in the discretion of the arbitrator who shall take into account the relative merits of the opponent's case, the arbiter may award attorney's fees to the prevailing party. In determining prevailing party, prevailing party shall be that party for whom the result most closely, in the arbiter's opinion, resembles that party's last offer for settlement of the controversy.
- (d) **Provisional Remedies.** The filing of a judicial action to enable the reporting of a notice of pending action, for order of attachment, receivership, injunction, or other like provisional remedies, shall not constitute a waiver of mediation or arbitration under this provision, nor shall it constitute a breach of the duty to arbitrate.
- (e) **Exclusions.** The terms of paragraph 28 shall not apply to:
 - (1) The filing or enforcement of a construction or similar lien including a commercial broker's lien.
 - (2) Any complaint of violation of the Code of Ethics of the National Association of REALTORS®;
 - (3) Foreclosure or other action or proceeding to enforce a deed of trust, mortgage or land contract; or
 - (4) An action filed and held in "Small Claims Court" as defined in Neb. Rev. Stat. 25-2801 to 25-2804, provided, however, any attempt to transfer a matter filed in small claims court to county court shall be subject to paragraph 28.

(f) **Waiver.** BY SIGNING THIS PURCHASE AGREEMENT, THE PARTIES AGREE THAT EVERY DISPUTE DESCRIBED ABOVE THAT IS NOT RESOLVED BY INFORMAL SETTLEMENT OR MEDIATION WILL BE DECIDED EXCLUSIVELY BY ARBITRATION AND THAT ANY ARBITRATION DECISION WILL BE FINAL AND BINDING. THE PARTIES AGREE THAT THEY WILL RECEIVE ALL THE RIGHTS AND BENEFITS OF ARBITRATION, BUT ARE GIVING UP RIGHTS THEY MIGHT HAVE TO LITIGATE THOSE CLAIMS AND DISPUTES IN A COURT OR JURY TRIAL, OR TO PARTICIPATE AS A REPRESENTATIVE OR MEMBER OF ANY CLASS OF CLAIMANTS IN CONNECTION WITH ANY SUCH DISPUTES. NO PARTY TO THIS AGREEMENT SHALL BE ENTITLED TO JOIN OR CONSOLIDATE DISPUTES BY OR AGAINST OTHERS IN ANY ARBITRATION, OR TO INCLUDE IN ANY ARBITRATION ANY DISPUTE AS A REPRESENTATIVE OR MEMBER OF A CLASS, OR TO ACT IN ANY ARBITRATION IN THE INTEREST OF THE GENERAL PUBLIC OR IN ANY PRIVATE ATTORNEY GENERAL CAPACITY.

29. Entire Agreement. This document contains the entire Agreement of the parties and supersedes all prior Agreements or representations oral or written with respect to the Property which are not expressly set forth herein or incorporated herein by reference. This Agreement may be modified only in writing, signed and dated by both parties. All express representations and warranties shall survive closing. Both parties acknowledge that they have not relied on any statements of the real estate agent or broker which are not herein expressed. "Buyer" shall be one or more. "Seller" shall be one or more. Whenever required by context, singular shall include the plural, the plural the singular, and one gender shall include all genders. Time is of the essence in this Agreement.

30. Authority to Sign. The undersigned Seller(s) and Buyer(s) each represent and warrant that they are duly empowered and/or authorized, whether individually, on behalf of any entity or as a fiduciary, to enter into this Purchase Agreement and create a valid and binding contract. Seller represents all parties required to transfer title to the Property are parties to this contract.

Buyer reserves the right to withdraw this Offer prior to acceptance. Withdrawal shall be complete if verbal notification of withdrawal is made to the Seller's Limited Agent or Broker of the Seller's Limited Agent or the Seller before the delivery of Seller's written acceptance.

IF PARAGRAPH 28 IS CHECKED, THIS CONTRACT CONTAINS AN ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES

BUYER ^{Authentisign}  DATE 06/11/2025
Sonrise Properties, LLC

BUYER _____ DATE _____

ADDRESS _____ ZIP _____ PHONE _____

NAMES FOR DEED: _____

Check one: JTWROS Tenants in common Other _____

Check one: Husband and Wife Single Person Other _____

RECEIPT FOR EARNEST MONEY

RECEIVED FROM: Sonrise Properties, LLC the sum of **\$500.00** by check cash other _____ to apply to the purchase price of the Property on terms and conditions as stated. In the event this offer is not accepted by the Seller of the Property within the time specified the earnest money shall be refunded.

REALTORS® By: _____

Complete *only one* of A, B or C below:

A: Acceptance of All Terms: Seller accepts all of the terms of the above Agreement and agrees to perform all of its terms.

IF PARAGRAPH 28 IS CHECKED, THIS CONTRACT CONTAINS AN ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES

Seller _____ Date _____

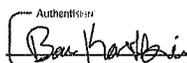
Seller _____ Date _____

B. Counter Offer #1 By Seller: In response to the above Purchase Agreement dated _____ for the sale of the Property, all of the terms and conditions of the Purchase Agreement are accepted and shall remain the same with the exception of the following:

This Counter Offer shall expire _____ (date), at _____ o'clock _____ (hour in the time zone of the office of the Seller's agent) and be automatically null and void unless, prior to the time of expiration, Buyer's written acceptance is delivered to the Seller's Limited Agent or their Broker's office or the Seller.

If this Counter Offer is accepted, the Purchase Agreement as amended by this Counter Offer shall become a contract between the parties.

Seller reserves the right to withdraw this Counter Offer prior to acceptance. Withdrawal shall be complete if verbal notification of withdrawal is made to the Buyer's Agent or Broker of the Buyer's Agent or Buyer before the delivery of Buyer's written acceptance.

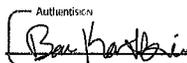
Seller Date Seller Date
 accept reject this Counter Offer _____ (date), at _____ o'clock _____
 06/11/2025
Buyer Date Buyer Date

C. Rejection: The foregoing offer is rejected

Seller Date Seller Date

RECEIPTS FOR FULLY EXECUTED PURCHASE AGREEMENT

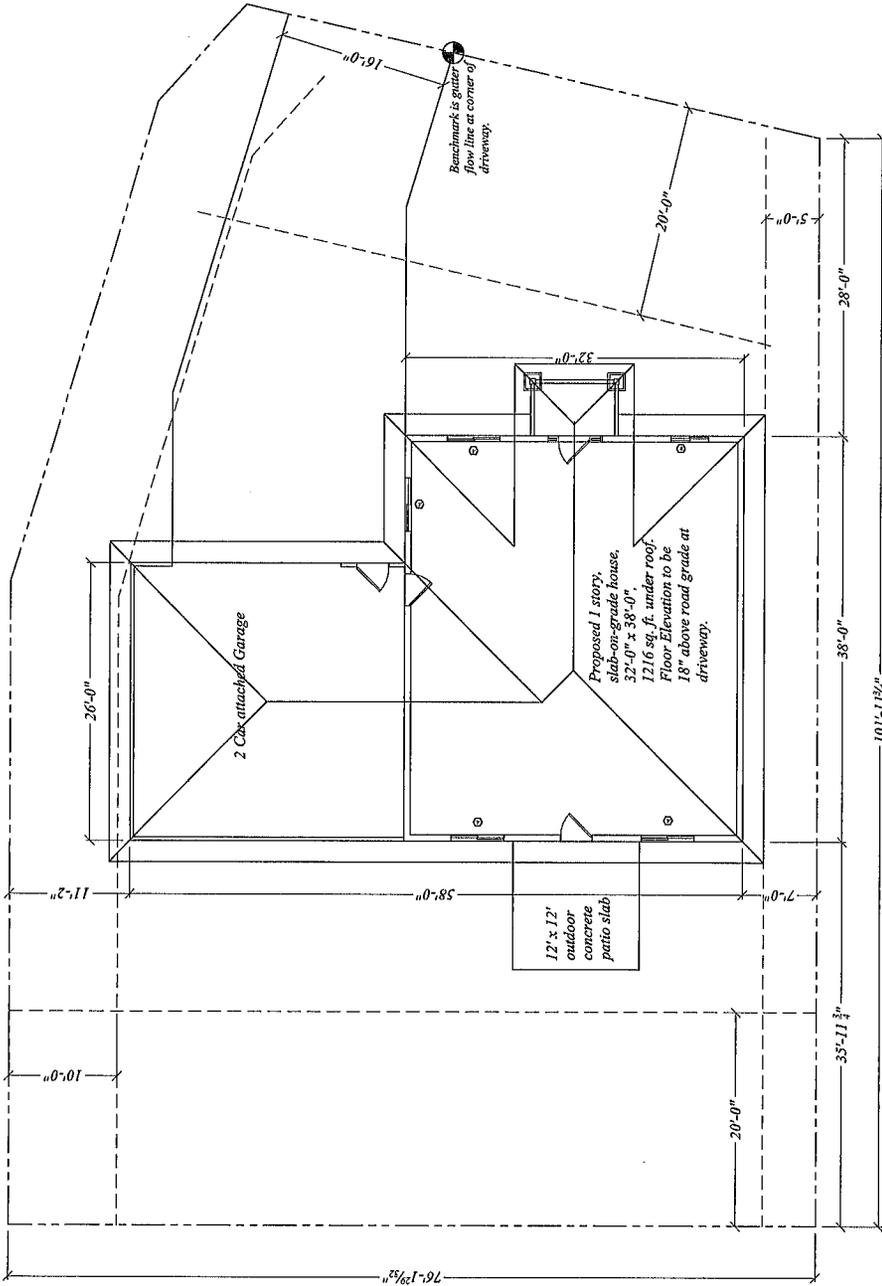
Buyer acknowledges receipt of executed copy of this Agreement.

 06/11/2025
(Buyer) Date (Buyer) Date
Sonrise Properties, LLC

Seller acknowledges receipt of executed copy of this Agreement.

(Seller) Date (Seller) Date

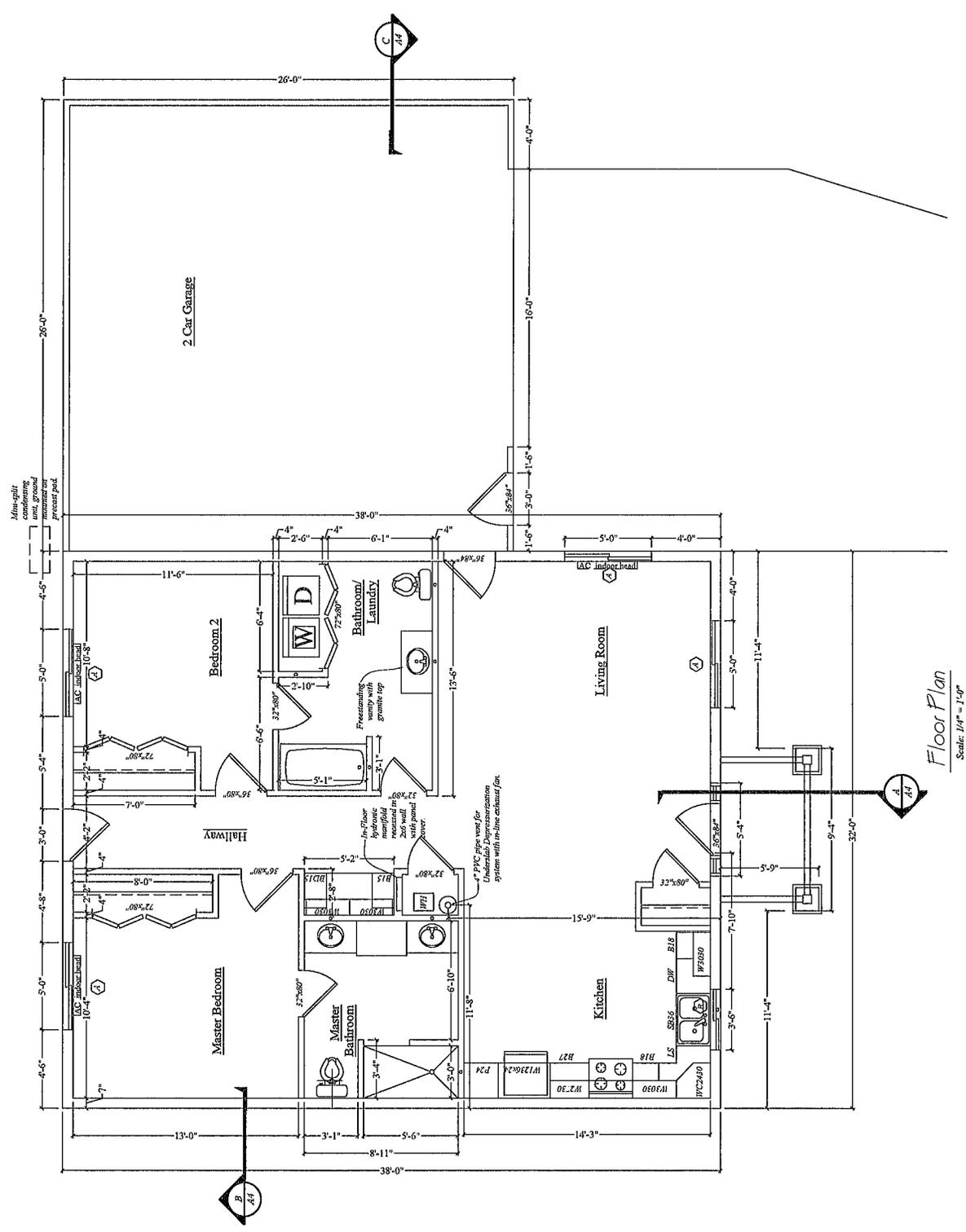
- General Notes:**
- All joistings shall bear on firm, undisturbed soil or clean fill compacted to 95% standard proctor.
 - Design Soil Pressure = 2000 psf, assumed, contractor to verify.
 - All concrete shall achieve a minimum compressive strength of 3000 psi @ 28 days unless noted otherwise on plans or details.
 - Perimeter footings shall be reinforced with two #5 rebar continuous, one 3" above bottom of footing, one 3" below top of slab. Rebar shall be lapped 18.75" minimum. Slab shall be reinforced with 6" x 6", 10 ga welded wire fabric rolls. Fabric shall be lapped a minimum of 6" in either direction. Reinforcing shall be pulled into location during placing of concrete. Chairs are not required.
 - Reinforcing steel shall be ASTM A-615 Grade 40 unless noted otherwise.
 - All exterior framing lumber shall be Douglas Fir, SPF, or Southern Pine, Grade 2 or Better with Fb >= 850 psi. Interior walls are designed as non-bearing wall and shall be non-structural Construction Grade lumber. Micro-Lam beams shall be as manufactured by "Truss Joist" or equal, Fb > 2450 psi, E > 1,800,000 psi.
 - Minimum Pre-Fabricated Roof Truss Design Loads to be:
 - Top Chord Live (Snow) Load = 40 psf*
 - Top Chord Dead Load = 10 psf*
 - Bottom Chord = 10 psf*
 - Total Load = 60 psf*
 - *Or as noted on approved roof truss plans and approved by Contractor/Owner and Permitting Agency
 - Bearing point of every truss to be tied down to top of wall with 2" Timber-Lok truss anchors or Simpson H3 anchors with 8 - SDS 3/4" x 1/2" screws into truss heel. All truss supports shall be on FFC's shall be as provided per the current N.E.C. All trusses shall be tapered where required by the current N.E.C.
 - Provide "Carbon Monoxide Alarm" within 10' of bedrooms.
 - An Active Under-slab Depressurization System shall be installed. See details on plans.



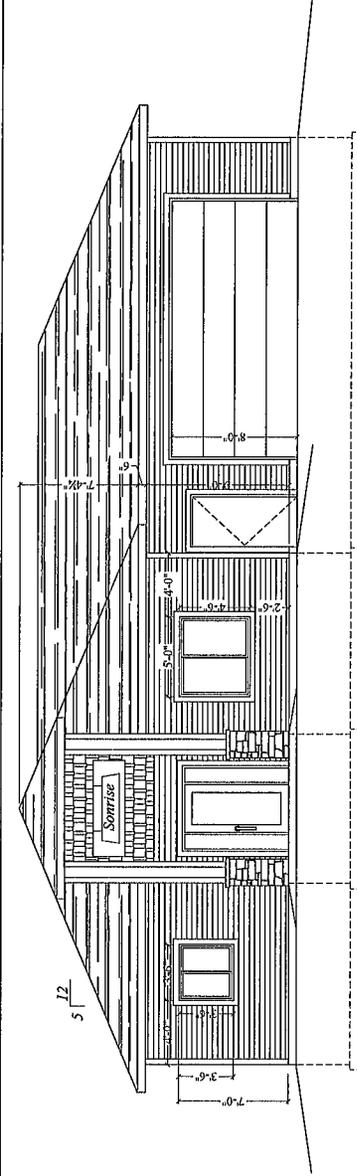
Site Layout
Scale: 1/8" = 1'-0"

DRAWING SCHEDULE		Sheet name when printed
SHEET	DESCRIPTION	DATE
A1	Site Layout	6/8/25
A2	Floor Plan	6/8/25
A3	Elevations & Specifications	6/8/25
A4	Sections	6/8/25
A5	Footings & Foundation Plan	6/8/25
A6	Roof Framing Plan	6/8/25
A7	Kitchen Cabinets & Window Schedule	6/8/25
E1	Electrical / Lighting Plan	6/8/25

Room Name	Square Footage
Hallway	112
Master Bedroom	124
Master Bathroom	105
Bedroom	172
Bathroom / Laundry	172
Living Room	352
Kitchen	156
Total Conditioned Area	1216 sq. ft.
2 Car Garage	676

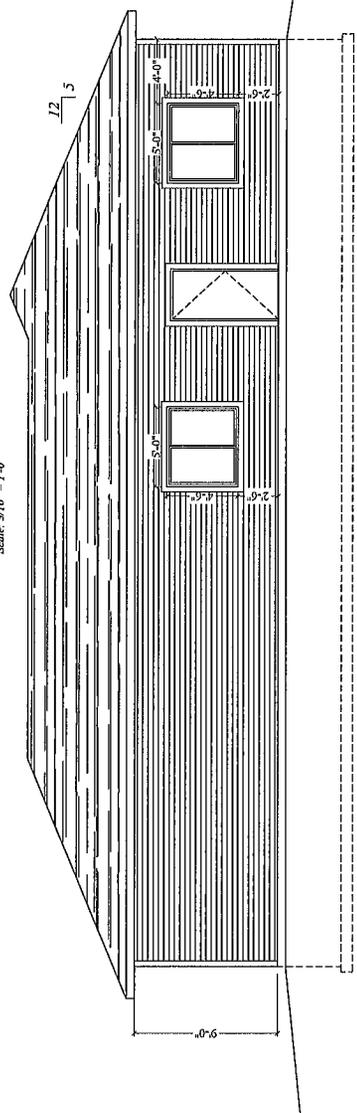


Floor Plan
 Scale: 1/4" = 1'-0"



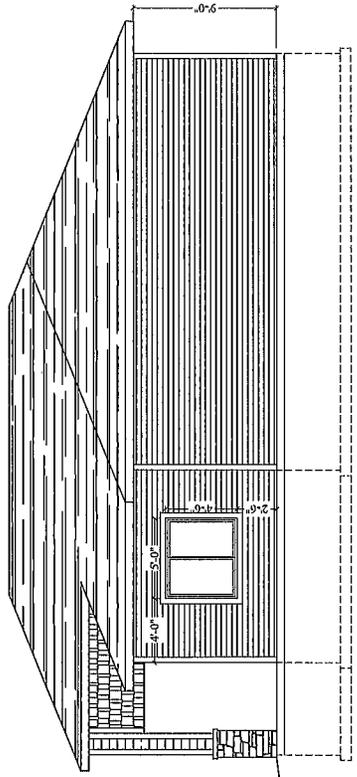
Front (East) Elevation

Scale: 3/16" = 1'-0"



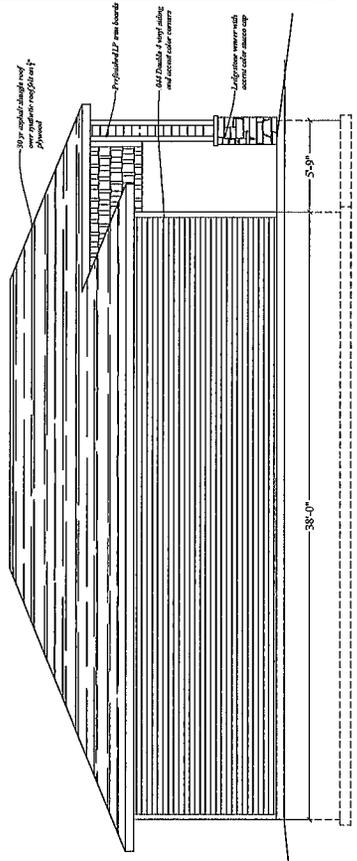
Back (West) Elevation

Scale: 3/16" = 1'-0"



North Elevation

Scale: 3/16" = 1'-0"



South Elevation

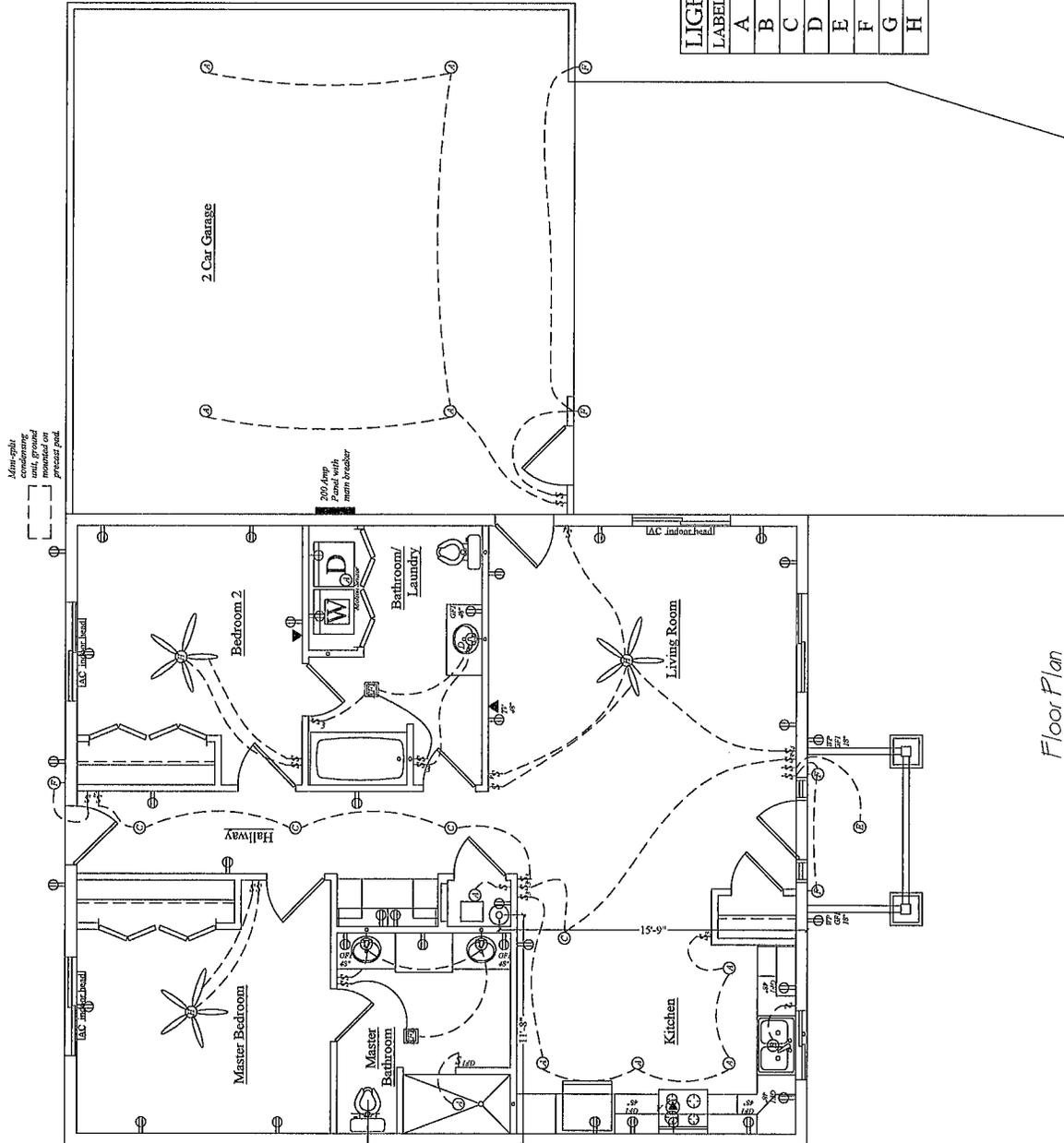
Scale: 3/16" = 1'-0"

Sheet	Architect	Scale	Project
A3	Brad Korlheim	3/16" = 1'-0"	Wayne, NE Spec House

Building Designs by Brad
Brad Korlheim, Designer
0126Sweden Blvd, Punta Gorda, FL 33922
Voice: 888-343-0211 Email: brad@bkd.com

Sonrise Properties, LLC
Wayne, NE Spec House
Corner of Brookdale Dr & Laporte Ave, Wayne, NE 68787

LABEL	DESCRIPTION
A	LED track light, flush surface, ceiling mounted, 65 watt equivalent, Halo model 652 D606838792R or equal.
B	Ceiling mounted pendant light, halogen or LED, 40 watt max. Similar to Altus model # 59671BL.
C	Ceiling mounted chandelier, 200 watt max. Similar to Bulb model # 59671BL.
D	Recessed vanity light, wall mounted, 3" - 6" watt max. Recreative LED bulbs, similar to Design House # 520320.
E	Entry light, ceiling mounted, 6" watt fluorescent fixture.
F	Extractor wall source with 1 medium base LED bulb, similar to Globe Electric model # 4602.
G	Not Used
H	Similar to Harbor Breeze, Monopoint, 52", ceiling fan with light kit. 1 candidate base LED light.



Floor Plan
 Scale: 1/4" = 1'-0"

**COMMUNITY REDEVELOPMENT AUTHORITY
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 FOUR-PLEX APARTMENTS REDEVELOPMENT PROJECT).

BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF WAYNE, NEBRASKA:

WHEREAS: The Mayor and Council of the City of Wayne, Nebraska (the "City"), upon the recommendation of the City Planning Commission (the "Planning Commission"), and in compliance with all public notice requirements imposed by the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the "Act"), has previously declared an area, including an area legally described on the attached Exhibit A (the "Redevelopment Area"), to be blighted and substandard and in need of redevelopment; and

WHEREAS: Pursuant to and in furtherance of the Act, a Redevelopment Plan (the "Redevelopment Plan"), has been prepared and submitted by the Redeveloper, in the form of the attached Exhibit B, for the purpose of redeveloping the Redevelopment Area; and

WHEREAS: Pursuant to the Redevelopment Plan, the Authority would agree to incur indebtedness and make a grant for the project specified in the Redevelopment Plan (the "Project"), in accordance with and as permitted by the Act; and

WHEREAS: Pursuant to Section 18-2113 of the Act, the Authority has conducted a cost benefit analysis of the Project (the "Cost Benefit Analysis"), which is attached to and a part of the Redevelopment Plan; and

WHEREAS: The Authority has made certain findings and has determined that it is in the best interests of the Authority and the City to approve the Redevelopment Plan, approve the Redevelopment Project, and approve the transactions contemplated by the Redevelopment Plan.

Resolved that:

1. The Authority determines that the proposed land uses and building requirements in the Redevelopment Plan for the Redevelopment Area are designed with the general purposes of accomplishing, and in conformance with the general plan of the City, a coordinated, adjusted, and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency in economy in the process of development; including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provisions for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of unsanitary or unsafe dwelling accommodations or conditions of blight.

2. In accordance with the Act, the Authority has conducted a Cost Benefit Analysis for the Project, which is incorporated into the Redevelopment Plan, and finds that the Project would not be economically feasible without the use of tax increment financing, the Project would not occur in the

Redevelopment Area without the use of tax increment financing and the costs and benefits of the Project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services, have been analyzed and have been found to be in the long term best interests of the community impacted by the Project. Documentation of the lack of economic feasibility has been provided by a return on investment analysis showing the return to be significantly below a reasonable rate of return to induce the investment.

3. In compliance with section 18-2114 of the Act, the Authority finds and determines as follows: a) the Redevelopment Area constituting the Redevelopment Project will not be acquired by the Authority and the Authority shall receive no proceeds from disposal to the Redeveloper; (b) the Developer has a signed Purchase Agreement for the purchase of the Redevelopment Area; (c) the estimated cost of acquiring and preparing the project site as described in the Redevelopment Plan and related costs exceed \$40,000.00 (d) the method of acquisition of the real estate was by private contract by the Redeveloper and not by condemnation; (e) the method of financing the Redevelopment Project shall be by issuance of tax increment revenue bond issued in the amount of \$40,000.00, and from additional funds provided by the Redeveloper and its lender; and (f) no families or businesses will be displaced as a result of the project.

4. The Authority recommends approval of the Redevelopment Plan, the Redevelopment Project, and the transactions contemplated in the Redevelopment Plan.

5. All prior resolutions of the Authority in conflict with the terms and provisions of this resolution are repealed to the extent of such conflicts.

6. This Resolution shall become effective immediately upon its adoption.

PASSED AND APPROVED this 24th day of June, 2025.

COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF
WAYNE, NEBRASKA.

BY _____
Chairperson

ATTESTED:

Secretary

Exhibit A
Legal Description of Redevelopment Project Area

Lot Ten, and the South One-Half of Lot Eleven, Block Eleven, North Addition to the City of Wayne, Wayne County, Nebraska

EXHIBIT B
REDEVELOPMENT PLAN

**CITY OF WAYNE
REDEVELOPMENT PLAN FOR THE SEBADE FOUR PLEX APARTMENTS
REDEVELOPMENT PROJECT**

I. INTRODUCTION.

The City of Wayne, Nebraska, recognizes that blight is a threat to the continued stability and vitality of the City as a focal point of business, financial, social, cultural and civic activity of the region, and a focus of community pride and achievement. Therefore, the City has initiated a program of revitalization with the goal of eliminating blighting influences in the City of Wayne. This redevelopment plan provides for the demolition of an existing 105 year old residence in a dilapidated state and construction of a four-unit apartment complex at 414 Nebraska Street in Wayne.

Sebade Housing, LLC, (the "Redeveloper") has acquired the property shown on Exhibit "A" and seeks to construct a four plex apartment building. Financing for the development is contingent on Tax Increment Financing to make this project a reality.

The Redeveloper seeks a public private partnership to redevelop real estate in the City that the City Council has declared substandard and blighted pursuant to the Nebraska Community Development Law (the "Act").

The Redevelopment Area subject to this Plan covers an area consisting of 11,250 square feet. The site previously is improved with a single-family residence.

To encourage private investment in the Redevelopment Area, this Plan has been prepared to set forth the **CITY OF WAYNE REDEVELOPMENT PLAN FOR THE SEBADE FOUR PLEX APARTMENTS REDEVELOPMENT PROJECT** ("Redevelopment Project"), which is considered to be of the highest priority in accomplishing the goal of revitalizing and strengthening the Redevelopment Area.

II. EXISTING SITUATION.

This section of the Redevelopment Plan examines the existing conditions within the designated Redevelopment Area. This section is divided into the following subsections: existing land use, existing zoning, existing public improvements, and existing building condition/blighting influences.

A. Existing Land Use. The Redevelopment Area contains approximately 11,250 square feet and contains a dilapidated residence and separate detached garage. This use is shown on Exhibit "B".

B. Existing Zoning. The Community Redevelopment Area is zoned R-3. This zone allows for development of the project as a conditional use as part of the building permit process.

C. Existing Public Improvements. The Redevelopment Area is a corner lot adjacent to paved streets, potable water and sanitary sewer mains and appropriate storm water drainage.

D. Existing Building Conditions. The Redevelopment Area was declared blighted and substandard as part of a larger area pursuant to the Act.

III. FUTURE SITUATION.

This section of the Redevelopment Plan examines the future conditions within the Community Redevelopment Area. This section is divided into the following subsections:

- A. Proposed Land Use Plan
- B. Conformance with the Comprehensive Plan; Conformance with the Community Development Law Declarations
- C. Relationship to Local Objectives
- D. Building Requirements and Standards after Redevelopment
- E. Proposed Changes and Actions
- F. Cost-Benefit Analysis
- G. Proposed Cost and Financing
- H. Procedure for Changes in the Approved Redevelopment Plan

A. Proposed Land Use Plan. The land use plan for the Redevelopment Areas will change from single-family to multi-family. Exhibit "C" shows the site layout and elevation.

The Redevelopment Authority intends to negotiate a specific redevelopment agreement with the Redeveloper, outlining the proposed Redevelopment Project. The written redevelopment agreement will include a Redevelopment Project description, specific funding arrangements, and specific covenants and responsibilities of the Community Redevelopment Authority and the Redeveloper to implement the Redevelopment Project.

B. Conformance with the Comprehensive Plan; Conformance with the Community Development Law Declarations. In accordance with the Act, the Plan described in this document has been designed to conform to the 2017 Comprehensive Development Plan for the City of Wayne ("Comp Plan"). By approval of this Plan, the City Council finds that this Plan is feasible and in conformity with the general plan for the development of the City as a whole and the plan is in conformity with the legislative declarations and determinations set forth in the Community Development Law. This finding is documented by a determination that the Act provides for rehabilitation of structures in a blighted area; that the redevelopment area is subject to deterioration, has an assessed value of approximately \$70,910 and will entice more than a \$400,000 investment and provide needed apartments targeted to local workforce participants.

C. Relationship to Local Objectives. The proposed Redevelopment Area lies within the boundary described on attached Exhibit "A". The Redeveloper will apply for a conditional use permit as part of the building permit process to allow for the implementation of this redevelopment project. This Plan has been developed on the basis of the goals, policies and

actions adopted by the City for the community as a whole. General goals, policies and actions relating to the community as a whole and for the Redevelopment Area will be set forth in the Comp Plan and zoning regulations.

D. Building Requirements and Redevelopment Standards. The redevelopment of the Redevelopment Area should generally achieve the following requirements and standards:

1. Population Density. There is one dwelling unit currently located within the Redevelopment Area. The population will increase consistent with occupancy for the four planned apartments.

2. Land Coverage and Building Density. This Plan will increase site coverage as shown on exhibit "C".

3. General Environment. Provide for the redevelopment and rehabilitation of the site and construction of apartments with angled street parking.

4. Building Heights and Massing. Building heights and massing will be consistent with zoning standards.

5. Circulation, Access and Parking. Provide for vehicular access for the Redevelopment Area in a manner consistent with the needs of the development and the community.

Provide for an adequate supply of appropriately located parking in accordance with applicable zoning district regulations

E. Proposed Changes and Actions. The Redevelopment Area will transition from a single-family home to a four-plex apartment building. This section describes the proposed changes needed, if any, to the zoning ordinances or maps, street layouts, street levels or grades, building codes and ordinances, and actions to be taken to implement this Plan.

1. Zoning, Building Codes and Ordinances. The Redevelopment Area is zoned R-3. A conditional use permit will be approved as part of the building permit issuance allowing for the apartment construction. No additional changes to the City's Zoning Ordinances, Building Codes, or other local ordinances are contemplated to implement this Redevelopment Plan.

2. Traffic Flow, Street Layout and Street Grades. No changes will be required for traffic control or street layout.

3. Public Redevelopments, Improvements, Facilities, Utilities and Rehabilitations. No additional public facilities will be required to support the redevelopment project.

4. Site Preparation and Demolition. Site preparation and demolition will be required.

5. Private Redevelopment, Improvements, Facilities and Rehabilitation. The private improvements anticipated within the Redevelopment Area include the building construction of apartments and paved parking.

6. Open Spaces, Pedestrian ways, Landscaping, Lighting, Parking. The proposed site plan and private sector improvements will comply with the City's minimum open space, pedestrian way, landscaping, lighting, and parking standards as defined in the Zoning and Subdivision Ordinances, Building Codes or other local ordinances. In addition, the City may elect to require additional standards in these areas as described in a written redevelopment agreement in order to help remove blight and substandard conditions

F. Cost-Benefit Analysis. A Redevelopment Project TIF Statutory Cost Benefit Analysis ("Cost-Benefit Analysis") is required to be prepared by the Redevelopment Authority prior to submission of this Plan to the City Council. The Cost-Benefit Analysis must comply with the requirements of the Act in analyzing the costs and benefits of the Redevelopment Project, including costs and benefits to the economy of the community and the demand for public and private services. The Cost-Benefit Analysis is set forth on Exhibit "D".

G. Proposed Costs and Financing; Statements. The Authority will negotiate with the Redeveloper of the Redevelopment Area on a specific written redevelopment agreement. The written redevelopment agreement would include a site plan, project description, and specific Tax Increment Financing arrangements.

The sources and uses of funds for the project are shown below:

Description	TIF Eligible Expenses
Site purchase	\$40,710
Sidewalks & streets	\$ 7,000
Site Preparation	\$ 3,000
Demolition	\$10,450
Utility extension	\$ 5,500
<u>CRA legal</u>	<u>\$ 8,500</u>
TOTAL	\$75,160

The Redeveloper seeks the issuance of a tax increment revenue bond in the amount of \$71,660. However, the current estimated TIF proceeds are \$40,500 at an interest rate of 7%. TIF proceeds will be used to reimburse a portion of eligible costs. The Redeveloper plans to obtain financing for approximately \$325,000 and provide equity for the remainder of the costs.

Total project costs are estimated at \$475,160. The estimated assessed valuation at completion is \$385,000.

The Redevelopment Authority will not fund improvements that exceed the amount of funds available from tax-increment financing indebtedness.

Any ad valorem tax levied upon the real property in a Redevelopment Project for the benefit of any public body shall be divided, for a period not to exceed fifteen (15) years after the effective date established in the redevelopment agreement. Said taxes shall be divided as follows:

a. That portion of the ad valorem tax which is produced by the levy at the rate fixed each year by or for each such public body upon the Redevelopment Project valuation shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body; and

b. That portion of the ad valorem tax on real property in the Redevelopment Project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the authority to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such authority for financing or refinancing, in whole or in part, a Redevelopment Project. When such bonds, loans, notes, advances of money, or indebtedness, including interest and premiums due, have been paid, the authority shall so notify the county assessor and county treasurer and all ad valorem taxes upon taxable real property in such a Redevelopment Project shall be paid into the funds of the respective public bodies.

The Redevelopment Project is within the corporate boundaries of the City.

Because the Plan proposes to use tax-increment financing funds as authorized in §18-2147 of the Act, the Authority and City Council, in approving this Plan find as follows:

a. the Redevelopment Project in the Plan would not be economically feasible without the use of tax-increment financing; [documentation of this finding is provided by correspondence from the Redeveloper's lender indicating that loans for the Redevelopment Project are contingent on receiving tax increment financing as proposed in this plan.]

b. the Redevelopment Project would not occur in the Redevelopment Area without the use of tax-increment financing; and

c. the costs and benefits of the Redevelopment Project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed by the governing body and been found to be in the long-term best interest of the community impacted by the Redevelopment Project. This project is consistent with the legislative findings of the Community Development Law in that the project demolishes a structure that has exceeded its useful life and replaces it with new housing.

H. Procedure for Changes in the Approved Redevelopment Plan. If the City of Wayne desires to significantly modify this Plan, it may do so after holding a public hearing on the proposed change in accordance with applicable state and local laws. A redevelopment plan which has not been approved by the governing body when recommended by the authority may again be recommended to it with any modifications deemed advisable. A redevelopment plan may be modified at any time by the Redevelopment Authority, provided, that if modified after the lease or sale of real property in the Redevelopment Area, the modification must be consented to by the redeveloper or redevelopers of such property or his successor, or their successors, in interest affected by the proposed modification. Where the proposed modification will substantially change the redevelopment plan as previously approved by the governing body the modification must similarly be approved by the governing body.

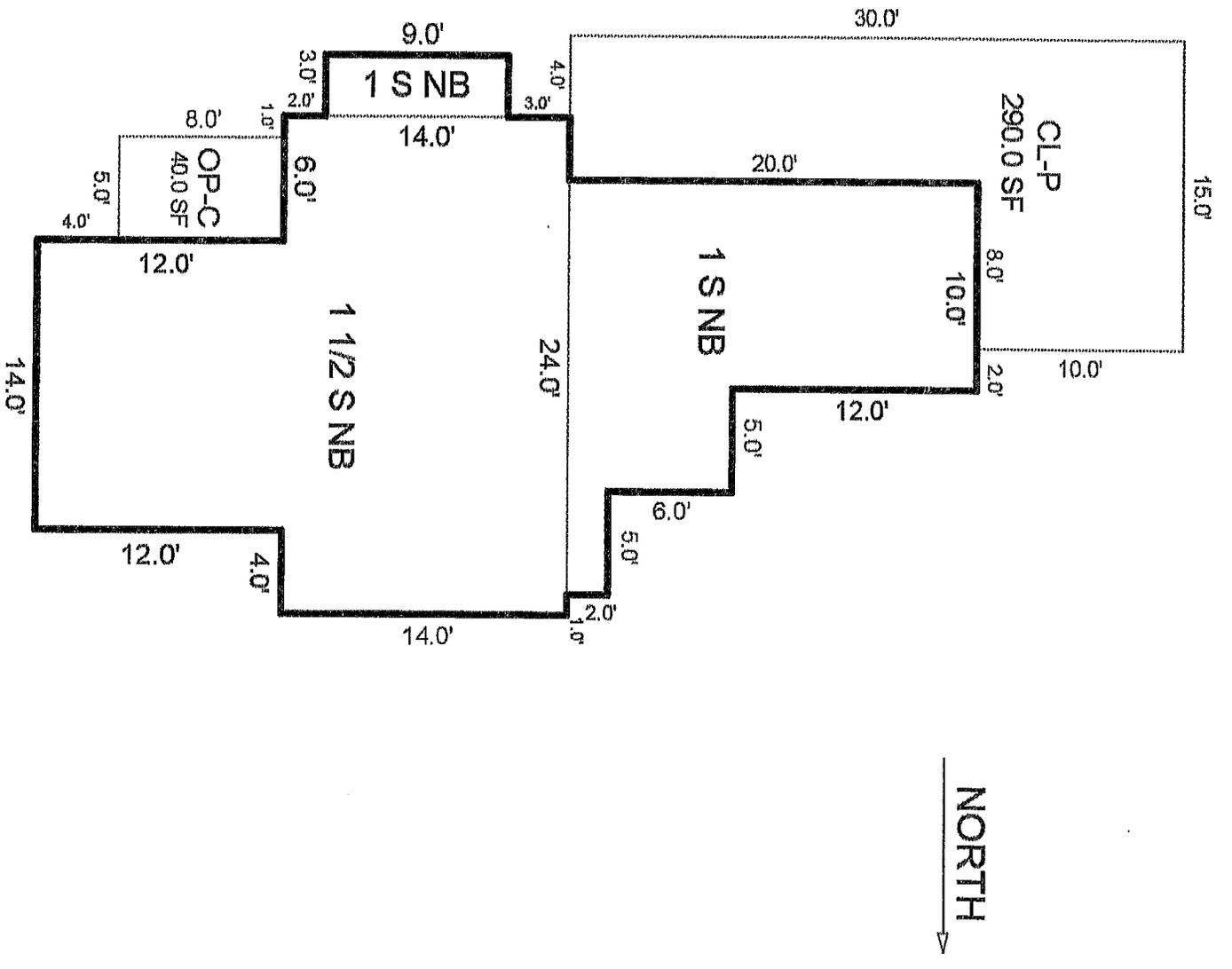
I. Relocation Expenditures. In the event that The Community Redevelopment Authority is required to relocate current tenants of the existing structures, the Authority will adopt rules and regulations pursuant to the Act. This Plan will not be implemented unless the Authority is reimbursed, by the redeveloper, in advance, for all estimated and actual costs incurred by the Authority, including professional fees required as a result of such relocation undertaking.

Exhibit "A"

Lot Ten (10) and the South one half of Lot Eleven (S ½ Lot 11) Block 11 North
Addition to the City of Wayne, Wayne County, Nebraska.

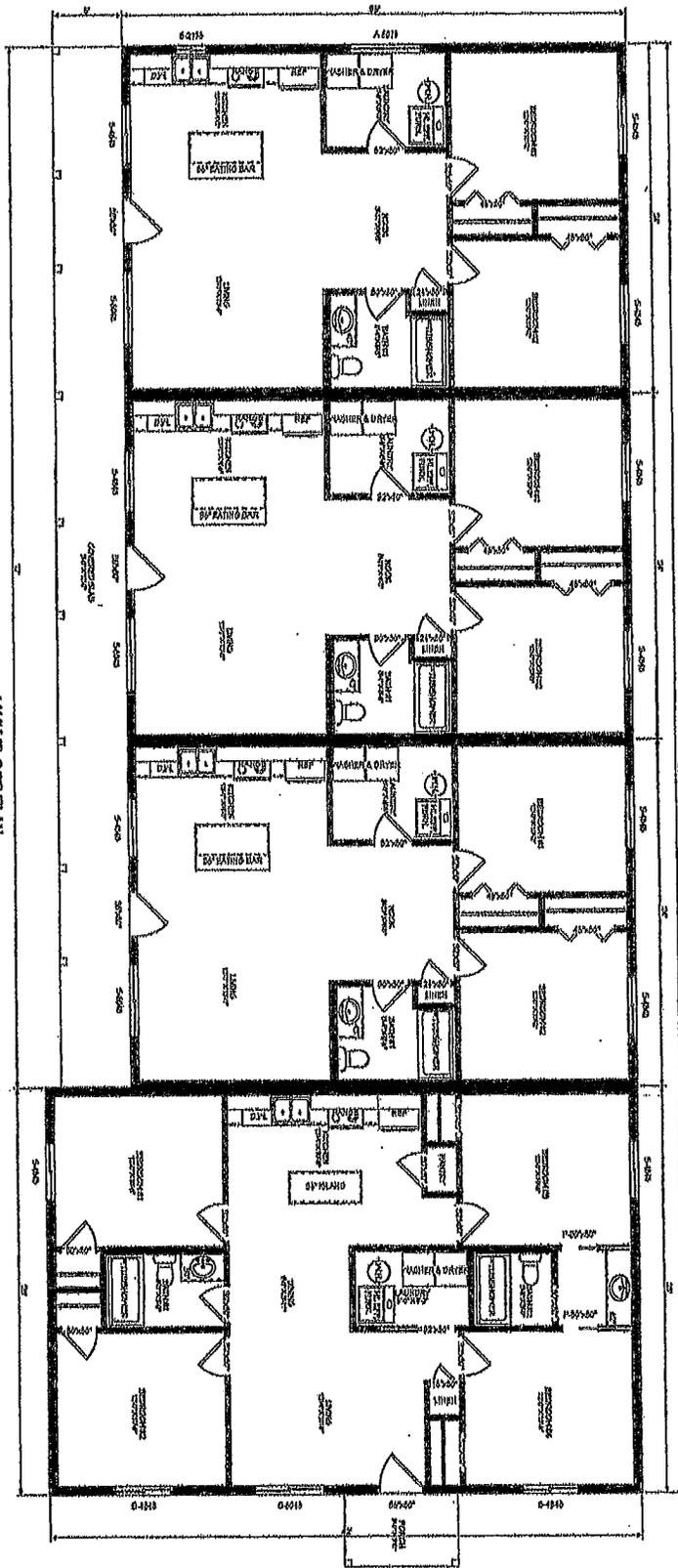
Exhibit "B"
Current Land Use Site Map

First Floor
781.0 SF
Second Floor
504.0 SF



NORTH
↓

Exhibit "C"
Future Land Use Map



2 BED UNIT
854 SQUARE FEET
8' MAIN FLOOR/WALLS

2 BED UNIT
854 SQUARE FEET
8' MAIN FLOOR/WALLS

2 BED UNIT
854 SQUARE FEET
8' MAIN FLOOR/WALLS

4 BED UNIT
1176 SQUARE FEET
8' MAIN FLOOR/WALLS

MAIN FLOOR PLAN
SCALE: 3/8" = 1'-0"
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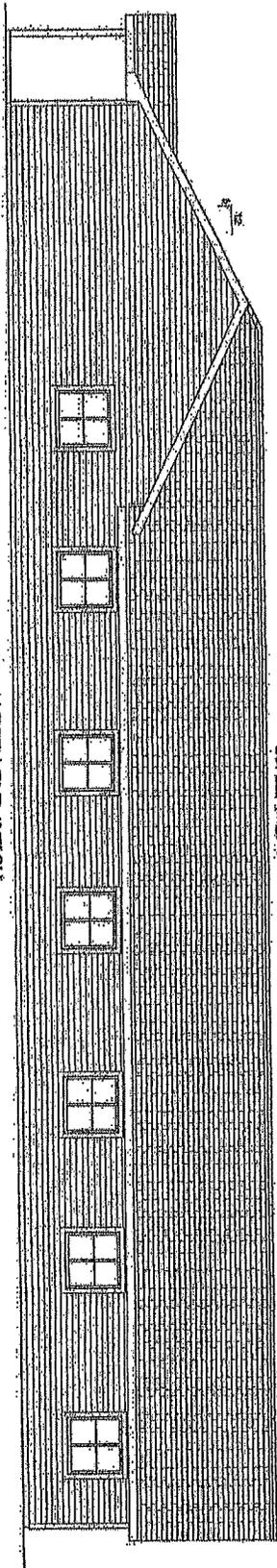
NO. 2

CJM TECHNOLOGIES
604 VINTAGE STREET - WYND, NJ 08017
201-261-0800

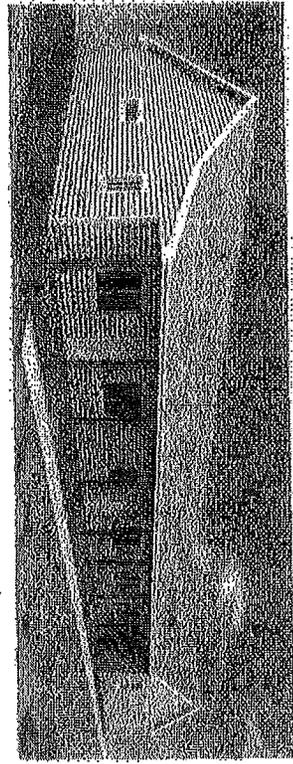
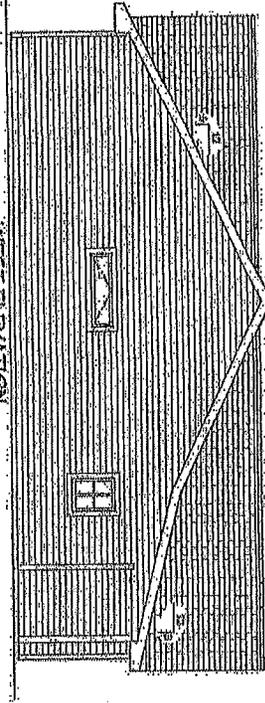
THESE PLANS HAVE BEEN PREPARED ACCORDING TO OUR OWN
APPLICATIONS AND PRESENT ALL RIGHTS RESERVED TO THE OWNER.
A STRUCTURAL ARCHITECT HAS NOT BEEN IN CONSULTATION WITH
THIS PLAN, THEREFORE ALL STRUCTURAL SUPPORT AND
STRENGTH IS TO BE PROVIDED BY THE ARCHITECT'S OWN DESIGN.

CHAD BEBARD
414 NEBRASKA ST.

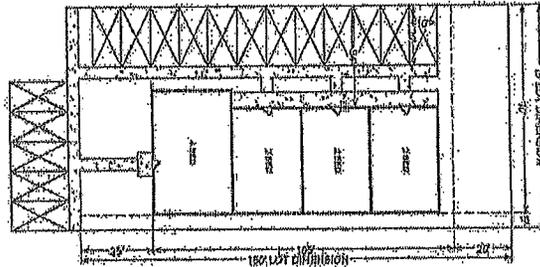
NORTH ELEVATION
SCALE: 1/8"=1'-0"



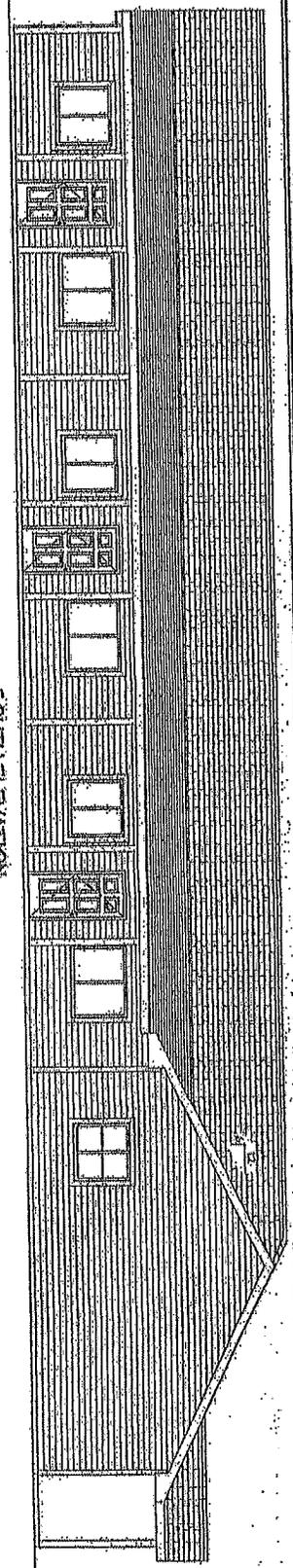
WEST ELEVATION
SCALE: 1/8"=1'-0"



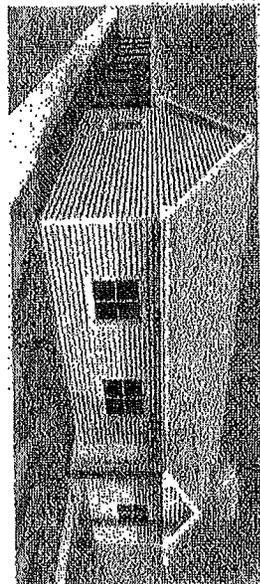
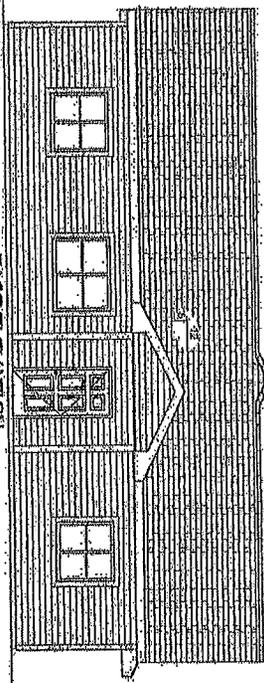
SITE LAYOUT
SCALE: 3/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"



DATE: 10/20/22
SCALE: 1/8"=1'-0"

CJH TECHNOLOGIES
304 WEST 2ND STREET, WYOMING, NE 68101
304.766.8888

THIS PLAN HAS BEEN PREPARED ACCORDING TO SWEEP, SPECIFICATIONS AND DRAWINGS BELONGING TO THE OWNER. A STRUCTURAL ARCHITECT HAS TO BE CONSULTED REGARDING THIS PLAN, THROUGH ALL UTILITY SUPPORT AND OTHER SERVICES BEFORE THE CONSTRUCTION OF THE PROJECT.

CHAD SEBADE
414 NEBRASKA ST.

Exhibit "D"
Statutory Cost Benefit Analysis

STATUTORY COST BENEFIT ANALYSIS

As authorized in the Nebraska Community Development Law, §18-2147, *Neb. Rev. Stat.* (2022), the City of Wayne has analyzed the costs and benefits of the proposed Sanctuary Apartments Redevelopment Project, including:

Project Sources and Uses. Approximately \$75,000 [\$40,500 in principal and \$34,500 in interest] in potential property tax receipts from tax increment financing provided by the Community Redevelopment Authority of the City of Wayne (the "Authority") is required to complete the proposed redevelopment. Such a TIF grant by the Authority will leverage an estimated \$434,660 in other investment and financing; an investment of \$5.79 for every dollar of tax increment financing.

Tax Shifts. The property to be redeveloped is anticipated to have a January 1, 2025, valuation of 70,910. Based on the 2024 levy of .0160%, this would result in a real property tax of approximately \$1,134. It is anticipated that the assessed value will increase by \$314,090 when the Project is completed. This will result in an increase in tax of approximately \$5,025 annually, based on the 2024 levy. The tax increment gained from this Redevelopment Project area would not be available for use by the taxing entities as general tax revenues but would be used to pay the TIF bonds issued to pay for eligible improvements to enable this project to be realized.

Estimated 2025 assessed value:	\$ 70,910
Estimated value after completion	\$ 385,000
Increment value	\$ 314,090
TIF bond issue	\$ 40,500

Public Infrastructure and Community Public Service Impacts. The Project requires no public infrastructure installation or public service costs. Fire and police protection are considered adequate and no additional personnel or equipment is contemplated.

Employment Within the Project Area. Employment within the Project Area is not expected to increase during apartment construction.

Employment in the City Outside the Project Area. No impact is contemplated.

Other Impacts. Additional housing will provide homes for new residents having a positive impact on the local economy.

Impacts on student populations. No significant student population increase is expected as a result of the redevelopment project.