

July 28, 2025

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, July 28, 2025, at 4:00 p.m. Chair Mike Powicki called the meeting to order with the following in attendance: Members Austyn Houser, Greg Ptacek, Mick Kemp, Jill Brodersen and Mark Lenihan, City Attorney Amy Miller, City Administrator Wes Blecke, and City Clerk Betty McGuire. Absent: Member Terry Sievers.

Chair Powicki welcomed new member, Mick Kemp, to the CRA.

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 Houser, to approve the minutes of the June 24, 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, the Chair declared the motion carried.

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

City of Wayne	
Eskens DPA Payment	\$100.00
Ads/Notices	\$62.13
Jennifer Sievers	
LOC Draw	
Builders Resource – Misc. construction supplies	\$988.09
Bomgaars – Construction items	\$139.35
Carhart – Countertop & furring strip	\$12,003.02
Ace Hardware – Misc. construction supplies	\$430.55
Menards – Shiplap & door	\$1,098.09

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.

Administrator Blecke advised the CRA that the Wayne City Council held a public hearing on the Redevelopment Plan of the “Sebade Four-Plex Apartments Redevelopment Project” – Sebade Housing, LLC, and approved a resolution recommending approval thereof.

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 “Sebade Four-Plex Apartments Redevelopment Project” – Sebade Housing, LLC. This is the final step in this process to obtain tax increment financing.

Chad and Cherry Sebade, representing Sebade Housing, LLC, were present to answer questions.

Chair Powicki introduced CRA Resolution No. 2025-5 and moved for its approval; Member Brodersen seconded.

CRA RESOLUTION NO. 2025-5

A RESOLUTION AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF A COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF WAYNE, NEBRASKA, TAX INCREMENT DEVELOPMENT REVENUE NOTE OR OTHER OBLIGATION, IN A PRINCIPAL AMOUNT NOT TO EXCEED \$40,500 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 SEBADE HOUSING FOUR PLEX APARTMENTS REDEVELOPMENT PROJECT AREA, SPECIFICALLY

INCLUDING SITE PURCHASE, PREPARATION, DEMOLITION, REHABILITATION, 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.

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.

The CRA reviewed the tax increment financing application of Robert (RJ) Liska, d/b/a Bright Fox Properties, LLC, for completeness and to make a determination as to whether or not the project is not financially feasible without tax increment financing.

RJ Liska was present to answer questions and reviewed the application with the CRA.

Administrator Blecke stated after staff reviewed the application, they had questions concerning the numbers, so he would like more discussion on that. He recommended the CRA table this action item until their next meeting. This would be the chance to provide feedback to Mr. Liska if you are or are not interested in the project with TIF.

Mr. Liska's initial TIF request was for \$296,000. The property to be improved is 401 Main Street. His goal is to restore the commercial building to better align aesthetically with the downtown, and update and rent the current homes on the property. The commercial building will have 2000 sq. ft. of modern office space, as well as two 1000 sq. ft. executive apartments.

Member Ptacek stated if the CRA would ever have a "war chest," he thought a project like this would be perfect to have a low interest loan available through the CRA.

Chair Powicki made a motion, which was seconded by Member Houser, to table action to forward the Tax Increment Financing Application of Bright Fox Properties, LLC, to the City's Tax Increment Financing Attorney for preparation of a Redevelopment Plan, Cost Benefit Analysis and Redevelopment Contract until the next meeting. 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.

Representatives from J & JR Construction, LLC, were present to explain what they would like to do with the property on 2nd/Logan/Nebraska Street. Because of some unforeseen family matters that have arisen, they were not able to make a formal proposal regarding the property at this meeting. They need to learn more about the zoning requirements and incentives that could be used by them for this project. No action was taken on the matter.

The CRA reviewed the proposed 2025-2026 budget. Beth Porter, Finance Director, was present to answer questions. This budget again includes a property tax allocation. The CRA is allowed to do, by State Statute, 2.6 cents per \$100 of the taxable valuation. The City has not received the valuations from the County yet. With a 6% assumed increase in property valuations, her estimate would give the CRA an allocation of approximately \$97,952. She will adjust the budget figures once the actual valuations come in. She noted the County retains a 2% commission fee.

The CRA has the following outstanding loans:

- Down payment assistance loans;
- A \$62,000, 0% interest loan with the City, of which repayment amounts of \$6,200 per year will be made for 10 years, starting this August;
- A \$1,000,000, .5% interest line of credit with the City, of which the current balance is \$302,000; and
- An outstanding line of credit with Tom and Jennifer Sievers that is owed to the CRA - \$188,000 as of this meeting.

The CRA budget hearing will be held on August 25, 2025, at or about 4:00 p.m.

The following Resolution would approve the request to be made to the City Council to levy taxes from its general fund to assist the Wayne Community Redevelopment Authority in

defraying its expenses. The request would be for the 2.6 cents per \$100 of the taxable value of real property within the City of Wayne.

Member Houser introduced Resolution No. 2025-6 and moved for its approval, Member Ptacek seconded.

RESOLUTION NO. 2025-6

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF WAYNE, NEBRASKA, APPROVING A REQUEST BE MADE TO THE CITY OF WAYNE, NEBRASKA, TO LEVY TAXES FROM ITS GENERAL FUND TO ASSIST THE COMMUNITY REDEVELOPMENT AUTHORITY IN DEFRAYING ITS EXPENSES.

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.

The CRA reviewed the blighted and substandard area designation map and historical information provided by City Clerk McGuire.

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)

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)
- 306 Pearl Street (old City Hall)

There being no further business to come before the CRA, Chair Powicki declared the meeting adjourned at 4:50 p.m.