

AGENDA
COMMUNITY REDEVELOPMENT AUTHORITY
CITY COUNCIL CHAMBERS
513 PEARL STREET
September 29, 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 August 25, 2025
3. Action to approve the Claims
4. Discussion and potential action for tax certificate purchase for 121 W 11th Street
5. Review of the Preliminary Application for Tax Increment Financing (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
6. Action to forward the Preliminary Application for Tax Increment Financing (Robert (RJ) Liska, d/b/a Bright Fox Properties, LLC) to the City's Tax Increment Financing Attorney for preparation of a Redevelopment Plan, Cost Benefit Analysis, and Redevelopment Contract
7. 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
8. Discussion on properties of interest
 - 409 Main Street (H&R Block)
 - 419 Main Street (Heikes Automotive)
 - 306 Pearl Street (City Hall)
9. Adjourn

NEXT MEETING IS SCHEDULED FOR MONDAY, OCTOBER 27, 2025

August 25, 2025

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, August 25, 2025, at 4:00 p.m. Chair Mike Powicki called the meeting to order with the following in attendance: Members Austyn Houser, Mick Kemp, and Jill Brodersen; City Attorney Amy Miller, City Administrator Wes Blecke, and City Clerk Betty McGuire. Absent: Members Mark Lenihan, Greg Ptacek, and Terry Sievers.

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 Houser made a motion, which was seconded by Member Brodersen, to approve the minutes of the July 28, 2025, meeting. Chair Powicki stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan, Ptacek and Sievers who were absent, the Chair declared the motion carried.

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

City of Wayne
Ads/Notices

\$114.19

Nameplate	\$11.70
Annual Loan Payment	\$6,200.00

Jennifer Sievers

LOC Draw	
Timberlyne – Pine	\$1,386.48
Bomgaars – Construction items & Water Heater	\$635.96
Jason Sears Flooring – Flooring	\$14,316.86
Ace Hardware – Paint	\$79.16
Menards – Shiplap & Metal Studs	\$1,012.86

Chair Powicki stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan, Ptacek and Sievers who were absent, the Chair declared the motion carried.

Tom and Jennifer Sievers were present to update the CRA on their 401 Chicago Street Housing Project. They may make a request to the CRA next month to extend their line of credit up to \$275,000.

Chair Powicki declared the time was at hand for the public hearing on the proposed FY2025-2026 CRA budget.

Beth Porter, Finance Director, presented the CRA budget. The fiscal year begins October 1, 2025. The total revenues proposed for the FY2025-2026 budget are \$1,519,778, with expenses of \$1,516,654. This includes all of the TIF projects. The CRA, again, passed a Resolution to make a request to the City Council to levy taxes from its general fund to assist the CRA in defraying its expenses. The request was for 2.6 cents per \$100 of the taxable value of real property within the City of Wayne. With this valuation, the same equates to a tax ask of \$103,096.50.

City Clerk McGuire had not received any communication for or against this public hearing.

There being no further comments, Chair Powicki closed the public hearing.

Because there was not 75% of the governing body present, no action could be taken on CRA Resolution 2025-7 approving the allowable 1% increase in the base limitation of the

restricted funds' budget for the 2025-2026 fiscal year. However, it was noted the CRA does not need this action.

Member Brodersen then introduced CRA Resolution No. 2025-8 and moved for its approval; Member Houser seconded.

CRA RESOLUTION NO. 2025-8

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF WAYNE, NEBRASKA, ADOPTING THE 2025-2026 BUDGET.

Chair Powicki stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan, Ptacek, and Sievers who were absent, the Chair declared the motion carried.

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:

- 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 4:39 p.m.

**City of Wayne
CRA Claims List**

September 29, 2025

9/2/2025	JN # 15193	City of Wayne Eskens DPA payment \$100.00	\$	100.00
9/29/2025	# 1609	City of Wayne Ads/notices \$189.61 Filing fee \$10.00	\$	199.61
9/29/2025	# 1610	Jennifer Sievers LOC Draw Klein Electric- Electric work \$10,552.91 Home Depot- Light fixtures \$1,964.88 Menards- Garbage disposer, faucets, paneling, doors, const. supplies \$3,306.61	\$	15,824.40
		Total	\$	16,124.01

CRA
BANK SUMMARY
CHECKING ACCOUNT
September 29, 2025

BALANCE 8/25/25 1,072.12

DEPOSITS:

Interest	15.46
Jimmy Johns rent Sept 2025	2,115.80
Aug 2025 taxes	23,436.35
Sievers LOC payment	314.00
Eskens DPA payment	100.00
Sale of Lot 56 Western Ridge	12,066.75

SUBTOTAL: 39,120.48

CLAIMS:

Claims Paid	16,124.01
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BOOK BALANCE as of 9/29/25 22,996.47

**CITY OF WAYNE, NEBRASKA
COMMUNITY REDEVELOPMENT AUTHORITY (CRA)
306 PEARL STREET, PO BOX 8 – WAYNE, NE 68787-0008**

**PRELIMINARY APPLICATION FOR TAX INCREMENT FINANCING
\$5,000 application fee**

PROJECT SCOPE:

1. Name of Developer: Bright Fox Properties LLC

If developer is a corporation, partnership, Limited Liability Company or other entity, please attach first page of articles showing exact business name.

Street Address: 1015 Lincoln Street #2 Wayne NE 68787

Mailing Address: 1015 Lincoln Street #2 Wayne NE 68787

Contact Person: Robert (RJ) Liska

Telephone No.: _____ Cell No. 402-369-4552

Fax No.: _____

Email: liskarj@gmail.com

Business structure: Limited Liability Corporation LLC

Owners: Robert (RJ) Liska

2. Briefly describe your proposed project: (description of business, number of employees, housing units, etc) (Attach information if necessary)

To revitalize 401 Main Street in Wayne NE. This multi-use commercial property is in the heart of downtown. The property has been for sale for more than 2 years and because of it's condition there has been only one other offer. The 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 square foot of modern office space as well as two 1000 saquare foot executive apartments. See Attachment A for further details.

3. Present ownership of the site and the legal description of the property you intend to improve? (Plat map if available)

Bright Fox Properties has an accepted purchase agreement contingent upon TIF funding for the properties located on lots 10, 11 and 12, Block 12 North Addition to the city of Wayne, Wayne County Nebraska. Current owner: Kathryn M. Becker. Realtor: White Farmhouse Realty, LLC. Purchase agreement can be provided upon request.

4. Physical description: (Attach drawings showing building layouts on the lots and the square footage for each structure.)

Please see attachment A & B

5. **Estimated Project Costs:**
Include Construction Proforma Statement

A) Land Acquisition Costs	\$ 240,000
B) Site Development (itemize)	
C) Building Cost	\$ 250,000
D) Equipment	
E) Architectural & Engineering Fees	\$ 5,000
F) Legal Fees	\$ 5,000
G) Financing Costs	
H) Broker Costs	
I) Demolition	\$ 50,000
J) Contingencies	\$ 30,000
Estimated total project Costs	\$ 580,000

6. Current Property Valuation \$ 317,655

7. Estimated Assessed Valuation at Completion \$ 500,000

8. Itemized Source of Financing (Sources and Uses spreadsheet):

a. Equity	\$ 51,500
b. Bank Loans	\$ 231,750
c. Tax Increment Financing	\$ 65,000
d. Other Sources	\$ 231,750

9. Name and address of architect, engineer, and general contractor:

Otte Construction – general contractor.

10. Has this property been declared blighted and substandard?

Yes

11. Are zoning changes required? If zoning is needed, an expected approval date.

No

12. Project Construction Schedule:

a. Construction start Date: *Fall 2025*

b. Completion Date: *Summer/Fall 2026*

c. If Phased Construction (which lots will be built on in which year):

Year _____/_____ % complete

Year _____/_____ % complete

13. Municipal Reference (if applicable). Please name any other municipality wherein the applicant, or other corporations the applicant has been involved with, has completed developments within the last five years.

Purchased an apartment building at 1015 Lincoln Street in Wayne and executing a phased renovation and updates of this property.

14. Have you received any other incentives from the State of Nebraska for this project? If yes, please explain.

No

TAX INCREMENT FINANCING REQUEST:

1. Describe Eligible Cost for Which Tax Increment Financing will be used.
(Include attachments if necessary):

Public Improvements	
Streets	
Water lines	
Sewer lines	
Sidewalks	\$ 1,000
Lighting	
Site Acquisition (Including all costs associated with acquisition)	\$ 60,000
Demolition	\$
Site Preparation (Dirt work, grading, & other work prior to construction of the project)	\$
Utilities extensions and hookups to foundation	\$
Private Streets	\$
Legal Fees	\$ 5,000
TOTAL AMOUNT OF TIF REQUESTED	\$65,000

Statement of Necessity for the desired use of Tax Increment Financing (TIF).

Without TIF funding the ability purchase and renovate this downtown property for modern commercial space and two apartments will not be doable.

Signature of Authorized Applicant	Date	City use Date Rcvd/Initials
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Printed Name of Applicant: Robert (RJ) Liska

Printed name of Business: Bright Fox Properties, LLC

This Document and its attachments are subject to state open records disclosure laws.

Documentation (copies of invoices and cancelled checks) of all TIF eligible expenses are required by the City of Wayne before any TIF Bonds are processed.

Attachment A:

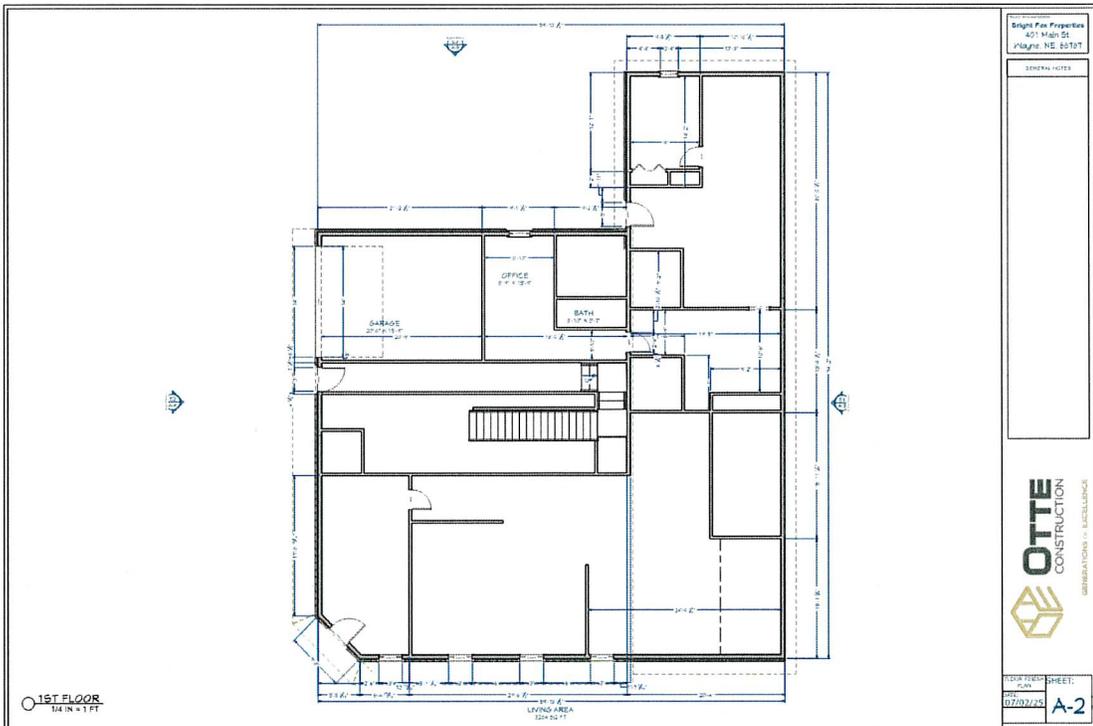


Project Name: Bright Fox Properties
 401 Main St
 Platte, NE 68701

GENERAL NOTES



FLOOR PLAN SHEET:
 DATE: 07/07/20
 A-1

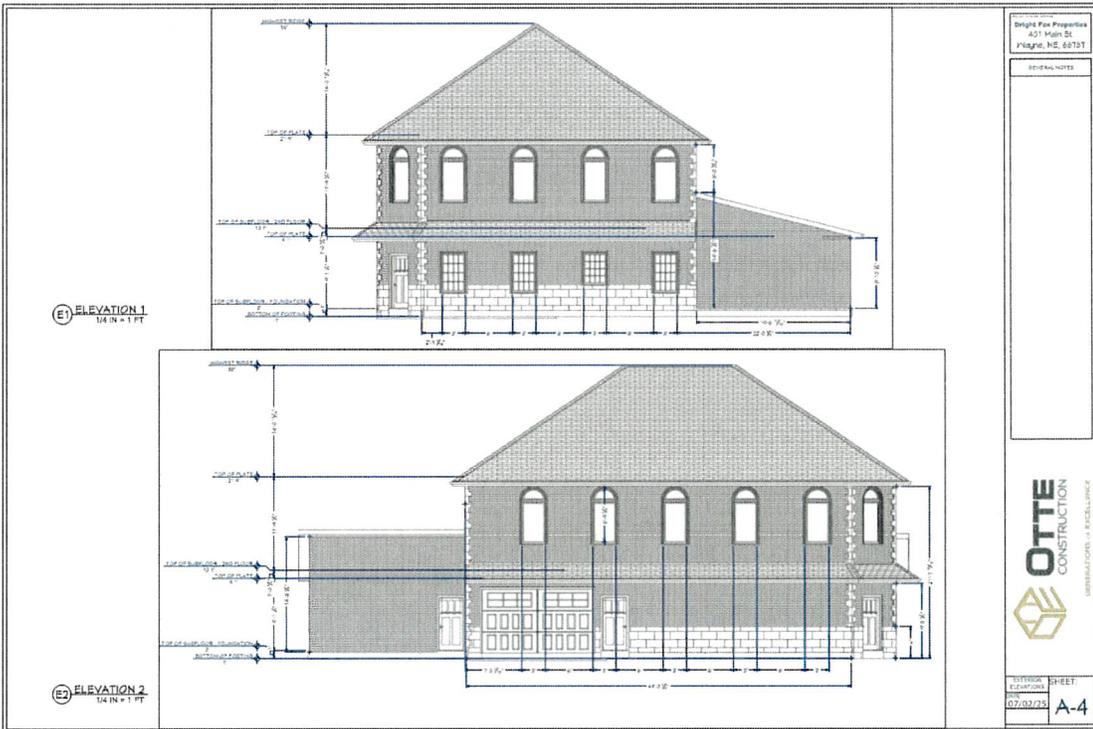
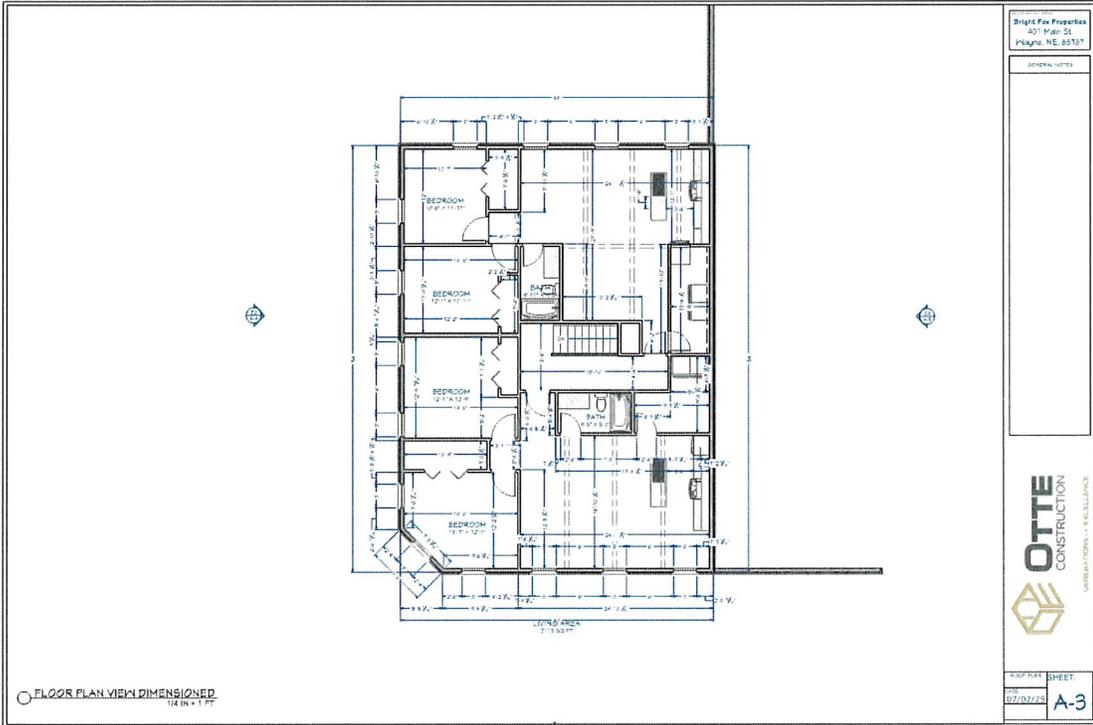


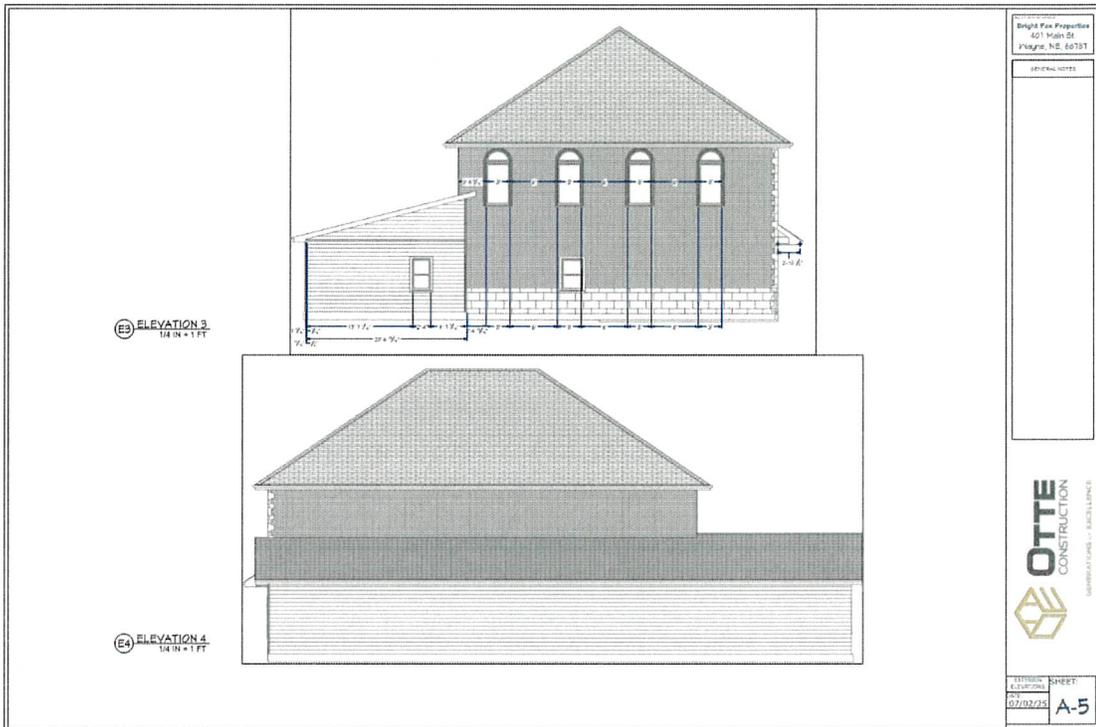
Project Name: Bright Fox Properties
 401 Main St
 Platte, NE 68701

GENERAL NOTES



FLOOR PLAN SHEET:
 DATE: 07/07/20
 A-2





Attachment B:

Current State: 401 Main Street

