

August 25, 2025

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Monday, 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.