

September 29, 2025

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Monday, September 29, 2025, at 4:00 p.m. Co-Chair Greg Ptacek called the meeting to order with the following in attendance: Members Mick Kemp, Jill Brodersen, Terry Sievers and Mark Lenihan; City Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Chair Mike Powicki and Member Austyn Houser.

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.

Co-Chair Ptacek 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 Lenihan, to approve the minutes of the August 25, 2025, meeting. Co-Chair Ptacek stated the motion, and the result of roll call being all Yeas, with the exception of Chair Powicki and Member Houser who were absent, the Co-Chair declared the motion carried.

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

City of Wayne  
Ads/Notices

\$189.61

Filing Fee	\$10.00
Eskens DPA payment	\$100.00

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

Co-Chair Ptacek stated the motion, and the result of roll call being all Yeas, with the exception of Chair Powicki and Member Houser who were absent, the Co-Chair declared the motion carried.

Attorney Miller brought the CRA up-to-date on the matter involving the property located at 121 W 11<sup>th</sup> Street. The City is to the point of receiving bids for demolishing the house and also obtaining a razing permit. However, before the County will sign off on the razing permit, the taxes need to be brought current. No one purchased the tax certificates at the time of the tax sale. Delinquent taxes as of this time are approximately \$1,200. The land is still getting taxed, but the house is not, because it has been declared uninhabitable.

When someone purchases a tax sale certificate, it accrues interest at the rate of 14%. If the CRA would purchase the tax sale certificates, this would allow the City to proceed to foreclose on the property when time, pay the tax sale certificates, plus the 14% interest, to the CRA. Anything over and above that goes towards the assessments/lines filed by the City. All liens on the property at that time would either be held by the City or the CRA.

If this is something the CRA would want to do, she would want to run it by the City Council first, because they will be the ones who will have to pay the 14% interest to the CRA at the point they foreclose on the property. If you make a motion to do this, she would ask that it be contingent upon City Council approval.

Member Brodersen made a motion, which was seconded by Member Lenihan, to buy the tax sale certificates for 121 W 11<sup>th</sup> Street, contingent upon City Council approval. Co-Chair

Ptacek stated the motion, and the result of roll call being all Yeas, with the exception of Chair Powicki and Member Brodersen who were absent, the Co-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.

Wes Blecke, City Administrator, stated this is the initial step in the process to prove that this project would not happen without tax increment financing.

Beth Porter, Finance Director, reviewed the steps in this process.

RJ Liska was present to answer questions.

Member Brodersen made a motion, which was seconded by Co-Chair Ptacek, to forward the Preliminary Application for Tax Increment Financing of 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.

Co-Chair Ptacek stated the motion, and the result of roll call being all Yeas, with the exception of Chair Powicki and Member Brodersen who were absent, the Co-Chair declared the motion carried.

No updates were given on the following properties owned by the CRA:

- 2<sup>nd</sup> and Logan/Nebraska Streets
- 717 and 721 Main Street
- 106 E 7<sup>th</sup> Street
- 13<sup>th</sup> and Main Street (old armory site)

No 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, Co-Chair Ptacek declared the meeting adjourned at 4:18 p.m.