

October 23, 2018

The Wayne Community Redevelopment Authority (CRA) met in special session in the north meeting room of the City Auditorium on Tuesday, October 23, 2018, at 4:00 o'clock p.m. Chair Jill Brodersen called the meeting to order with the following in attendance: Members Cale Giese, Mark Lenihan, Corby Schweers, and Randy Larson; City Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Members Jon Meyer and Nick Muir.

Notice of the convening meeting was given in advance by posting in three places on October 19, 2018, and a copy of the meeting notice and agenda were simultaneously given to the Chair and all members of the Community Redevelopment Authority. All proceedings hereafter shown were taken while the Authority convened in open session.

Chair Brodersen advised the public that a copy of the Open Meetings Act was located on the south wall of the north meeting room of the city auditorium 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.

The CRA discussed the counter-offer made from MZRB Properties, LLC (Mike McManigal) on the purchase of Lots 2, 3, 4, (Savidge Court); Lot 7 (Neihardt Avenue); and Lots 50 and 56 (Brookdale Drive), Western Ridge II Subdivision. Mr. McManigal's counter-offer was as follows:

- Lots 2, 3, and 4 - \$10,000 each
- Lot 7 – \$5,000
- Lot 50 - \$5,000 and 56 - \$7,500
- Upon the purchase and completion of all said lots, MZRB would receive a 25% refund of \$11,875.

Joel Hansen, Street & Planning Director, stated the pedestrian trail goes along the east side of Lots 2, 3, and 4. He believes the State of Nebraska is going to need a temporary construction easement when that trail is built, so he would ask that these sales be contingent upon the CRA granting the City a temporary construction easement before the CRA sells the same to Mr. McManigal.

After discussion, Member Giese made a motion, which was seconded by Member Schweers, to make a counter offer as follows to MZRB Properties, LLC: Lots 2, 3, 4 - \$11,000 each; Lot 56 - \$7,500; and Lots 7 and 50 - \$5,000 each, with a 25% discount on all of the lots, with the exception of the \$5,000 lots, for a total of \$40,375 after the 25% discount. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer and Muir who were absent, the Chair declared the motion carried.

Mr. McManigal stated he would let Administrator Blecke know his decision on this counter-offer by the end of the week.

Member Giese made a motion, which was seconded by Member Schweers, to enter into executive session to protect the public interest to discuss the sale of real estate, and to allow Attorney Miller, City Administrator Blecke, City Clerk McGuire, Finance Director Beth Porter, and Street & Planning Director Joel Hansen to be in attendance. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer and Muir who were absent, the Chair declared the motion carried, and executive session began at 4:39 p.m.

Chair Brodersen again stated that the matter to be discussed in executive session, which is to protect the public interest, is the sale of real estate.

Member Giese made a motion, which was seconded by Member Lenihan, to resume open session. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer and Muir who were absent, the Chair declared the motion carried, and open session resumed at 4:56 p.m.

Member Larson made a motion, which was seconded by Member Schweers, to authorize City Administrator Blecke to negotiate the sale of the Opportunity Park Addition property with Ron Townsend of Williams Form Engineering Corporation. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer and Muir who were absent, the Chair declared the motion carried.

Member Giese made a motion, which was seconded by Member Lenihan, to adjourn the meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer and Muir who were absent, the Chair declared the motion carried, and the meeting adjourned at 4:59 p.m.