

January 29, 2019

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, January 29, 2019, at 4:00 o'clock p.m. Chair Jill Brodersen called the meeting to order with the following in attendance: Members Jon Meyer, Mark Lenihan, and Nick Muir; City Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Members Cale Giese and Corby Schweers.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on January 17, 2019, 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 Council Chambers 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.

Member Meyer made a motion, which was seconded by Member Lenihan, to approve the minutes of the December 18, 2018, meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Giese and Schweers who were absent, the Chair declared the motion carried.

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

Wayne County Treasurer	
2 <sup>nd</sup> half 2017 taxes	\$ 46.87
2018 taxes	\$ 89.62
Mowing costs/interest	\$ 481.40
City of Wayne	
Attorney Fees	\$ 800.00
Ads/notices	\$ 114.03

Miller Law Copies	\$ 12.50
Wayne County Clerk Deeds	\$ 46.00
Wayne County Treasurer Property taxes – Industrial Park & Armory	\$3,444.66
Property taxes – Western Ridge	\$2,262.62

Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Giese and Schweers who were absent, the Chair declared the motion carried.

The next item on the agenda was an action item to direct City Staff to replat an area in the Western Ridge Subdivision to include Outlots “E” and “F,” as well as Lots 47 and 48 of Western Ridge and Lot 1 of Bressler Court Administrative Replat.

Attorney Miller stated that Scott and Chele Meisenbach are interested in purchasing Lot 47 to build a home. However, Joel Hansen, Street and Planning Director, is going to do an administrative lot split that will combine and reshape those lots. Because of that, the CRA needs to determine a purchase price on the lot the Meisenbachs wish to purchase since it is essentially being made larger by the administrative lot split. The current sale price on Lot 47 is \$9,000.

Administrator Blecke stated there are two outlots. The original outlet on the east was supposed to have been a city street at some point. The other outlet on the west was for drainage purposes only. The outlet on the west for the drainage could instead be for a city street and the outlet on the east could instead be used to make those two adjoining lots bigger. Joshua Piersanti, along with Scott and Chele Meisenbach, were present to discuss the proposed administrative lot split.

Commission member Giese arrived at 4:15 p.m.

After discussion, a motion was made by Member Lenihan, which was seconded by Member Meyer, directing City Staff to replat an area in the Western Ridge Subdivision to include

Outlots “E” and “F,” as well as Lots 47 and 48 of Western Ridge and Lot 1 of Bressler Court Administrative Replat, as approved by all of the parties. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Schweers who was absent, the Chair declared the motion carried.

Discussion then took place on setting a purchase price on Lot 47. Attorney Miller stated that the lot prices were not only set on square footage, but also on where they were located, whether there were drainage issues, and whether or not the person purchased multiple lots. Based upon the increase of the lot size and what other lots have sold for, she did not think it would be unreasonable for the purchase price on that entire lot to be set at \$12,000. Then, the Piersanti’s could reimburse the Meisenbachs \$2,000 for the portion that they would like.

After discussion, Member Muir made a motion, which was seconded by Member Giese, setting the purchase price on Lot 47, Western Ridge Subdivision, at \$12,000. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Schweers who was absent, the Chair declared the motion carried.

Attorney Amy Miller updated the CRA members on the Opportunity Park Addition property sale to Williams Form Engineering Corp.

In addition, she updated the CRA on the foreclosure proceedings on property legally described as Tax Lot 22 in the Northwest Quarter of the Southwest Quarter of Section 18, Township 26 North, Range 4, East of the 6<sup>th</sup> P.M., Wayne County, Nebraska. We received a Tax Deed on the property.

Discussion took place regarding other potential properties of interest.

The CRA also discussed whether or not they wanted to have a retreat, similar to what the City Council does each year. The consensus was to keep the next agenda short and have the retreat after their regular meeting.

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 Member Schweers who was absent, the Chair declared the motion carried, and the meeting adjourned at 5:07 p.m.