

March 26, 2019

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, March 26, 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, Corby Schweers, Cale Giese, Terry Sievers and Nick Muir; City Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on March 14, 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 Schweers, to approve the minutes of the February 26, 2019, meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, the Chair declared the motion carried.

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

City of Wayne	
Attorney Fees	\$ 800.00
Ads/notices	\$ 37.50
Advanced Consulting Engineering Services	
Admin Lot Split Opportunity Park	\$ 791.36
Wayne County Clerk	
Amended Purchase Opt MZRB	\$ 22.00
Opportunity Park Administrative Replat	\$ 46.00

Chair Brodersen stated the motion, and the result of roll call being all Yeas, the Chair declared the motion carried.

Attorney Miller updated the CRA on the Opportunity Park Addition property sale to Williams Form Engineering Corp. They have paid the \$10,000 earnest monies. They do want a survey undertaken, which will be at their cost. Hopefully, within the next 60 days, closing will take place.

Joel Hansen, Street and Planning Director, updated the CRA on the sale of Outlots E and F of the Amended Plat of Western Ridge II Addition to the CRA. When the title work was done, Sharon Braun of First Source Title discovered that the assessor had incorrectly identified that property as belonging to the CRA. When the property was platted, it was dedicated to the City of Wayne. Therefore, in order for the CRA to subdivide those lots again and sell part of them to potential buyers, the property needs to be transferred first to the CRA. To do that, the CRA would need to accept the transfer of the land from the City.

Member Giese made a motion, which was seconded by Member Meyer, to accept from the City of Wayne Outlots E and F of the Amended Plat of Western Ridge II Addition, City of Wayne, Wayne County, Nebraska. Chair Brodersen stated the motion, and the result of roll call being all Yeas, the Chair declared the motion carried.

Discussion took place on the future of the “Old Armory Property” at the corner of 13th and Main Streets. The area is zoned B-3.

Chad Sebade was present to discuss the sale of the “Old Armory Property.” He has visited with Joel Hansen, and they came up with a site plan which was presented to the CRA. He has a purchase agreement being drawn up with Kelby Herman on the first house south of the CRA property. He intends to contact the property owners of the other two properties to the south. If he is able to obtain the CRA property and the three properties to the south, he would put up two apartment buildings with two parking lots. He would not move forward if the CRA had no

interest in selling the “Old Armory Property.” He noted that the area is blighted and he would seek tax increment financing.

Chair Brodersen wanted to see a project proposal before moving forward on selling the property.

Member Schweers stated he wanted to sell the property, but they need to have a bid/offer on the table. He questioned setting a price on the property before selling the same.

Mr. Hansen stated another thing to be configured with the bigger project is rezoning the area to either B-3 or R-3. If it is zoned R-3, it opens up some flexibility for him to have the buildings facing the highway, with the parking lots in the back.

Mr. Sebade stated he would try to come up with some plans and a formal offer on the property for the next meeting.

Member Muir made a motion, which was seconded by Member Schweers, to enter into executive session in order to protect the public interest for the purpose of discussing a value of the “Old Armory Property” at the corner of 13th and Main Streets, and to allow Attorney Miller, City Administrator Blecke, City Clerk McGuire, Finance Director Beth Porter, and Street and Planning Director Joel Hansen to be in attendance. Chair Brodersen stated the motion, and the result of roll call being all Yeas, the Chair declared the motion carried, and executive session began at 4:22 p.m.

Chair Brodersen again stated that the matter to be discussed in executive session, which is to protect the public interest, is discussion regarding a value of the “Old Armory Property” at the corner of 13th and Main Streets.

Member Lenihan made a motion, which was seconded by Member Meyer to resume open session. Chair Brodersen stated the motion, and the result of roll call being all Yeas, the Chair declared the motion carried, and open session resumed at 4:39 p.m.

Attorney Miller left at 4:39 p.m.

Discussion took place regarding other potential properties of interest.

Member Giese made a motion, which was seconded by Member Muir, to adjourn the meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, the Chair declared the motion carried, and the meeting adjourned at 4:46 p.m.