

April 30, 2019

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, April 30, 2019, at 4:00 o'clock p.m. Chair Jill Brodersen called the meeting to order with the following in attendance: Members Jon Meyer, Corby Schweers, Terry Sievers and Nick Muir; City Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Member Mark Lenihan and Cale Giese.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on April 18, 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 March 26, 2019, meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan and Giese who were absent, the Chair declared the motion carried.

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

City of Wayne	
Attorney Fees	\$ 800.00
Ads/notices	\$ 47.73
Advanced Consulting Engineering Services	
Admin Replat Western Ridge II	\$1,129.22
Miller Law	
Mailed Tax Certificate to Baird Holm, Attorneys	\$ 1.00

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

Member Giese arrived at 4:03 p.m.

Discussion took place on the request of Lucas and Heidi Thompson to purchase Lot 16 for \$8,500. Administrator Blecke stated the Thompsons are requesting an extra year to get the construction complete (2022), which is what they received on Lots 4 and 5. They also wanted to be able to place the basement deeper than what the subdivision agreement allows. They would build this structure to a similar elevation as they did on Lot 19, which is a garden level.

The listing price is \$12,000.

Attorney Miller stated that back in 2017, this was actually part of Kelby Herman's proposal to purchase several lots. He then decided not to go through with those purchases, so this lot is available. The purchase agreement was prepared for Mr. Herman was for \$8,500.

The CRA had concerns about the construction date proposed by the Thompsons.

After discussion, Member Giese made a motion, which was seconded by Member Muir, to make a counteroffer to Lucas and Heidi Thompson, which would be to purchase Lot 16, Western Ridge Subdivision, for \$8,500, with the completion date being December 31, 2020. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Lenihan who was absent and Member Schweers who abstained, the Chair declared the motion carried.

Administrator Blecke stated that the following two items were previously discussed. The price for the lot was set at \$12,000, and it was going to be the Meisenbachs that purchased the whole lot and then they were going to sell a portion to the Piersantis. Staff thought it would be easier to sell each parcel separately once it is replatted formally.

Joel Hansen, Street and Planning Director, stated he had administratively replatted the area, and is in the process of obtaining all of the appropriate signatures.

Member Schweers made a motion, which was seconded by Member Muir, approving the sale of what is now known as Lot 2, Piersanti Subdivision to the City of Wayne, Wayne County, Nebraska, to Scott and Chele Meisenbach for \$10,000. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Lenihan who was absent, the Chair declared the motion carried.

Member Giese made a motion, which was seconded by Member Muir, approving the sale of a portion of what is now known as Lot 1, Piersanti Subdivision to the City of Wayne, Wayne County, Nebraska, to Joshua and Heidi Piersanti for \$2,000. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Lenihan who was absent, the Chair declared the motion carried.

Attorney Miller updated the CRA on the Opportunity Park Addition property sale to Williams Form Engineering. She stated that their survey is complete. Their Attorney contacted her and advised that the results of the survey were that the no build zone went quite a bit further into Lot A. They have asked for two additional weeks to look into the matter. McLaury Engineering conducted the survey for Williams Form.

Discussion took place regarding other potential properties of interest.

Member Giese made a motion, which was seconded by Member Schweers, to adjourn the meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Lenihan who was absent, the Chair declared the motion carried, and the meeting adjourned at 4:26 p.m.