

December 23, 2019

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Monday, December 23, 2019, at 4:00 o'clock p.m. Co-Chair Nick Muir called the meeting to order with the following in attendance: Members Mark Lenihan, Corby Schweers and Terry Sievers; City Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Chair Jill Brodersen and Members Jon Meyer and Cale Giese.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on December 12, 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.

Co-Chair Muir advised the public that a copy of the Open Meetings Act was located on the southwest wall of 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 Schweers made a motion, which was seconded by Member Sievers, to approve the minutes of the October 29, 2019, meeting. Co-Chair Muir stated the motion, and the result of roll call being all Yeas, with the exception of Chair Brodersen and Members Meyer and Giese who were absent, the Chair declared the motion carried.

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

City of Wayne:	
Attorney Fees	\$ 1,600.00
Ads/Notices	\$ 75.00
Elkhorn Valley Bank	
Down Payment Assistance Loan Eskens	\$ 10,000.00

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

Administrator Blecke updated the CRA on the Opportunity Park Addition property sale to Williams Form Engineering Corp. Williams Form Engineering Corp. is now the owner of said property.

Chair Brodersen arrived at 4:06 p.m.

Member Giese arrived at 4:11 p.m.

Attorney Miller updated the CRA on the counteroffer of Randy Pick on Tax Lot 22 in the Northwest Quarter of the Southwest Quarter of Section 18, Township 26 North, Range 4, East of the 6th P.M., Wayne County, Nebraska. He wanted \$2,800 and several other conditions in exchange for signing a quitclaim deed on the property. Ms. Miller advised that the other conditions, however, had nothing to do with the CRA. If a quitclaim deed is given to the CRA, the CRA could then sell the property and title insurance could be issued thereon.

Member Giese made a motion, which was seconded by Member Brodersen, to enter into executive session for the purpose of protecting the public interest to discuss the sale of property — Tax Lot 22 in the Northwest Quarter of the Southwest Quarter of Section 18, Township 26 North, Range 4, East of the 6th P.M., Wayne County, Nebraska, and to allow Attorney Miller, City Administrator Blecke, and City Clerk McGuire to be in attendance. Co-Chair Muir stated the motion, and the result of roll call being all Yeas, with the exception of Member Meyer who was absent, the Co-Chair declared the motion carried, and executive session began at 4:14 p.m.

Co-Chair Muir again stated that the matter to be discussed in executive session, which is for the purpose of protecting the public interest, is to discuss the sale of property — Tax Lot 22 in the Northwest Quarter of the Southwest Quarter of Section 18, Township 26 North, Range 4, East of the 6th P.M., Wayne County, Nebraska.

Chair Brodersen made a motion, which was seconded by Member Giese, to resume open session. Co-Chair Muir stated the motion, and the result of roll call being all Yeas, with the exception of Member Meyer who was absent, the Co-Chair declared the motion carried, and open session resumed at 4:21 p.m.

Chair Brodersen made a motion, which was seconded by Member Schweers, to negotiate the litigation. Co-Chair Muir stated the motion, and the result of roll call being all Yeas, with the exception of Member Meyer who was absent, the Co-Chair declared the motion carried,

Sam Nixon and Nick Staudenmaier were present to discuss bringing a couple of potential businesses to Wayne – Jimmy Johns and Chasing Clouds Vape Shop respectively.

Administrator Blecke updated the CRA on the Piersanti/Woehler property in Western Ridge.

Joel Hansen, Street and Planning Director, stated that no matter what happens, Advanced Consulting Engineering Services will need to draw up a new plat for signatures.

After discussion, consensus was to contact the Piersanti's with a deadline of January 15, 2020, to get the matter resolved.

Attorney Miller left the meeting at 5:12 p.m.

Discussion took place regarding other potential properties of interest.

Co-Chair Muir declared the meeting adjourned at 5:19 p.m.