

February 25, 2020

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, February 25, 2020, 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 and Nick Muir; City Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Members Mark Lenihan, Cale Giese and Terry Sievers.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on February 13, 2020, 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 southwest 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 January 28, 2020, meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan, Giese and Sievers who were absent, the Chair declared the motion carried.

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

City of Wayne:	
Attorney Fees	\$ 800.00

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

The CRA reviewed the tax increment financing application of Chad Sebade for completeness and to make a determination as to whether or not the project is not financially feasible without tax increment financing.

Wes Blecke, City Administrator, stated this is the initial step in the process. This is the step to prove that this project would not happen without tax increment financing.

Beth Porter, Finance Director, was also present to review the steps in this process. Mike Bacon, the City's tax increment financing attorney, reviewed the Application and requested either a cash flow analysis or a letter from Mr. Sebade's banker stating that he would not be able to proceed with the project without tax increment financing. Mr. Sebade did provide that letter, along with the plans for the project.

Administrator Blecke stated that several years ago, an Architectural Review Committee was appointed to review plans for projects that are receiving city funds before final approval. Mr. Sebade's plans will need to be reviewed by this committee.

Chad Sebade was present to answer questions and stated he would work with the Architectural Review Committee. This project would be an 8-unit apartment complex located on two lots (717 and 721 Nebraska Street). The total estimated project costs would be \$697,003. The total amount of tax increment financing being requested is \$135,193.

Attorney Miller advised the CRA that they can, if they so want, require both a cash flow analysis and a letter from the applicant's banker stating that the project would not be able to proceed without tax increment financing. For this application, however, Mr. Sebade was advised he could provide one or the other.

Member Muir made a motion, which was seconded by Member Meyer, to forward the Tax Increment Financing Application of Chad Sebade to the City's Tax Increment Financing Attorney for preparation of a Redevelopment Plan, Cost Benefit Analysis and Redevelopment Contract. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the

exception of Members Lenihan, Giese and Sievers who were absent, the Chair declared the motion carried.

Attorney Miller updated the CRA 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. Trial is set for March 17 and 18, 2020.

Joel Hansen, Street & Planning Director, updated the CRA on the Piersanti/Woehler property in Western Ridge Subdivision.

Discussion took place regarding other potential properties of interest.

Luke Virgil, Director of Wayne Area Economic Development, was present to discuss future strategy/plans for acquiring property.

Chair Brodersen declared the meeting adjourned at 4:46 p.m.