

September 1, 2020

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, September 1, 2020, 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, and Terry Sievers; 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 August 27, 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 Giese made a motion, which was seconded by Member Sievers, to approve the minutes of the July 28, 2020, meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, the Chair declared the motion carried.

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

First Source Title & Escrow	
DPA Daniels	\$10,000.00
City of Wayne	
Attorney Fees	\$800.00
Ads & Notices	\$36.48
Wayne County Clerk	
Deed of Reconveyance	\$10.00

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

Chair Brodersen declared the time was at hand for the public hearing on the proposed FY2020-2021 CRA budget.

Beth Porter, Finance Director, presented the CRA budget. The fiscal year begins October 1, 2020. The total revenues proposed for the FY2020-2021 budget are \$369,049, with expenses of \$766,853. This includes all of the TIF projects. In addition, she noted that there is \$386,000 in the CRA checking account at this time.

The original money the CRA received from the City came from the Electric Fund – which was the unallocated portion of the 1.85% dedicated to economic development. Any overages from that 1.85% collected from the electric customers are now transferred to the Community Redevelopment Authority.

City Clerk McGuire had not received any communication for or against this public hearing.

There being no further comments, Chair Brodersen closed the public hearing.

Chair Brodersen stated the following CRA Resolution would adopt the 2020-2021 budget.

Member Schweers introduced CRA Resolution No. 2020-4 and moved for its approval; Member Giese seconded.

CRA RESOLUTION NO. 2020-4

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF WAYNE, NEBRASKA, ADOPTING THE 2020-2021 BUDGET.

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

City Administrator Blecke updated the CRA on his discussions with the property owner at 2nd and Logan Streets. He is firm on the asking price of \$60,000. There is asbestos in the north

building (slate siding). The estimated cost of mitigation is \$32,000, plus a few additional costs. An additional cost would also be demolition (\$15-20,000).

After discussion, Administrator Blecke was directed to contact the property owner and offer the following:

- \$28,000 as is; or
- \$60,000 if the property is clean; or
- \$75,000 bare ground (properties cleared)

Discussion took place on setting a sale price for the 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 6th P.M., Wayne County, Nebraska.

Administrator Blecke stated that the City has approximately \$24,300 into the property (razing fees, legal fees, etc.).

BJ Woehler was present and stated he would like to make an offer on this piece of property.

Member Lenihan made a motion, which was seconded by Member Meyer, to enter into executive session in order to protect the public interest for the purpose of discussing BJ Woehler's offer to purchase the 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 6th P.M., Wayne County, Nebraska, and to allow Attorney Miller, City Administrator Blecke, City Clerk McGuire, and BJ Woehler 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 4:23 p.m.

Chair Brodersen again stated that the matter to be discussed in executive session, which is to protect the public interest, is to discuss BJ Woehler's offer on the 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 6th P.M., Wayne County, Nebraska.

Member Giese made a motion, which was seconded by Member Muir, 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 4:31 p.m.

Member Meyer then made a motion, which was seconded by Member Giese, to enter into executive session in order to protect the public interest for the purpose of discussing the offer of BJ Woehler and setting a sale price on the 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 6th P.M., Wayne County, Nebraska, and to allow Attorney Miller, City Administrator Blecke, and City Clerk McGuire 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 4:31 p.m.

Chair Brodersen again stated that the matter to be discussed in executive session, which is to protect the public interest, is to discuss the offer of BJ Woehler and to set a sale price on the 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 6th P.M., Wayne County, Nebraska.

Member Lenihan made a motion, which was seconded by Member Giese, 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 4:40 p.m.

Member Meyer made a motion, which was seconded by Member Giese, to list the 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 6th P.M., Wayne County, Nebraska, for sale for \$24,300, requiring written offers only, with site development proposals. Chair Brodersen stated the motion, and the result of roll call being all Yeas, the Chair declared the motion carried.

There were no other potential properties of interest to be discussed.

There being no further discussion, Chair Brodersen declared the meeting adjourned at 4:45 p.m.