

October 27, 2020

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, October 27, 2020, at 4:00 o'clock p.m. Co-Chair Nick Muir called the meeting to order with the following in attendance: Members Jon Meyer, Mark Lenihan, Corby Schweers, and Cale Giese; City Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Chair Jill Brodersen and Member Terry Sievers.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on October 15, 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.

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 Meyer made a motion, which was seconded by Member Schweers, to approve the minutes of the September 29, 2020, meeting. Co-Chair Muir stated the motion, and the result of roll call being all Yeas, with the exception of Chair Brodersen and Member Sievers who were absent, the Co-Chair declared the motion carried.

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

City of Wayne	
Attorney Fees	\$800.00
Ads & Notices	\$15.00

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

The next item to come before the CRA was a request from Matthew and Elizabeth Sharer for the CRA to subordinate its lien on their loan with the Liberty Trust Credit Union. They are doing a cash-out refinance on their mortgage to pay off a loan they previously took out to finish their basement at 1301 Grainland Road.

It was noted that this was previously done with the Sharer's back in 2017.

Member Schweers requested that staff obtain verification from the bank that this is a cash-out refinance for existing house debt, and not consolidating credit card debt.

Member Schweers made a motion, which was seconded by Member Giese, approving the request of Matthew and Elizabeth Sharer to subordinate the Community Redevelopment Authority's lien on their loan with the Liberty Trust Credit Union, contingent upon verification from the Liberty Trust Credit Union that this is a cash-out refinance for existing house debt and not consolidating credit card debt. Co-Chair Muir stated the motion, and the result of roll call being all Yeas, with the exception of Chair Brodersen and Member Sievers who were absent, the Co-Chair declared the motion carried.

Attorney Miller updated the CRA on the request from MZRB Properties, LLC, for the CRA to consider releasing the Deed of Trust on Lot 50, Amended Plat, Western Ridge II Addition, City of Wayne, Wayne County, Nebraska. She contacted the title insurance agent and advised her of the CRA's decision, but has not heard back from her. She also had communication with Chad Sebade explaining the CRA's decision.

Administrator Blecke updated the CRA on his discussions with the owner of the property located at 2nd and Logan/Nebraska Streets. He contacted a couple of other companies regarding asbestos removal and will be receiving estimates from two.

From further discussion, consensus was to move the November meeting from the 24th to the 17th.

The next item on the agenda was “Update and possible action to consider potential offer(s) 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.”

Administrator Blecke stated he has received another offer from BJ Woehler (Robert Woehler & Sons Construction, Inc.) - \$12,500.

However, staff has been discussing the fact that the Public Works building is landlocked. The City would like some property from Bob and Mary Woehler. If a swap would be doable, it would allow the Public Works department to add on a 40’ addition on the south side of the building.

After further discussion, Mr. Woehler stated while his offer expires on October 30th, he would extend that until November 17th to work out a possible solution. Staff would take the “for sale” sign off the property.

Discussion took place on other potential properties of interest.

Member Schweers left the meeting at 4:55 p.m.

There being no further discussion, Member Lenihan made a motion, which was seconded by Member Meyer, to adjourn the meeting. Co-Chair Muir stated the motion, and the result of roll call being all Yeas, with the exception of Chair Brodersen and Member Sievers who were absent, the Co-Chair declared the motion carried and the meeting adjourned at 4:56 p.m.