

November 17, 2020

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, November 17, 2020, at 4:00 o'clock p.m. Chair Jill Brodersen called the meeting to order with the following in attendance: Members Corby Schweers, Cale Giese, and Nick Muir; City Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Members Jon Meyer, Mark Lenihan and Terry Sievers.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on November 5, 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 Muir, to approve the minutes of the October 27, 2020, meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer, Lenihan and Sievers who were absent, the 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
Wayne County Clerk Deed of Reconveyance	\$10.00

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

Administrator Blecke updated the CRA on the property located at 2nd and Logan/Nebraska Streets. He has obtained a quote for asbestos removal - \$24,500. He was seeking quotes on demolition. He was directed to contact the property owner again. No action was taken on the matter.

Member Meyer arrived at 4:06 p.m.

The next item on the agenda was “Update and possible action on the purchase offer of \$12,500 received from Robert Woehler & Sons Construction, Inc., for 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 updated the CRA on the discussion that has taken place with BJ Woehler and representatives of NorthStar. In addition, he advised the CRA that the City is also interested in purchasing this piece of property.

Commission Member Schweers suggested the CRA counter with a purchase price/offer of \$24,300, with a credit of \$11,800 if they (the Woehlers) build a building, etc.

Administrator Blecke advised the CRA that there is an item on the City Council agenda this evening to discuss and consider purchasing this property from the CRA. However, if this property is sold this afternoon to BJ Woehler, then it is a moot point.

After some discussion, Mr. Woehler stated he would offer \$15,000 with no conditions (he presented a formal written offer to Administrator Blecke).

For explanation purposes, Member Giese advised the CRA that the idea of the City purchasing this property came up after the last meeting. In addition, Administrator Blecke stated that the CRA changed its meeting date to one week earlier; otherwise, the City would have met on the matter before Mr. Woehler made another proposal.

After discussion, Member Schweers made a motion, which was seconded by Member Meyer, to accept the offer from Robert Woehler & Sons Construction, Inc., for \$15,000, cash as is, with no rebates. Chair Brodersen stated the motion, and the result of roll call being all Yeas (Members Meyer, Schweers and Muir), with the exception of Members Giese and Brodersen who voted Nay, and Members Lenihan and Sievers who were absent, the Chair declared the motion failed. The motion needed 4 affirmative votes to pass.

Beth Porter, Finance Director, gave an update on the Western Ridge Subdivision.

Discussion took place on other potential properties of interest.

There being no further discussion, Chair Brodersen declared the meeting adjourned at 4:58 p.m.