

December 28, 2021

The Wayne Community Redevelopment Authority (CRA) met in regular session in the Council Chambers of City Hall on Tuesday, December 28, 2021, at 4:00 o'clock p.m. Co-Chair Mike Powicki called the meeting to order with the following in attendance: Members Mark Lenihan, Jon Meyer, Greg Ptacek, Cale Giese, and Terry Sievers; City Attorney Amy Miller (via zoom); City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Chair Jill Brodersen.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on December 16, 2021, 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 Powicki 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 as well as on the City of Wayne website. 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 Giese made a motion, which was seconded by Member Ptacek, to approve the minutes of the November 30, 2021, meeting. Co-Chair Powicki stated the motion, and the result of roll call being all Yeas, with the exception of Chair Brodersen who was absent, the Co-Chair declared the motion carried.

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

City of Wayne	
Attorney Fees	\$800.00
Ads/notices	15.00
Utilities – 106 E. 7 th	37.60
Utilities – 711 Main	37.12

Wayne County Clerk
Casillas - DOT

\$16.00

Co-Chair Powicki stated the motion, and the result of roll call being all Yeas, with the exception of Chair Brodersen who was absent, the Co-Chair declared the motion carried.

Administrator Blecke stated the Planning Commission held a public hearing on the Redevelopment Plan for the Sanctuary Apartments Redevelopment Project. They reviewed the same and have forwarded a recommendation of approval by way of Resolution.

The next step in this process is to approve the following Resolution forwarding the Redevelopment Plan to the City Council for public hearing and approval.

Member Ptacek introduced CRA Resolution No. 2021-5 and moved for its approval; Member Powicki seconded.

CRA RESOLUTION NO. 2021-5

A RESOLUTION RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN OF THE CITY OF WAYNE, NEBRASKA; APPROVAL OF A REDEVELOPMENT PROJECT OF THE CITY OF WAYNE, NEBRASKA; AND APPROVAL OF RELATED ACTIONS.

Co-Chair Powicki stated the motion, and the result of roll call being all Yeas, with the exception of Chair Brodersen who was absent, the Co-Chair declared the motion carried.

Administrator Blecke updated the CRA on the following properties:

- Lot 4, Block 5, John Lake's Addition to the City of Wayne, Wayne County, Nebraska, and Lot 5 and Part of Lot 6, Block 5, John Lake's Addition to the City of Wayne, Wayne County, Nebraska - 711 Main Street (put out for bid, move and sell or rent) and 106 E. 7th Street

In regard to the 711 Main Street house, he requested direction on what the CRA wanted him to do with that. Do they want to sell the house and move it or do they want to keep the house for future use? If so, he could work with the City to try and find a place for it.

After discussion, Member Ptacek made a motion, which was seconded by Member Powicki, directing city staff to entertain proposals for the property at 711 Main Street to buy/move and return to flat ground. Co-Chair Powicki stated the motion, and the result of roll

call being all Yeas, with the exception of Chair Brodersen who was absent, the Co-Chair declared the motion carried.

Member Giese made a motion, which was seconded by Member Ptacek, to enter into executive session to protect the financial interest of the City to discuss the lease agreement with Sam Nixon regarding the property at 106 E. 7th Street, and to allow Attorney Miller, Administrator Blecke, City Clerk McGuire, Beth Porter, Finance Director, Joel Hansen, Street and Planning Director, and Luke Virgil, Executive Director of Wayne Area Economic Development to be in attendance.

Co-Chair Powicki stated the motion, and the result of roll call being all Yeas, with the exception of Chair Brodersen who was absent, the Co-Chair declared the motion carried, and executive session began at 4:13 p.m.

The matter again to be discussed in executive session pertained to the lease agreement with Sam Nixon regarding the property at 106 E. 7th Street, with the purpose being to protect the financial interest of the City.

Member Ptacek made a motion, which was seconded by Member Giese, to resume open session. Co-Chair Powicki stated the motion, and the result of roll call being all Yeas, with the exception of Chair Brodersen who was absent, the Co-Chair declared the motion carried, and open session resumed at 4:57 p.m.

Member Giese made a motion, which was seconded by Member Meyer, to enter back into executive session to protect the financial interest of the City to discuss the lease agreement with Sam Nixon regarding the property at 106 E. 7th Street, and to allow Attorney Miller, Administrator Blecke, City Clerk McGuire, Beth Porter, Finance Director, Joel Hansen, Street and Planning Director, Luke Virgil, Executive Director of Wayne Area Economic Development, and Sam Nixon and Jan Nixon to be in attendance.

Co-Chair Powicki stated the motion, and the result of roll call being all Yeas, with the exception of Chair Brodersen who was absent, the Co-Chair declared the motion carried, and executive session began at 4:57 p.m.

The matter again to be discussed in executive session pertained to the lease agreement with Sam Nixon regarding the property at 106 E. 7th Street, with the purpose being to protect the financial interest of the City.

Member Ptacek made a motion, which was seconded by Member Sievers, to resume open session. Co-Chair Powicki stated the motion, and the result of roll call being all Yeas, with the exception of Chair Brodersen who was absent, the Co-Chair declared the motion carried, and open session resumed at 5:34 p.m.

Administrator Blecke updated the CRA on the property located at 2nd and Logan/Nebraska Streets. A lease agreement has been prepared between the CRA and Robert Woehler & Sons Construction for signatures.

There were no other properties of interest to be discussed.

Administrator Blecke updated the CRA on "City Sales Tax." He stated the City is considering placing a question on the primary ballot in May. Part of that might be a half cent sales tax for economic development purposes. What that might mean is the CRA could be getting funding from the City through sales tax rather than through the Electric Fund. The other thing the City is trying to do is enter into an Interlocal agreement with the School for an extra half cent sales tax to go for CAC improvements (e.g. additional gym space), and then updating what is already there. If for some reason the School would not want to go along with the City, we have learned that the CRA could be a potential partner, as could the County or another political subdivision.

Member Lenihan stated the commitment with the interlocal agreement, whether it be the School, CRA, or County, is that you support the project and you will commit three individuals from your organization to meet annually to discuss the project. It is a pretty minimal

commitment. This issue with the School is timing. The School Board has started a strategic planning process, and they want to make sure what they are doing ties in with that project.

The City will approve an Interlocal Agreement at their meeting on January 4th. It would go to the School Board for consideration at their meeting on the 10th. This is just to let the CRA know they could be a partner if asked to be.

There being no further business to come before the CRA, Chair Brodersen declared the meeting adjourned at 5:41 p.m.