

July 27, 2021

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, July 27, 2021, at 4:00 o'clock p.m. Chair Jill Brodersen called the meeting to order with the following in attendance: Members Jon Meyer, Cale Giese, and Terry Sievers; City Attorney Amy Miller; and City Clerk Betty McGuire. Absent: Members Mark Lenihan, Greg Ptacek, and Mike Powicki; and City Administrator Wes Blecke.

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

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 requested a public hearing.

Member Meyer made a motion, which was seconded by Member Sievers, to approve the minutes of the June 29, 2021, meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan, Ptacek, and Powicki who were absent, the Chair declared the motion carried.

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

City of Wayne	
Attorney Fees	\$800.00
Ads/notices	88.30
Environmental Services, Inc.	\$2,100.00
Asbestos Removal 25% deposit 717 Main Street	

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

City Clerk McGuire updated the CRA on the property legally described as Lot 3, Block 5, John Lake's Addition to the City of Wayne, Wayne County, Nebraska (717 Main Street). She advised the CRA that asbestos removal is scheduled to take place the first week of August. Once that has taken place, staff will advertise for bids for demolition of the property.

Mytzy Rodriguez, Director of the Wayne Community Housing Development Corporation, was present and advised the CRA she would like to get the stove and possibly the sink out of the house prior to the demolition.

After some discussion, Member Giese made a motion, which was seconded by Member Sievers, authorizing City staff to give away appliances or any interior items, at their discretion, to the Wayne Community Housing Development Corporation because of the nature of their operation. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan, Ptacek and Powicki who were absent, the Chair declared the motion carried.

City Clerk McGuire then advised the CRA she received a letter from Joel Hansen, Street and Planning Director, stating that the Problem Resolution Team (PRT) met and discussed the 717 Main Street property. The PRT would like a "Plan of Action" submitted within 15 days of the notice outlining the CRA's intentions for the property and the deadlines for those intentions.

Consensus was to have the City Administrator send a letter to the PRT stating that the "Plan of Action" on 717 Main Street is to have the same demolished by January 1, 2022.

The CRA reviewed the proposed 2021-2022 budget. Beth Porter, Finance Director, was present to answer questions. The current CRA cash balance is \$399,000.

Member Giese made a motion, which was seconded by Member Meyer, to set the public hearing on the CRA budget for August 31, 2021, at or about 4:00 p.m. Chair Brodersen stated the

motion, and the result of roll call being all Yeas, with the exception of Members Lenihan, Ptacek and Powicki who were absent, the Chair declared the motion carried.

Discussion took place regarding other potential properties of interest.

There being no further business to come before the CRA, Chair Brodersen declared the meeting adjourned at 4:27 p.m.