

September 27, 2022

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, September 27, 2022, at 4:00 o'clock p.m. Chair Jill Brodersen called the meeting to order with the following in attendance: Members Mark Lenihan, Greg Ptacek, Terry Sievers and Mike Powicki; City Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Members Jon Meyer and Cale Giese.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on September 15, 2022, 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 Sievers made a motion, which was seconded by Ptacek, to approve the minutes of the August 30, 2022, meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer and Giese who were absent, the Chair declared the motion carried.

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

Bockmann, Inc.	\$29,979.00
Removal/disposal asbestos2nd/Nebraska St.	
City of Wayne	
Ads/notices	\$565.12
Misc. costs – 200 S Lincoln St.	1.27
Utilities – 106 E. 7 th	37.00

Miller Law	
Certified Mailing	\$7.00
Nix LLC LB840	24.40
Olsson	\$550.00
Wayne CRA Jimmy John's	
Wayne County Clerk	\$16.00
Wayne CRA Easement Mosely	

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

Member Giese arrived at 4:05 p.m.

Administrator Blecke updated the CRA on the following properties:

- Lot 5 and Part of Lot 6, Block 5, John Lake's Addition to the City of Wayne, Wayne County, Nebraska (106 E. 7th Street)

The contractor is supposed to be starting the first part of October. Attorney Miller closed on the LB840 loan this morning.

- Part of Lot 5 and all of Lot 6, Block 14, Original Town of Wayne, and Lots 7 and 8, Block 14, Original Town of Wayne (located at 2nd and Logan/Nebraska Streets)

Administrator Blecke stated three bids were received on September 22, 2022, regarding the demolition of the structures and foundations at 2nd and Logan/Nebraska Streets. His recommendation is to award the contract to the low bidder, Kay Contracting, Inc., for \$31,950.00. The other two bids came from Robert Woehler & Sons Construction, Inc., - \$44,685.33 and Detlefsen Construction -\$78,000.00.

Finance Director Beth Porter stated that \$46,490 is what is in the CRA account at this time. The CRA owes \$172,000 on their line of credit with the City.

November 15th is the construction end date on this project.

Member Giese made a motion, which was seconded by Member Lenihan, accepting the bid and awarding the contract to Kay Contracting, Inc., for \$31,950.00 on the "2nd and Logan/Nebraska Street Razing Project." Chair Brodersen stated the motion, and the result of roll

call being all Yeas, with the exception of Member Meyer who was absent, the Chair declared the motion carried.

City Administrator Blecke updated the CRA on the “Request for Proposals” for the 2nd and Logan/Nebraska Street property. November 9th is the deadline for submittals. Staff was directed to publish the same in the Norfolk Daily News. Administrator Blecke would reach out to a few engineers, etc., for suggestions on who to send the RFP’s to. Administrator Blecke also noted he had spoken to Bill Reeg, and he would be interested in doing something to square up the one parcel.

Staff was directed to take 200 S. Lincoln Street off the agenda. Ken Knust and Carter Urwiler from Wisner purchased that property.

➤ 721 Main Street

Attorney Miller reviewed the Purchase Agreement with Wayne Rentals, LLC, on the 721 Main Street property. She requested that the same be approved with the amendment that the house be vacant at the time of closing.

Member Giese made a motion, which was seconded by Member Powicki, approving the Purchase Agreement with Wayne Rentals, LLC, with the amendment that the house be vacant at the time of closing and authorizing reimbursement for repairs required by the Problem Resolution Team. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Member Meyer who was absent, the Chair declared the motion carried.

Discussion took place on other potential properties of interest.

Administrator Blecke reminded the CRA of their trip to Hastings on October 19th to take a tour of their downtown improvement district and attend a CRA meeting.

There being no further business to come before the CRA, Chair Brodersen declared the meeting adjourned at 4:45 p.m.