

January 31, 2023

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, January 31, 2023, at 4:00 o'clock p.m. Chair Jill Brodersen called the meeting to order with the following in attendance: Members Greg Ptacek, Cale Giese, Terry Sievers and Mike Powicki; City Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Members Mark Lenihan and Jon Meyer.

Notice of the convening meeting was given in advance thereof by publication in the Wayne Herald, Wayne, Nebraska, the designated method of giving notice, as shown by Affidavit of Publication. In addition, notice was given to the Chair and all members of the Community Redevelopment Authority, and a copy of their acknowledgement of receipt of notice and agenda is on file with the City Clerk. Availability of the agenda was communicated in the advance notice and in the notice to the Chair and Members of this meeting. All proceedings hereafter shown were taken while the Community Redevelopment 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 Sievers, to approve the minutes of the December 20, 2022, meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan and Meyer who were absent, the Chair declared the motion carried.

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

Amy Miller Trust Account	
721 Main Street	\$43,646.32

Environmental Services	
721 Main Street Deposit	\$1,550.00
City of Wayne	
Ads/notices	\$85.27
Environmental Services	
Standard TAT 721 Main Street	\$480.00
Olsson	
Jimmy John's	\$184.50
Robert Woehler & Sons Construction, Inc.	
CRA JJ Site Pay Application #4 – Final	\$28,312.72

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

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 original contract with Robert Woehler & Sons Construction, Inc., was for \$115,000. It is going to come in at \$101,754 because of changes regarding the storm sewer and the curb along the retaining wall.

Member Giese made a motion, which was seconded by Member Ptacek, approving Pay Application No. 4 (Final) in the amount of \$28,312.72 to Robert Woehler & Sons Construction, Inc., for the "Wayne CRA Jimmy John's Site Development Project." Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Lenihan and Meyer who were absent, the Chair declared the motion carried.

- 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)

There is nothing new to report on this property. Staff will refresh things on the website.

- 721 Main Street

The asbestos will be abated next week. The cost for the same will be \$6,200. Administrator Blecke is going to start the process of advertising for bids to demolish the house.

- City Auditorium apartment (renovate, furnish, etc.)

Staff updated the CRA members on the webinar they sat in on this month. There is a grant opportunity of up to \$75,000 with a 10% match. This will be a highly competitive grant and is due in March. It is for historic preservation (barns, silos, etc.). Staff will also look into the possibility of applying for a Downtown Revitalization Grant.

➤ College properties (502 and 506 Hillcrest and 1119 Walnut Street)

Wayne State College has contacted Administrator Blecke regarding these three properties. The College is wondering if the City/CRA would be interested in them. Administrator Blecke has reached out to Morrow House Moving to see if it is even possible to move any of the three houses. He will also reach out to Scribbs House Moving. If the CRA is interested in any of these houses, they would have to go to the City to see about getting one or two lots on Chicago Street. Administrator Blecke was directed to get bids for moving these houses.

➤ 118 E. 8th Street. Attorney Miller has been in contact with the property owner. Administrator Blecke stated he also gave this address to Morrow's House Moving to see if moving this house would be doable. It was noted this property shares a water line with the 721 Main Street property. Finance Director Porter advised the CRA that they have \$119,000 remaining in their line of credit with the City. After discussion, Attorney Miller will contact this property owner and let her know what was discussed.

Administrator Blecke updated the CRA on the Rural Workforce Housing Land Development Program Grant recently applied for by the City. The amount requested is \$1,000,000. The City will purchase approximately 79 acres from Pick/Meyer for \$1.6 million, but the same is contingent upon the City receiving this grant. The top 27-30 acres is in a redevelopment area, so the same is eligible for tax increment financing. The City received an estimate on developing that area - \$6.1 million dollars (water, sewer and street), which equates to about \$70-80,000 per lot to break even. The City should find out the results sometime in February/March.

No other potential properties of interest were discussed.

There being no further business to come before the CRA, Chair Brodersen declared the meeting adjourned at 4:55 p.m.