

October 27, 2025

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Monday, October 27, 2025, at 4:00 p.m. Chair Mike Powicki called the meeting to order with the following in attendance: Members Austyn Houser, Greg Ptacek, Mick Kemp, Jill Brodersen, Terry Sievers and Mark Lenihan; Beth Porter, Finance Director; and City Attorney Amy Miller. Absent: City Administrator Wes Blecke and City Clerk Betty McGuire.

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 Powicki advised the public that a copy of the Open Meetings Act was located on the table in the Council Chambers and was available for public inspection. 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 Sievers made a motion, which was seconded by Member Ptacek, to approve the minutes of the September 29, 2025, meeting. Chair Powicki stated the motion, and the result of roll call being all Yeas, the Chair declared the motion carried.

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

City of Wayne
Ads/Notices

\$79.97

Wayne County	
Tax Certificates – 121 W 11 th Street	\$1,251.96
Jennifer Sievers	
LOC Draw	
Jeff’s RPM Service - Plumbing & HVAC	\$12,884.21
Tri-State Turf & Irrigation – Sprinkler System	\$3,980.00
Menards – Trim Boards	\$488.24

Chair Powicki stated the motion, and the result of roll call being all Yeas, the Chair declared the motion carried.

Jennifer and Tom Sievers were present concerning their request for the CRA to consider increasing their line of credit by \$26,500. This would take their line of credit amount from \$250,000 to \$276,500. The Sievers provided a list of what is still needed to complete the house. They hope to put their other house, which is located on Memory Lane, on the market in November. Once the same is sold, they will pay off the line of credit with those sale proceeds.

Finance Director Porter noted the Sievers make monthly interest payments, and to date, have paid \$3,342.

After discussion, Member Brodersen made a motion, which was seconded by Member Lenihan, to approve the request of Jennifer and Tom Sievers to increase their line of credit from \$250,000 to \$276,500. Chair Powicki stated the motion, and the result of roll call being all Yeas, the Chair declared the motion carried.

The CRA reviewed the Redevelopment Plan of the “Bright Fox Properties Redevelopment Project” for sufficient completeness with regard to Section 18-2111 and other relevant sections of the Community Development Law.

This redevelopment plan provides for the rehabilitation of the building at 401 Main Street, the demolition of a single-family residence at 104 East 4th street, and the updating of the single-family residence at 108 East 4th Street in Wayne.

The planned renovation of the commercial building will result in 2000 square feet of modern office space with two upscale 1000 square foot executive apartments. Tax increment financing is critical to making this project a reality.

The Redeveloper seeks the issuance of a tax increment revenue bond in the amount of \$30,000, the proceeds of which will be granted to the Redeveloper to reimburse a portion of the costs of site acquisition. Originally the TIF bond was \$65,000 and the assessed value was \$700,000. This was brought down to \$500,000, which reduced the TIF amount to \$30,000.

RJ Liska was not present to answer questions.

Member Brodersen introduced CRA Resolution No. 2025-10 and moved for its approval; Member Houser seconded.

CRA RESOLUTION NO. 2025-10

A RESOLUTION FORWARDING A REDEVELOPMENT PLAN OF THE CITY OF WAYNE, NEBRASKA, TO THE PLANNING COMMISSION OF THE CITY OF WAYNE FOR PURPOSES OF ITS REVIEW AND RECOMMENDATION REGARDING SAID PLAN'S CONFORMITY WITH THE COMPREHENSIVE PLAN OF THE CITY OF WAYNE (BRIGHT FOX PROPERTIES REDEVELOPMENT PROJECT).

Chair Powicki stated the motion, and the result of roll call being all Yeas, the Chair declared the motion carried.

Greg Mosely was present requesting consideration to allowing him to purchase from the CRA a 5-10' strip of land running east/west on the 2nd & Logan/Nebraska Street property, which lies south of his property at 212 Nebraska Street.

After discussion, Mr. Mosely was directed to meet with Joel Hansen, Zoning Administrator, to answer questions on what he is allowed to do on that property, etc. Mr. Mosely was also directed to be more specific on his proposal (e.g. have start and end dates of construction, the exact amount of property he wants to purchase, a site plan, and to come up with a specific dollar amount he will pay for said property). He was also directed to get this information to the CRA as quickly as possible if he wanted to be on the next agenda.

In addition, staff was directed to review previous proposals/offers on this property. There was concern if the CRA sold off a strip of this property as to how it might affect the sale of the rest of the parcel. Staff was also directed to come up with a dollar amount per sq. ft. for the strip of land Mr. Mosely may make an offer on.

Updates were given on the following properties owned by the CRA:

- 2nd and Logan/Nebraska Streets
- 717 and 721 Main Street
- 106 E 7th Street
- 13th and Main Street (old armory site)

Discussion took place on the following properties of interest:

- 409 Main Street (H&R Block)
- 419 Main Street (Heikes Automotive)
- 306 Pearl Street (old City Hall)

There being no further business to come before the CRA, Chair Powicki declared the meeting adjourned at 5:00 p.m.