

October 26, 2021

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, October 26, 2021, 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, and Mike Powicki; City Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Members Jon Meyer, Cale Giese and Terry Sievers.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on October 14, 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 Lenihan made a motion, which was seconded by Member Ptacek, to approve the minutes of the September 28, 2021, meeting. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer, Giese and Sievers who were absent, the Chair declared the motion carried.

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

City of Wayne	
Attorney Fees	\$800.00
Ads/notices	193.58
Miller Law Trust Account	
Ozenci Closing	\$401,079.95
Kay Contracting	
Demolition 717 Main	\$13,070.00

Wayne County Clerk
FROR Release`

\$10.00

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

The next item on the agenda was to consider the request of BJ Woehler to extend the completion date on Lot 2, Piersanti Subdivision, from April 2021 to April 2024.

Member Powicki made a motion, which was seconded by Member Ptacek, approving the request of BJ Woehler to extend the completion date on Lot 2, Piersanti Subdivision, from April 2021 to April 2024. Chair Brodersen stated the motion, and the result of roll call being all Yeas, with the exception of Members Meyer, Giese and Sievers who were absent, the Chair declared the motion carried.

The CRA reviewed the tax increment financing application of Sanctuary Apartments, LLC, for completeness and to make a determination as to whether or not the project is not financially feasible without tax increment financing.

Wes Blecke, City Administrator, stated this is the initial step in the process. This is the step to prove that this project would not happen without tax increment financing.

Beth Porter, Finance Director, was also present to review the steps in this process.

Matt Ley, representing Sanctuary Apartments, LLC, was present to answer questions. This project would be a 6-unit apartment complex located at 400 Main Street (Baptist Church property). The church will be renovated into 6 market rate apartments for downtown living. The total estimated project costs would be \$1,062,000. The total amount of tax increment financing being requested is \$325,000.

Member Powicki made a motion, which was seconded by Member Ptacek, to forward the Tax Increment Financing Application of Sanctuary Apartments, LLC, to the City's Tax Increment Financing Attorney for preparation of a Redevelopment Plan, Cost Benefit Analysis and

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

Administrator Blecke updated the CRA on the following properties:

- West 90' of Lots 1 and 2, Block 5, John Lake's Addition to the City of Wayne, Wayne County, Nebraska (721 Main Street)

- Lot 3, Block 5, John Lake's Addition to the City of Wayne, Wayne County, Nebraska (717 Main Street)

- 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 and 106 E. 7th Street)

- 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)

Attorney Miller arrived at 4:39 p.m.

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 5:14 p.m.