

AGENDA
COMMUNITY REDEVELOPMENT AUTHORITY
CITY COUNCIL CHAMBERS
306 PEARL STREET
November 29, 2022

1. 4:00 p.m. - Call the meeting to order

Anyone desiring to view the Open Meetings Act may do so. The document is available for public inspection and is located on the southwest wall of the City Council Chambers as well as on the City of Wayne website.

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.

2. Action to approve the Minutes of October 25, 2022
3. Action to approve the Claims
4. Update and discussion and/or action 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)
 - 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)
 - 721 Main Street
 - City Auditorium Apartment (renovate, furnish, etc.)
5. Discussion regarding other potential properties of interest
6. Adjourn

NEXT MEETING IS SCHEDULED FOR DECEMBER 27, 2022

October 25, 2022

The Wayne Community Redevelopment Authority (CRA) met in regular session at City Hall on Tuesday, October 25, 2022, at 4:00 o'clock p.m. Co-Chair Mike Powicki called the meeting to order with the following in attendance: Members Mark Lenihan, Greg Ptacek, Jon Meyer, and Cale Giese; City Attorney Amy Miller; City Administrator Wes Blecke; and City Clerk Betty McGuire. Absent: Chair Jill Brodersen and Member Terry Sievers.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on October 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.

Co-Chair Powicki 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, 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 Ptacek made a motion, which was seconded by Meyer, to approve the minutes of the September 27, 2022, meeting. Co-Chair Powicki stated the motion, and the result of roll call being all Yeas, with the exception of Chair Brodersen and Member Sievers who were absent, the Co-Chair declared the motion carried.

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

City of Wayne	
Line of Credit Repayment	\$45,000.00
City of Wayne	
Ads/notices	\$305.67
Utilities – 106 E. 7 th	37.84
Robert Woehler & Sons Construction, Inc.	
Pay Application #1 CRA Jimmy John Site	15,300.00

Co-Chair Powicki stated the motion, and the result of roll call being all Yeas, with the exception of Chair Brodersen and Member Sievers who were absent, the Co-Chair declared the motion carried.

Discussion was had by the CRA concerning further actions to be taken in regard to the plan entitled "City of Wayne Redevelopment Plan for the "Perry Apartment Development," for the redevelopment of certain parcels of land located within the City.

The following Resolution is an amendment that R. Perry Construction, Inc., has requested. Mike Bacon, the City's Tax Increment Financing Attorney, was present via zoom, and explained the changes therein. Mr. Bacon noted he is comfortable with the changes made.

This project will have a \$30 million dollar investment in the community.

Michael Sands, Attorney for R. Perry Construction, Inc., was also present via zoom to answer questions.

The following Resolution would rescind CRA Resolution 2022-4; authorize the issuance of a tax increment financing promissory note; provide for the terms and provisions of said note; pledge revenues of the Authority pursuant to the Community Development Law; and authorize a Redevelopment Contract.

Member Giese introduced CRA Resolution No. 2022-6 and moved for its approval; Member Meyer seconded.

CRA RESOLUTION NO. 2022-6

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF WAYNE, NEBRASKA; RESCINDING IN FULL CRA RESOLUTION NO. 2022-4; AUTHORIZING THE ISSUANCE OF A TAX INCREMENT FINANCING PROMISSORY NOTE; PROVIDING FOR THE TERMS AND PROVISIONS OF SAID NOTE; PLEDGING REVENUES OF THE AUTHORITY PURSUANT TO THE COMMUNITY DEVELOPMENT LAW AND AUTHORIZING A REDEVELOPMENT CONTRACT.

Co-Chair Powicki stated the motion, and the result of roll call being all Yeas, with the exception of Chair Brodersen and Member Sievers who were absent, the Co-Chair declared the motion carried.

Discussion took place in regard to implementing an admin fee for tax increment financing projects. Attorney Bacon stated TIF dollars are restricted constitutionally and statutorily only for going into redevelopment projects and not for administration of the CRA. What he has seen done is a standard fee that either goes to the City or CRA for administration. He recommends/suggests this. The developer would pay the fee prior to the process, and the same would be nonrefundable.

It was noted that the CRA currently has an application fee of \$5,000. This is paid to the City, and the City then pays Attorney Bacon.

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)
- 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)

The structure is down and concrete is being hauled away. The contractor has to be done by November 15th. Requests for Proposals are due November 9th on this property.

- 721 Main Street

Attorney Miller has not heard from Tom Jacobsen. A Purchase Agreement was approved at the last meeting.

A recap was given on the CRA trip to Hastings. After discussion, the consensus was to start the process in July to go to the City for a property tax request, similar to what the Airport Authority does.

Discussion took place on other potential properties of interest.

Discussion also took place on the apartment in the auditorium and possibly renovating the same. Consensus was to place this on the next CRA agenda for more discussion.

Luke Virgil, Wayne Area Economic Development Director, was directed to update his list of “potential zones” to look at or to recreate the list to bring back to the CRA for discussion and then to Council at their Retreat on November 29th.

Member Ptacek left the meeting at 4:58 p.m.

There being no further business to come before the CRA, Co-Chair Powicki declared the meeting adjourned at 5:05 p.m.

**City of Wayne
CRA Claims List**

November 29, 2022

11/29/2022	#1498	Beiermann Electric LLC Boring job at 7th & Main	\$	1,040.00
11/29/2022	# 1499	City of Wayne Ads/notices \$224.55	\$	224.55
11/29/2022	# 1500	Kay Contracting Demolition to structure and concrete foundations	\$	31,950.00
11/29/2022	# 1501	Olsson Inv #439161 7th & Main location	\$	184.50
November 29, 2022	# 1502	Robert Woehler & Sons Construction Inc Pay app #2 CRA JJ site	\$	28,457.43
		Total	\$	61,856.48

CRA
BANK SUMMARY
CHECKING ACCOUNT
November 29, 2022

BALANCE 10/25/22 4,894.78

DEPOSITS:

Interest	6.89
DPA payment	100.00
R Perry TIF legal	15,000.00
Line of credit draw	44,000.00

SUBTOTAL: 64,001.67

CLAIMS:

Claims Paid	61,856.48
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BOOK BALANCE as of 11/29/22 2,145.19