

City of Scottsbluff, Nebraska

Monday, June 6, 2016

Regular Meeting

Item Subdiv.1

Council to receive report and recommendation from the Business Improvement District board on the Downtown Plaza Project and consider endorsement of their recommendation.

Staff Contact: Annie Folck, City Planner

Agenda Statement

Item No.

For meeting of: June 6, 2016

AGENDA TITLE: Council to receive report and recommendation from the Business Improvement District Board on Downtown Plaza Project

SUBMITTED BY DEPARTMENT/ORGANIZATION: Planning and Zoning

PRESENTATION BY:

SUMMARY EXPLANATION: In order to create a Downtown Plaza, the BID board has recommended that the City owned buildings at 23 E 18th St and 15 E 18th St be demolished. A conceptual design is attached to give an idea of what the area would look like if this space were used for a downtown project. The board has recommended a Phase I that would include demolition of the buildings and removal of the parking lot on the north side of the buildings. Staff will submit a grant to the Nebraska Statewide Arboretum for \$25,000 for landscaping in this area, and BID funds can be used for the grant match. This is the same grant program that provided the funding for the landscaping of our downtown parking lots. This will provide enough funding to landscape the area which is currently the buildings and parking lot. Over the next couple of months, staff will work on an overall design, and fundraising for future phases of the project can begin.

BOARD/COMMISSION RECOMMENDATION: The BID recommends using BID funds to remove the buildings and provide \$25,000 of match funds for landscaping, but requests that the City fund public restrooms in the area.

STAFF RECOMMENDATION:

EXHIBITS				
Resolution	Ordinance	Contract	Minutes X	Plan/Map X
Other (specify) _____				

NOTIFICATION LIST: Yes No Further Instructions

APPROVAL FOR SUBMITTAL: _____
City Manager

Rev 3/1/99CClerk

BUSINESS IMPROVEMENT BOARD
Regular Meeting
May 18, 2016

The Scottsbluff Business Improvement Board had a meeting on Wednesday morning, May 18, 2016 at 8:00 a.m. at City Hall, 2525 Circle Drive, Scottsbluff, Nebraska. A notice of the meeting had been published on May 13, 2016 in the Star-Herald, a newspaper published and of general circulation in the City. The notice stated the date, hour, and place of the meeting, that the meeting would be open to the public, that anyone with a disability desiring reasonable accommodation to attend the Business Improvement Board meeting should contact the Development Services Department, and that an agenda of the meeting kept continually current was available for public inspection at the Development Services Department office; provided, the Business Improvement Board could modify the agenda at the meeting if it determined that an emergency so required. A similar notice, together with a copy of the agenda, also has been delivered to each Business Improvement Board member. An agenda kept continuously current was available for public inspection at the office of the Development Services Department at all times from publication to the time of the meeting.

Item 1: Chairperson, Neal Blomenkamp presided over the proceedings. The following Business Improvement Board members were present: Donna Hessler, Melissa Schneider, Roger Franklin, Rick Wayman, and Neal Blomenkamp. Members absent (excused): Nancy Dillman, Ron Schluter, Angela Kembel, and Beckie Rogers. Members absent (unexcused): none. City officials present Annie Folck, City Planner, and Annie Urdiales, Planning Administrator.

Item 2: Blomenkamp informed interested parties, a copy of the Nebraska Open Meetings Act is posted in the back of the City Council Chambers.

Item 3: Roll Call.

Item 4: Notice of changes in the agenda: None

Item 5: Citizens with items not scheduled on regular agenda: None.

Item 6: Minutes of 3/16/16 were reviewed. A motion was made by Hessler and seconded by Wayman to approve the minutes. "YEAS": Blomenkamp, Hessler, Wayman, and Schneider "NAYS": None. ABSTAIN: R. Franklin. ABSENT: Rodgers, Kembel, Schluter and Dillman. Motion Carried.

Item 7A: Demolition Bids - Annie Folck reviewed demolition bids received for the two buildings on 18th Street. The City received five bids with the low bid coming in at \$28,084 from Paul Reed Construction. Folck asked that BID board members make a positive recommendation for approval of this bid and come to the City Council meeting of June 6th to encourage the Council to move forward with the Plaza project.

The City is in the process of budgeting for the new fiscal year. Since the additional sales tax was not approved we will have to watch funds more closely. The Plaza could continue forward in phases. Phase one could include demolition of the buildings, installation of an irrigation system in the area demolished to allow for landscaping.

Folck is looking at a landscaping grant for \$25,000 for this area, a match of \$25,000 from the BID would be needed to complete the landscaping, no hardscaping would be done at this time, any leftover funding could be used for additional landscaping on the west side of the proposed plaza area.

Public Restrooms – in discussions held with property owner, Tammy Reichert, she would be open to allowing the back area of her building at 1809 Broadway to be used for public restrooms. Rick Wayman will check back with her to see what the costs would be for the renovations/improvements to the building to see if it would be feasible to proceed. This cost would be manageable compared to the stand alone restrooms that were planned before at approximately \$150,000. The building has a basement and the renovations would be fairly easy to make. With the demolition of the two building would like to get volunteers to remove some of the existing clay tiles on the facade could be used for the public restrooms exterior.

A portable stage could also be implemented giving the Plaza more flexibility on areas where it could be set up depending on the electrical work.

Asbestos removal has begun and almost complete, the two building were purchased approximately a year ago and the board would like to move forward with the Plaza plans. With the demolition of the buildings we will have a blank canvas to begin our phases. Possible timeline would be to have the demolition done this summer with seeding and plantings done in the fall. This way we would have grass in place for the Farmer's Market next June. The proposed grant is due on July 1st which would allow us to start the landscaping sometime in September of this year.

The Board discussed several options on what to recommend to Council to move forward with the Downtown Plaza. They would like to have City Council budget money for future improvements of the Plaza possibly the public restrooms which has been something needed downtown for years. The BID could pay for the demolition costs and the match for the landscaping grant, if the Council will invest in public restrooms by including funds to budget the downtown public restrooms.

Other discussion was fund raising for future phases of the Plaza including fountains, and other hardscape items. Blomenkamp will check with the Oregon Trail Foundation about starting a fund for the downtown plaza where individuals could raise funds and donate to them for the Plaza.

The Board would like to thank the City Council for buying the two buildings and working with the BID with getting public input with the open house that was held at the Midwest Theater, the open house gave us ideas on what the public wants to see implemented in the Downtown Plaza. Phase II of the project will include some of these hardscape plans voted on at the open house.

Conclusion: A motion was made by Franklin and seconded by Schneider to make a positive recommendation to City Council for the demolition of the two buildings on 18th Street for the bid of \$28,084 by Paul Reed Construction paid from the BID budget along with the \$25,000 match for the landscape grant, and request that Council invest in public restrooms and other future improvements. "YEAS": Wayman, Hessler, Schneider, Franklin, and Blomenkamp. "NAYS": None. ABSTAIN: None. ABSENT: Schluter, Rodgers, Kembel, and Dillman. Motion Carried.

Other Business: At a previous meeting the Board discussed selling parking lot # 2 which is located on the NW corner of 2nd Avenue and 17th Street. The City has received an offer of \$5,000 for the parking lot. The BID board members discussed different options for this parking lot, the lot is comprised of three individual lots and would appraise for a lot more than the \$5,000 offered, they would prefer to have Parking lot # 2 be sold publicly with the funds returned to the BID to be used for future phases of the Plaza and parking lot improvements.

Conclusion: A motion was made by Wayman and seconded by Hessler to decline the offer of \$5,000 and offer the property for public sale with the funds going back to the BID budget for future improvements in the Business Improvement District. "YEAS": Wayman, Hessler, Schneider, Franklin, and Blomenkamp. "NAYS": None. ABSTAIN: None. ABSENT: Schluter, Rodgers, Kembel, and Dillman. Motion Carried.

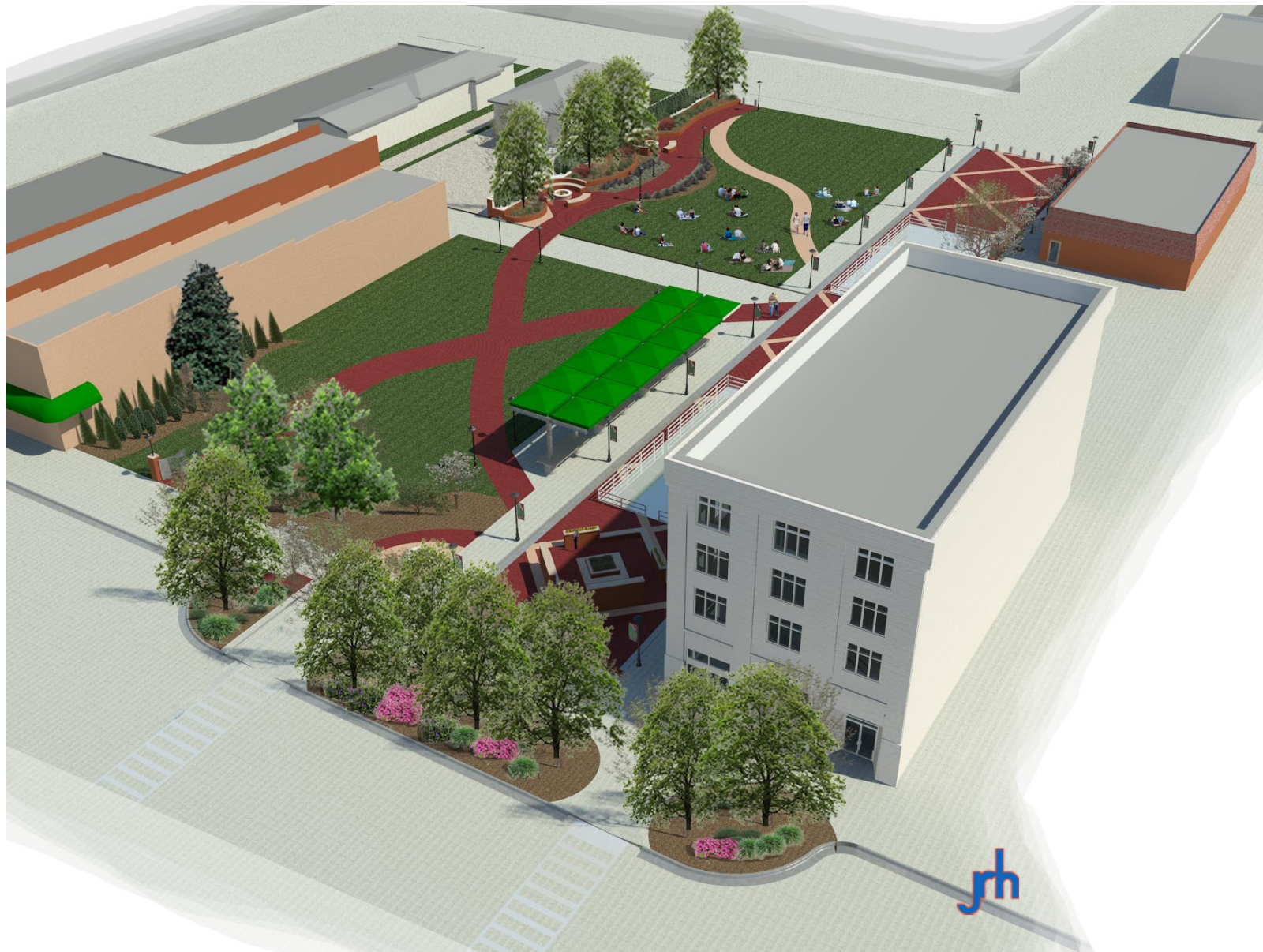
Item 8: Unfinished Business: None.

The meeting was adjourned at 9:10 a.m. Next meeting is scheduled for June 15, 2016.

Chairman, Neal Blomenkamp

Attest:







2525 Circle Drive

Scottsbluff, NE 69361

308-632-4136

December 16, 2015

Scottsbluff City Council
2525 Circle Drive
Scottsbluff, NE 69361

Dear Council Members,

On behalf of the Business Improvement District (BID) board, I would like to make some recommendations regarding continued improvements to Downtown Scottsbluff. As business and property owners in the downtown, we believe that the downtown revitalization efforts have greatly enhanced the business district; however, there is still a lot of work to be done. There continue to be many vacant buildings throughout the downtown, and we are still lacking a dedicated gathering space for large-scale events, which we believe will be vital for attracting activity to the area.

We are very excited about the area on 18th Street that the City has set aside for a downtown plaza. In the past couple of months, we have spent a considerable amount of time discussing and considering the best possible use of this space. In order to make a more informed recommendation, we met on site, touring the two buildings that make up a portion of the plaza area. We have determined that in order for the space to be used to its maximum potential, it would be best to demolish the two buildings located at 15 E 18th Street and 23 E 18th Street. The locations of these two buildings divide the space and would make it much less functional for the type of large-scale events envisioned for the area. While there is over an acre of space available for the plaza, it is so divided that many people are under the impression it is much smaller.

It is always difficult to justify tearing down buildings that are still functional. We spent a great deal of time discussing whether or not uses could be found for the buildings. The building at 15 E 18th Street was found to be in a state of disrepair and we do not believe that it would be a good use of the City's money to try to rehabilitate it. It does have some architectural features that give it character. We would suggest saving some elements of the building if it could be done at a reasonable cost. For example, the glazed tile around the windows could possibly be saved and incorporated into a plaza design feature. The building at 23 E 18th Street is in somewhat better condition. The layout of the building is not well suited for public use. Furthermore, the overall plaza design will be greatly enhanced by removing these two buildings. It may be possible to find uses for these two buildings, but we believe that utilizing them for other purposes would come at the cost of losing the effectiveness and long term functionality of the overall plaza area.

The overall concept for the plaza also requires the closure of 18th Street between Broadway and 1st Avenue. This increases the available space for the plaza by roughly 50% when compared to the space already available in the parking lots and where the buildings stand. We propose that at the time the bulb-outs are constructed along Broadway, 18th Street could also be closed off with a continuous curb. This will help establish a more permanent space for events while ensuring that any work done on the 18th Street intersection fits well with



2525 Circle Drive

Scottsbluff, NE 69361

308-632-4136

the overall plan for the area. This will help us avoid making improvements to the intersection just to redo them in a few years. If this was also done at the same time as the building demolition, it would minimize disruption in the area due to construction and could potentially reduce costs. While the street would be closed off, the alley should remain open to accommodate deliveries and emergency access to nearby properties. Once the buildings have come down, the area where they stood could be covered with a simple gravel or crushed concrete surface. This would provide an expanded, contiguous space for the Farmers Market and other large-scale events.

Once again, we would like to thank Council for their interest in continuing the downtown revitalization efforts. In the coming months we will be researching possible funding opportunities to help this project come to fruition. This project is extremely important to us as business owners and to the community as a whole, and we are very excited to see it move forward.

Sincerely,

Neil Blomenkamp
Chairman
Business Improvement District Board



June 1, 2016

City of Scottsbluff Council

2525 Circle Drive

Scottsbluff, NE 69361

Re: Demolition of Buildings on 18th Street

Dear Council:

The Scottsbluff/Gering United Chamber of Commerce would like to express support for the demolition of buildings on 18th Street. This will allow adequate space for a gathering place. This concept was presented by Roger Brooks of Destination Development International at several community workshops. Brooks is one of the world's leading specialists on community branding, product development, marketing and tourism. Gathering places bring a focus to the downtown area of a community and enhance green spaces and traffic for businesses.

Valley Visions has assisted in the downtown redevelopment that included the Mini-Park Canopies that were designed and constructed in 2013. AS a result the Farmers Market has blossomed. There are many opportunities in this concept and we support the city's project.

Respectfully submitted,

Karen S. Anderson

Executive Director