

# **City of Scottsbluff, Nebraska**

**Tuesday, January 17, 2017**

**Regular Meeting**

## **Item Reports3**

**Council to consider cost sharing with the City of Gering on the purchase of property located in Section 36, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.**

**Staff Contact: Nathan Johnson, City Manager**

**City of Scottsbluff**  
**Economic Development Application Review Committee**  
**January 6, 2017**

A meeting of the Economic Development Application Review Committee was held on January 6, 2017, at 8:00 a.m. at City Hall, 2525 Circle Drive, Scottsbluff, NE.

The meeting was convened at 8:03 a.m. Roll call was taken. Present were Committee Members, Jim Trumbull, Dennis Hadden, Dave Schaff, Lee Glenn, and Hod Kosman. In attendance on behalf of the City were Program Administrator, Nathan Johnson, and Deputy City Attorney, Rick Ediger. Also in attendance were the following members of the Community Redevelopment Authority (the "CRA"): Bill Trumbull, Joan Phillips, Bill Knapper, and Kathy Eastman. The Notice of the Meeting had included the possibility that a quorum of the CRA would be present, but no action would be taken by the CRA.

Chairman Trumbull called the meeting to order and stated that a copy of the Nebraska Open Meetings Act is located on the West wall of the Conference Room. There were no changes in the Agenda, nor were there any citizens with business not scheduled on the agenda.

It was moved by Glenn and seconded by Schaff that the Minutes of the December 16, 2016 Committee Meeting be approved. Voting yes: Trumbull, Hadden, Schaff, Glenn and Kosman. Voting no: None.

The next order of business concerned an Application for Assistance from Regional West Medical Center. Members of the Committee were given materials in support of the application. However, Trumbull, Hadden, Glenn and Kosman indicated they had conflicts of interest due to their membership on the RWMC Board of Directors. As a result, it was not anticipated that any action would be taken by the Application Review Committee. Those in attendance on behalf of RWMC were Paul Hofmeister, Randy Meininger, David Cornette, MD, and Doug Carrell. It was noted that the application was, in effect, a partnership of RWMC, Valley Ambulance Service, and MedTrans. The purpose of the application is to provide for the retention, education, and recruitment of paramedics in the area. Currently, there are approximately 68 paramedics in the area, but there is a need for at least 101. RWMC is working with WNCC on accreditation for WNCC's own paramedic program. Currently, students attend WNCC through a current joint agreement with McCook Community College. As indicated, no action was taken by the Committee and this matter will be passed on to the City Council without a recommendation.

The next item of business involved discussion and recommendation concerning partnering with the City of Gering for the purchase of an industrial site. Ediger explained that LB840 funds could be used for the purchase of real estate as long as the ultimate users of the real estate were Qualifying Businesses, as provided for under the City's Economic Development Plan. A sale would have to be at fair market value, but a purchaser could also apply for Economic Development

Assistance which could cover all or a portion of the purchase price, depending on the number of jobs to be created. Johnson indicated that the City of Gering had already purchased the land for the industrial site. The issue is whether the City of Scottsbluff will be involved. One of the issues is that a portion of the property is currently zoned for manufacturing, but the rest is zoned for agriculture. All of the property will need to be zoned for manufacturing prior to the City contributing funds. Bill Trumbull and Joan Phillips, members of the CRA, asked questions and expressed a concern as to the need for an industrial site. John Schaffer (citizen in attendance) spoke about his concerns and indicated he was not opposed to an industrial site, but was concerned about this location and the purchase price. Randy Meininger explained his concern that there needs to be a sound process for possible sales to interested parties. Chairman Trumbull indicated this was one of the sites that had been identified by the City's consultant when potential industrial sites were identified.

Following additional discussion and questions, Kosman moved that the Committee recommend to the City Council that the City's Economic Development funds be used to purchase a half-interest in the proposed industrial park, with Closing contingent on the property being annexed by the City of Gering and all of the property be rezoned for manufacturing. In addition, it is recommended that a streamlined process be developed between the Cities of Scottsbluff and Gering so that there is a consistent joint effort with respect to sales of parcels within the industrial park. The motion was seconded by Hadden. Voting yes: Trumbull, Hadden, Schaff, Glenn and Kosman. Voting no: None.

The meeting was then adjourned at 9:26 a.m.

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Nathan Johnson, Program Administrator