

# **City of Scottsbluff, Nebraska**

**Monday, May 15, 2017**

**Regular Meeting**

## **Item Resolut.3**

**Council to consider the Ordinance amending the Scottsbluff Economic Development Plan to provide for additional qualifying businesses (second reading).**

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

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE SCOTTSBLUFF ECONOMIC DEVELOPMENT PLAN TO PROVIDE FOR ADDITIONAL QUALIFYING BUSINESSES.**

**BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA:**

1. The City Council, has by Ordinance, adopted an Amended Economic Development Plan (the "Plan"), which was effective as of October 1, 2015.
2. The Citizen Advisory Committee has recommended an amendment to the Plan as provided for in this Ordinance, and the City Council has held a public hearing on the recommended amendment.
3. Paragraph 3.a. of the Plan is amended to add the following Qualifying Businesses:
  - (9) Construction and rehabilitation of housing pursuant to a Workforce Housing Plan, as provided for below.
  - (10) Retail trade, but only if the principal source of income is from retail sales of product(s) manufactured on the premises from which the sales take place; provided, the total amount of incentives devoted to retail trade shall not exceed the limits provided for by Nebraska law.
4. Paragraph 4 of the Plan is amended to add the following eligible economic activity:
  - (11) Grants or loans for the construction or rehabilitation for sale or lease of housing as part of a Workforce Housing Plan, as provided for below.
5. The following new paragraph 5 is added to the Plan:

**5. Workforce Housing Plan:**

“Workforce Housing Plan” means a program to construct or rehabilitate single-family housing or market rate multi-family housing which is designed to address a housing shortage that impairs the ability of the City to attract new businesses or impairs the ability of existing businesses to recruit new employees. In connection with the Workforce Housing Plan:

- a. The City has participated in a Multi-County Regional Housing Study (the “Housing Study”) conducted by Hanna:Keelan Associates, P.C. for Western Nebraska Economic Development Interlocal Group. The Housing Study covered Scotts Bluff, Morrill and Kimball Counties, and communities within those Counties, to include the City. The Housing Study found that the current housing stock in the City and Scotts Bluff

County, including both single-family and market rate multi-family housing, was deficient in numbers and quality, and that the City has a housing shortage.

b. The Workforce Housing Plan is intended to include all single-family housing and market rate multi-family housing. No special provisions for housing for persons of low or moderate income are provided for.

c. Due to the lack of available housing within the City and Scotts Bluff County, existing businesses have difficulty in recruiting new employees; and

d. Construction costs, and the cost of providing infrastructure for housing (to include streets and utilities) are adversely impacting the ability to find housing for persons seeking new or rehabilitated housing in the City.

6. The existing paragraphs 5 through 11 of the Plan shall be renumbered as paragraphs 6 through 12. Except as modified by the above Amendment, all other portions of the Plan shall remain in effect.

7. This Ordinance was approved by a two-thirds vote of the members of the City Council. It shall become effective upon its passage, approval and publication. Publication shall be in pamphlet form.

Passed and approved on \_\_\_\_\_, 2017.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved as to form:

\_\_\_\_\_  
Deputy City Attorney