

City of Scottsbluff, Nebraska
Wednesday, October 10, 2018
Regular Meeting

Item 1

Approve the Minutes of the September 14, 2018 Meeting.

Staff Contact: Starr Lehl

City of Scottsbluff
Community Redevelopment Authority
September 14, 2018

A meeting of the Community Redevelopment Authority (CRA) was held on Friday, September 14th at 12:00p.m. at City Hall, 2525 Circle Drive, Scottsbluff, NE.

Notice of the meeting was published in the Star-Herald on September 11, 2018.

The meeting convened at 12:00 p.m. by Chairman Trumbull. Roll call was taken. The following committee members were present: Bill Trumbull, William Knapper, Cathy Eastman, Robert Franco, Absent, Joanne Phillips. In attendance on behalf of the city were City Manager, Nathan Johnson and Economic Development Director, Starr Lehl and legal counsel, John Selzer.

Chairman Trumbull called the meeting to order at 12:06 p.m. and informed those in attendance that a copy of the Nebraska Open meeting s Act is available for the public's review.

Chairman Trumbull asked if there were changes to the agenda and there were no changes.

Motion by Knapper, second by Franco to approve the minutes from the August 1, 2018 meeting. "Yeas" Knapper, Franco, Trumbull, Eastman. "Nays", none, absent Phillips.

Chairman Trumbull stated the reason for the meeting was to wrap up the East Overland Project and reported that there has been a significant change to the East Overland Corridor because of the program. Economic Development Director Lehl reported all receipts had now been turned in from the last three applicants and the final amounts would appear on the claims for the upcoming city council meeting on September 17th. Lehl also reported over a million dollars had been spent by property owners matched with the city's \$153,000 and the return on investment was better than originally expected and far exceeded original plans. City Manager Johnson mention one of the applicants, El Molcajete had gone above and beyond with improvements to the inside of their building and also had some much needed HVAC work done on the property. Chairman Trumbull felt that the program needed to get better/more publicity and thanked Lehl for her work on the project. Lehl said she would write a news release and get it out to the media.

Chairman Trumbull said he would like to get input from the CRA members about the East Overland Program and how it could be improved if the opportunity arose to repeat the program. Trumbull opened the floor for comments regarding the program. Franco commented that the fact the funds are to be "matching" funds and the property owner has financial responsibilities as well and to do a better job educating property owners what is expected of them. Chairman Trumbull would like to see an announcement about the program and at that time relay to the applicants that the city requires legitimate bids for the work to be done and establish a timeline to monitor the projects requiring progress reports and updates on the projects. Lehl recommended that there be a timeline to apply to allow the members to look at all of the applications at once and determine the applicants with the most viable and complete application. Franco also mentioned a contingency plan in the case applicants are unable to fulfill their obligation to ensure all of the money is spent on East Overland. City Manager Johnson reported there has been \$100,000 set aside in the pending upcoming budget for the East Overland Corridor and Lehl would be working on securing some matching money to be able to assist more property owners. Chairman Trumbull asked about implementing a demolition program with respect to some of the properties along the East Overland Corridor and how a program like that may look and how it could be implemented and also when the funds may become available. Lehl is to amend

the current East Overland Façade Improvement Grant Program Guidelines and Application and get the information to the CRA.

The next agenda item was an update on LB357 and Lehl reported that there is a citizen's group being headed up by Howard Olsen is working on some marketing materials in order to educate the public about the ballot issue in the upcoming election. Selzer explained the role of the CRA in the process and the interlocal agreement process. Johnson said the plan is to have a public meeting to educate citizens about the ballot measure on the fifth Monday, October 29th to be held at city hall or the library. Selzer told CRA members that the use of public funds is prohibited to promote and/or campaign to promote the ballot issue but they could support it individually if they so choose and be a part of the education process by attending public meetings and answering questions from the public. Johnson would like to have the interlocal agreement to the city council in time for the October 15th meeting, so the CRA would need to hold a meeting prior to that in order to review the agreement and forward on to city council for approval. A meeting date of October 10th was discussed and Lehl will get information out to the CRA members prior to the meeting. Additional discussion was held regarding the details of the LB357 ballot issue and what was included in the measure when it came to an aquatics center, pathway completion and street improvements.

Motion by Franco, second by Eastman to adjourn the meeting "Yeas", Eastman, Knapper, Franco, Trumbull. "Nays", none, absent, Phillips.

Nathan Johnson

Starr Lehl