

**City of Scottsbluff, Nebraska**  
**Wednesday, December 12, 2018**  
**Regular Meeting**

**Item Min1**

**Approve Minutes of the November 21, 2018 Meeting**

**Staff Contact: Starr Lehl**

City of Scottsbluff  
Community Redevelopment Authority  
November 21, 2018

A meeting of the Community Redevelopment Authority (CRA) was held on Wednesday, November 21<sup>st</sup> at 12:00p.m. at City Hall, 2525 Circle Drive, Scottsbluff, NE.

Notice of the meeting was published in the Star-Herald on November 16, 2018.

The meeting convened at 12:03 p.m. by Chairman Trumbull. Roll call was taken. The following committee members were present: Bill Trumbull, Robert Franco, and William Knapper, absent, Joanne Phillips, Cathy Eastman. In attendance on behalf of the city were City Manager, Nathan Johnson, Economic Development Director, Starr Lehl and legal counsel, John Selzer.

Chairman Trumbull informed those in attendance that a copy of the Nebraska Open meetings Act is available for the public's review.

Chairman Trumbull asked if there were changes to the agenda and there were no changes. Chairman Trumbull moved item #6 on the agenda to the end to allow those present at the meeting to conduct their business first.

Motion by Franco, second by Trumbull to approve the minutes from the October 10, 2018 meeting. "Abstain" Knapper, "Yeas" Franco, Trumbull, Nays", none, absent Phillips, Eastman.

Cathy Eastman arrived at 12:08 p.m.

Chairman Trumbull stated the main reason for the meeting was to discuss two TIF applications and asked Selzer to explain some changes in the TIF law that had taken place last year. The new law requires the Cost Benefit Analysis to be a part of the Public Notice for the TIF Application and Public Hearing process with the Planning Commission, thus adding an additional step through the CRA. The CRA will review the preliminary plan and cost benefit analysis and forward on to the planning commission for their meeting on December 10<sup>th</sup> and should have everything ready to go for the final application for thorough review to come to the CRA on Wednesday, December 12<sup>th</sup> and to the council on December 17<sup>th</sup>. Selzer feels these two applications are fairly complete so there should not be many changes.

Selzer introduced members of High Plains Budweiser (HPB) or PIVO, Inc. Jeff and Mary Kate Scheinost explained their project and need to expand their facility because their company is moving into the non-alcoholic beverage business. They plan to expand the northwest portion of their building by 11,995 sq. ft. to accommodate for more product warehousing. As they were investigating the possibilities to expand, a drain pipe was discovered running under the existing building extending to where they would like to expand. The pipe will have to be relocated to the alley or easement area prior to the expansion. The plan also includes demolition of a small building on the site and land preparation for addition to the existing building to begin this spring. The project may result in up to five additional jobs being created. Selzer mentioned the alley to the west of the property may need some work because of drainage and use issues.

Selzer further explained the TIF process and reviewed the cost benefit analysis for this project and the minimal tax shift a project like this has. Value of the property is estimated at a \$150,000 increase in property valuation which would mean approximately \$18,400 annually for 15 years of the project. Franco said he appreciates a local company growing in the community, Trumbull restated the main reason for the TIF is the unforeseen utility situation of the cost to move a drainage pipe discovered during the preliminary planning of the building expansion and felt the project would fit the TIF definition and funds would be put to good use and did not see any reason for the project not to be approved.

Motion by Knapper to approve the redevelopment by PIVO, Inc. to forward on to the planning commission, second by Franco, "Yeas" Franco, Trumbull, Eastman, Knapper, "Nays" none, Absent Phillips.

Motion by Knapper, second by Eastman to approve the PIVO, Inc. Cost Benefit Analysis portion of the proposed project. "Yeas" Trumbull, Eastman, Knapper, Franco, "Nays" none, Absent Phillips.

Casey York introduced himself as the owner of Auto Spa, LLC proposing a single bay fully automatic car wash with a location on the corner of southwest corner of 27<sup>th</sup> Street and Avenue I. The property is unique because it is land locked by city property and requires a license agreement with the city. TIF funds are anticipated to be used for cost of

site acquisition, site preparation, the driveway to the property and utilities. Trumbull asked Selzer to explain the before and after expenses of a TIF project regarding the statute and there is now a list of items that can be paid for prior to the TIF and a few of those include land acquisition, preparation of materials and paperwork for TIF application, cost benefit analysis, site preparation to name a few. Trumbull mentioned these had changed since the last TIF project which would have been the Webb development. Selzer then reviewed the Cost Benefit Analysis of the project including estimated property improvement of \$240,000 increase in property, \$5,160 annually for 15 years likely all of the TIF will be used because of the eligible expenses anticipated.

Motion by Franco to approve the redevelopment plan as submitted by Casey York, DBA Auto Spa, LLC. Second by Eastman, "Yeas" Trumbull, Eastman, Knapper, Franco, and "Nays" none, Absent Phillips

Motion by Franco, second by Eastman to approve the Cost Benefit Analysis of the Auto Spa, LLC project, "Yeas" Eastman, Knapper, Franco, Trumbull, "Nays" none, Absent Phillips.

Selzer informed the CRA that there would need to be another meeting scheduled between the planning commission meeting on December 10<sup>th</sup> and the regular city council meeting on December 17<sup>th</sup>. Chairman Trumbull asked that members schedule a meeting now so we have a time we could get a quorum of the CRA. Selzer reported it should be a short meeting and a review of the planning commission recommendation. It was recommended the next meeting of the CRA be scheduled for December 12<sup>th</sup> at noon to review both TIF applications.

Discussion was held on the East Overland Façade Improvement Program. Trumbull recommended that the form be more specific in regard to the eligible properties and asked that the word "corridor" be removed and the addition of eligible properties to include East Overland from Broadway to 21<sup>st</sup> Street., also discussed was raising the minimum grant amount from \$100 to \$500. Franco would like to include a stipulation that the applicant appear before the CRA during the initial discussion of project funding. A final revision will be brought back to the CRA before it is taken to the city council for approval. Lehl reported the city had applied for a grant through Panhandle Partnership for their Greater Good Grant in the amount of \$50,000.

Under staff reports, Lehl reported the East Overland Steering Committee met and discussed signage on Broadway directing motorist to the East Overland Corridor as well as some beautification projects to be worked on . Johnson reported there will be another TIF project coming to the committee by Eric Reichert, as he has purchase some property on East Overland just south of the Western Sugar Facility. Trumbull asked about additional annexation of property along the Hwy 26 corridor and Johnson replied that the city was working on the annexation.

Motion by Knapper, second by Franco to adjourn the meeting at 1:05 p.m. "Yeas" Eastman, Knapper, Franco, Trumbull, "Nays", none, Absent, Phillips.

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Nathan Johnson

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Starr Lehl