

**City of Scottsbluff, Nebraska**  
**Wednesday, February 20, 2019**  
**Regular Meeting**

**Item Min1**

**Approve Minutes of the December 12, 2018 Meeting.**

**Staff Contact: Starr Lehl**

City of Scottsbluff  
Community Redevelopment Authority  
December 12, 2018

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

Notice of the meeting was published in the Star-Herald on December 7, 2018.

The meeting convened at 12:04 p.m. by Chairman Trumbull. Roll call was taken. The following committee members were present: William Knapper, Joanne Phillips, and Cathy Eastman. Absent were: Bill Trumbull and Robert Franco. In attendance on behalf of the city were City Manager, Nathan Johnson, Economic Development Director, Starr Lehl and legal counsel, John Selzer.

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

Vice-Chairman Phillips asked if there were changes to the agenda and there were no changes.

Motion by Knapper, second by Eastman to approve the minutes from the November 21, 2018 meeting. "Yeas" Knapper, Phillips, Eastman, Nays", none, absent Franco, Trumbull.

Vice-Chairman Phillips asked who would like to speak about the HPB Expansion and Redevelopment Plan and Selzer stated the CRA had reviewed the preliminary plans for the project at an earlier meeting and this would be a more thorough review of the plan, Cost-Benefit Analysis and also review and approve the resolution. The CRA was reminded of the City's Comprehensive Plan and how this project is in line with the plan and also that the project fits within the zoning regulations of the city. Selzer asked if there were any general questions regarding HPB plan. Knapper asked if there were any changes from the original plan and Selzer answered there were just some date changes made to more generalize the project and keep it on track. Representative from HPB updated the committee on the work they were trying to get done this winter demolishing an existing structure and working with the city's engineer regarding the storm drain pipe crossing the property. The committee reviewed the Cost Benefit Analysis and the consequence of the project on taxing entities for the next 15 years, shifting the taxes from the taxing entities to pay for the cost of the project. The project will also rectify the water main issue and drainage problems on the property, other than the tax shift, there are no other tax issues to the project and completion of the project will help the business to grow and potentially create additional jobs to the community. Knapper asked if a separate motion for and four items and Selzer stated there is a resolution that includes the items and asked the committee to consider the "but for" test which is if the project would happen "but for" TIF and referred to page 4 of the plan. Selzer then explained the contents of the resolution and the planning commission recommendation.

Motion by Knapper, Second by Eastman to approve the HPB Resolution and allow the Vice-Chairman to sign the Cost Benefit Analysis. "Yeas" Phillips, Eastman, Knapper, Absent Trumbull, Franco.

Selzer introduced the Auto Spa TIF project and explained the location and plans for the Auto Spa TIF project and that Casey York was there to answer any questions the committee may have regarding the project. The process is the same as the HPB project including the approval of a resolution to approve the Redevelopment Plan, confirm the Cost-Benefit Analysis, forwarding the Planning Commission recommendation to the City Council and forward and recommend approval of the Redevelopment Plan to the City Council. There were a few minor changes to the plan including the current zoning and date the area was declared blighted and substandard and that the project still conforms to the city's Comprehensive Plan. Casey York updated the committee about the work he has done to get the utility access to the property and how TIF funds will help pay for the improvements. Very low to no impact will be done to employment or any of the taxing entities, local contractors will be used for the project and capital investment will be made to complete the project. Committee was again asked to apply the "but for" test on the TIF project for Auto Spa. Knapper asked although the system is automated, would there be someone there to monitor if something were to go wrong and the answer by Casey York was there would be someone there and also a security system in place to monitor activity. Selzer reviewed the contents of the resolution

Motion by Eastman, Second by Phillips to approve the resolution as presented. “Yeas” Phillips, Eastman, Knapper, Absent Trumbull, Franco.

Lehl then reviewed the final draft of the East Overland Façade Improvement Grant Program and asked the committee to approve and send on to city council for review and passage. Lehl informed the committee the East Overland Steering Committee has been meeting and may come to the CRA for funding for beautification and bike racks on East Overland. Other possibilities to increase traffic and shopping on East Overland were discussed. Motion by Eastman, Second by Knapper to approve the guidelines and application as presented.

Motion by Phillips, second by Knapper to adjourn the meeting at 1:12 p.m. “Yeas” Eastman, Knapper, Phillips, “Nays”, none, Absent, Trumbull, Franco.

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Nathan Johnson

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Starr Lehl