

**City of Scottsbluff, Nebraska**  
**Wednesday, March 6, 2019**  
**Regular Meeting**

**Item Min1**

**Approve Minutes of the February 20, 2019 Meeting.**

**Staff Contact: Starr Lehl**

City of Scottsbluff  
Community Redevelopment Authority  
February 20, 2019

A meeting of the Community Redevelopment Authority (CRA) was held on Wednesday, February 20, 2019 at 12:00p.m. at City Hall, 2525 Circle Drive, Scottsbluff, NE.

Notice of the meeting was published in the Star-Herald on February 15, 2019.

The meeting convened at 12:01 p.m. by Chairman Trumbull. Roll call was taken. The following committee members were present: Bill Trumbull, Joanne Phillips, and Robert Franco. Absent were: William Knapper and 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.

Motion by Phillips, second by Franco to approve the minutes from the December 12, 2018 meeting. "Yeas" Franco, Phillips, Trumbull, Nays", none, absent Knapper, Eastman.

Chairman Trumbull asked Selzer to report on the TIF application and redevelopment plan from 26 Group, LLC and review the process.

Selzer disclosed to the CRA that his law firm also represents Eric Reichert and his businesses in other matters but his firm is representing the City and CRA in connection with this TIF application. Selzer stated that he disclosed to Mr. Reichert that the firm represents the City and the CRA in connection with redevelopment projects and advised Mr. Reichert that if he wanted representation for this matter he could hire separate counsel. Selzer stated if anyone had concerns to please let him know. Selzer made clear to the CRA that the purpose of this meeting is not to make a recommendation on the TIF application but to simply decide whether the CRA should move forward with the redevelopment plan. There are several steps that need to be taken before the final approval of the plan, including a planning commission recommendation, and then back to the CRA for a thorough review of the plan, then a recommendation to the City Council for final approval. The application, preliminary plan and preliminary cost-benefit analysis in very preliminary draft form, were distributed prior to the meeting and Selzer explained that they are living documents that may change from time to time throughout the review and approval process. Selzer pointed out that there are no utilities to the site and a utility plan will need to be developed and that the redeveloper is also working with the city engineer regarding proper drainage on the property. He then reminded the CRA where the property is located and referred them to a map within the plan and advised the CRA how the plan compares with the city's Comprehensive Plan. The project will also help to fill the gap between Highway 26 and East Overland and may spur additional growth and development in the area. Page 3 was highlighted because of some of the blanks that needed to be filled in regarding the assessment of the property. A more thorough examination will need to be done regarding the TIF available for the project. Page 4 is a list of possible allowable TIF expenses for the CRA to review.

Chairman Trumbull asked Eric Reichert of 26 Group, LLC to explain the project and plans for development. Reichert explained the plan is to build a truck stop and gas station with a C-Store and restaurant. The property would also include overnight truck parking for approximately 25 trucks and trailers. He would like to cater to truckers as this is a high truck traffic area. The proximity to Inland Truck Parts and also city amenities make the area prime for this type of business. Driveways and traffic patterns were discussed including the sugar beet campaign and increased traffic on East Overland in front of the sugar factory. Utility placement was also discussed and working with the city and engineers to get the issues resolved. Lehl reminded the applicant that the property is in the city's Opportunity Zone and he said he was aware and would like to talk about the benefits of the zone. Motion by Franco, Second by Phillips to approve the concept of the TIF application submitted by 26 Group, LLC and preliminary plan and submit the plan to the Planning commission. "Yeas" Franco, Phillips, Trumbull, "Nays", none, Absent Knapper and Eastman.

The preliminary cost-benefit analysis was discussed and Selzer explained the tax shift and how TIF financing works and the affect it has on taxing entities and also the potential benefits including the creation of jobs for the community, the addition of personal property and additional real estate tax collection after the TIF bonds have been retired. Selzer explained that the CRA would conduct another cost-benefit analysis prior to making a recommendation of the plan to the city council.

Motion by Franco, Second by Phillips to approve the preliminary cost-benefit analysis of the redevelopment plan by 26 Group, LLC. "Yeas" Franco, Phillips, Trumbull, "Nays" none, Absent Knapper and Eastman.

Dates were discussed for the next CRA meeting to meet with the scheduled Planning Commission meeting and City Council meetings. A date of March 21<sup>st</sup> was decided on to review the final TIF application and cost benefit analysis of 26 Group, LLC.

Lehl updated the CRA on applications received for the East Overland Façade Improvement Program and a date of March 6<sup>th</sup> was set to review all applications and interview applicants regarding funding. Chairman Trumbull recommended that the CRA review and interview all applicants during the process, dismiss the applicants and make the decisions on funding. Johnson informed the CRA the Mayor would like to have the East Overland Steering Committee involved in the process and Chairman Trumbull agreed and asked that they be invited to the March 6<sup>th</sup> meeting. Selzer informed the CRA that the WNCC Board of Regents meets on the third Wednesday and that will prohibit member Knapper from attending the March 20<sup>th</sup> meeting. After discussion, the meeting for the TIF application was moved to Thursday, March 21<sup>st</sup> at noon.

Motion by Franco, second by Trumbull to adjourn the meeting at 12:28 p.m. "Yeas" Phillips, Trumbull, Franco "Nays", none, Absent, Knapper, Eastman.

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Nathan Johnson

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Starr Lehl