

CITY OF SCOTTSSLUFF
Scottsbluff City Hall Council Chambers
2525 Circle Drive, Scottsbluff, NE 69361
COMMUNITY REDEVELOPMENT AUTHORITY

Regular Meeting
March 27, 2019
12:00 PM

1. Roll Call
2. **For public information, a copy of the Nebraska Open Meetings Act is posted in the back of the room on the north wall.**
3. Notice of changes in the agenda by the city manager (Additions may not be made to this agenda less than 24 hours before the beginning of the meeting unless added under Item 4 of this agenda.)
4. Citizens with business not scheduled on the agenda (As required by state law, no matter may be considered under this item unless the committee determines that the matter requires emergency action.)
5. Minutes
 - a) Approve Minutes of the March 6, 2019 Meeting.
6. Aulicks Truck Shop Project
 - a) Review Redevelopment Plan.
 - b) Conduct Cost-Benefit Analysis of Redevelopment Plan.
 - c) Review and approve Resolution to:
 - i) approve Redevelopment Plan;
 - ii) confirm Cost-Benefit Analysis;
 - iii) forward Planning Commission recommendation to City Council; and
 - iv) forward and recommend approval of Redevelopment Plan to City Council.
 - d) Review and approve Resolution to:
 - i) approve Redevelopment Contract with 26 Group, LLC, conditional upon the City Council's approval of the Redevelopment plan and;
 - ii) authorize issuance of Tax Increment Financing Note (26 Group, LLC), conditional upon the City Council's approval of the Redevelopment Plan and subject to the terms of the Redevelopment Contract.
7. Review and take action on Resolution:
 - a) Consider submitting Redevelopment Plan to Planning Commission.

- b) Conduct preliminary Cost-Benefit Analysis of redevelopment plan.
- 8. Staff Reports
 - a) Reports from staff.
- 9. Other Business
 - a) Other Business
- 10. Closed Session (to consider any of the above matters, where a Closed Session is appropriate.)
 - a) Following passage of motion to enter into executive session, presiding officer must state purpose of executive session.
- 11. Schedule Meeting
 - a) Schedule April Meeting.
- 12. Adjournment.

City of Scottsbluff, Nebraska
Wednesday, March 27, 2019
Regular Meeting

Item Min1

Approve Minutes of the March 6, 2019 Meeting.

Staff Contact: Starr Lehl

City of Scottsbluff
Community Redevelopment Authority
March 6, 2019

A meeting of the Community Redevelopment Authority (CRA) was held on Wednesday, March 6, 2019 at 12:00p.m. at City Hall, 2525 Circle Drive, Scottsbluff, NE.

Notice of the meeting was published in the Star-Herald on March 1, 2019.

The meeting convened at 12:01 p.m. by Chairman Trumbull. Roll call was taken. The following committee members were present: Bill Trumbull, Cathy Eastman, Robert Franco, Joanne Phillips, Bill Knapper. 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 February 20, 2019 meeting. "Yeas" Franco, Phillips, Trumbull, "Nays" None, "Abstain" Knapper, Eastman

Chairman Trumbull stated that the purpose of the meeting was to review and grant applications for the East Overland Façade Improvement Program and that there were a total of eleven applications received. He then followed the agenda in order and asked each applicant to explain their project as their properties were shown on the screen. All applicants were present to review their projects and answered questions from the committee. Following all of the presentations, Chairman Trumbull asked for a motion to approve the grant requests in the order they were presented.

Motion by Knapper, second by Phillips to approve grant in the amount of \$10,000 for Saul Esparza, 106 East Overland. "Yeas" Franco, Phillips, Trumbull, Eastman, Knapper, "Nays" none.

Motion by Knapper, second by Eastman to approve grant in the amount of \$10,000 for Saul Esparza 301 East Overland. "Yeas" Phillips, Trumbull, Eastman, Knapper, Franco, "Nays" none.

Motion by Phillips, second by Knapper to approve grant in the amount of \$10,000 for Mike Valentine of Twin City Auto, 1802 East Overland. "Yeas" Trumbull, Eastman, Knapper, Franco, Phillips, "Nays" none.

Motion by Franco, second by Knapper to approve grant in the amount of \$3,098.50 for Americo Carriers, 1702 East Overland. "Yeas" Eastman, Knapper, Franco, Phillips, Trumbull, "Nays" none.

Motion by Phillips, second by Eastman to approve grant in the amount of \$1,200 for the Lakota Lutheran Center, 1200 East Overland. "Yeas" Eastman, Knapper, Franco, Phillips, Trumbull, "Nays" none.

Motion by Knapper, second by Eastman to approve grant in the amount of \$10,000 for Agni Fernandez, LaBamba, 721 East Overland. "Yeas" Knapper, Franco, Phillips, Trumbull, Eastman, "Nays" none.

Motion by Franco, second by Phillips to approve grant in the amount of \$1,700 for Richard Schank, Schank Roofing, 1113 East Overland. "Yeas" Franco, Phillips, Trumbull, Eastman, Knapper, "Nays" none.

Motion by Franco, second by Phillips to approve grant in the amount of \$6,335 for Chris Bruckner, East O Watering Hole, 503 East Overland. "Yeas" Phillips, Trumbull, Eastman, Knapper, Franco, "Nays" none.

Motion by Phillips, second by Eastman to approve a grant in the amount of \$4,100 for Tiffany Schank, 102 East Overland. "Yeas" Trumbull, Eastman, Knapper, Franco, Phillips, "Nays" none.

Motion by Phillips, second by Franco to approve a grant in the amount of \$4,257.74 for Ron Smith, 1005 East Overland. "Yeas" Eastman, Knapper, Franco, Phillips, Trumbull, "Nays" none.

Motion by Phillips, second by Eastman to approve a grant in the amount of \$10,000 for Rosemary Florez, Rosita's 1205 East Overland. "Yeas" Eastman, Knapper, Franco, Phillips, Trumbull, "Nays" none.

Under staff reports Lehl informed the committee the funds were not completely allocated at which time discussion was held and it was decided to open the grant cycle up again with an April 1, 2019 deadline.

Johnson informed the committee there are several TIF applications that will be coming their way and the city is being pro-active for growth and development.

Selzer reported that Auto Spa (Casey York) and High Plains Budweiser (Jeff Scheinost) were still in negotiations and may be coming back to the CRA in the future.

The next CRA meeting is scheduled for Wednesday, March 21, 2019 at noon in the council chambers.

Motion by Franco, second by Phillips to adjourn the meeting "Yeas", Knapper, Franco, Phillips, Trumbull, Eastman..

Nathan Johnson

Starr Lehl

City of Scottsbluff, Nebraska

Wednesday, March 27, 2019

Regular Meeting

Item Scooter's1

Review Redevelopment Plan.

Staff Contact: Starr Lehl

City of Scottsbluff, Nebraska

Wednesday, March 27, 2019

Regular Meeting

Item Scooter's2

Conduct Cost-Benefit Analysis of Redevelopment Plan.

Staff Contact: Starr Lehl

City of Scottsbluff, Nebraska

Wednesday, March 27, 2019

Regular Meeting

Item Scooter's3

Review and approve Resolution to:

approve Redevelopment Plan;

confirm Cost-Benefit Analysis;

forward Planning Commission recommendation to City Council; and

forward and recommend approval of Redevelopment Plan to City Council.

Staff Contact: Starr Lehl

City of Scottsbluff, Nebraska

Wednesday, March 27, 2019

Regular Meeting

Item Scooter's4

Review and approve Resolution to:

approve Redevelopment Contract with 26 Group, LLC, conditional upon the City Council's approval of the Redevelopment plan and;

authorize issuance of Tax Increment Financing Note (26 Group, LLC), conditional upon the City Council's approval of the Redevelopment Plan and subject to the terms of the Redevelopment Contract.

Staff Contact: Starr Lehl

City of Scottsbluff, Nebraska

Wednesday, March 27, 2019

Regular Meeting

Item Review1

Consider submitting Redevelopment Plan to Planning Commission.

Staff Contact: Starr Lehl

City of Scottsbluff, Nebraska

Wednesday, March 27, 2019

Regular Meeting

Item Review2

Conduct preliminary Cost-Benefit Analysis of redevelopment plan.

Staff Contact: Starr Lehl

City of Scottsbluff, Nebraska

Wednesday, March 27, 2019

Regular Meeting

Item Reports1

Reports from staff.

Staff Contact: Starr Lehl

City of Scottsbluff, Nebraska
Wednesday, March 27, 2019
Regular Meeting

Item 1

Other Business

Staff Contact: Starr Lehl

City of Scottsbluff, Nebraska

Wednesday, March 27, 2019

Regular Meeting

Item 1

**Following passage of motion to enter into executive session,
presiding officer must state purpose of executive session.**

Staff Contact:

City of Scottsbluff, Nebraska
Wednesday, March 27, 2019
Regular Meeting

Item 1

Schedule April Meeting.

Staff Contact: Starr Lehl