

City of Scottsbluff, Nebraska
Wednesday, May 1, 2019
Regular Meeting

Item Min1

Approve Minutes of the March 27, 2019 Meeting

Staff Contact: Starr Lehl

City of Scottsbluff
Community Redevelopment Authority
March 27, 2019

A meeting of the Community Redevelopment Authority (CRA) was held on Wednesday, March 27, 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 22, 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. Absent, William Knapper. In attendance on behalf of the city were, 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 Franco, second by Eastman to approve the minutes from the March 6, 2019 meeting.

"Yeas" Franco, Phillips, Trumbull, Eastman. "Nays" None, Absent, Knapper

Chairman Trumbull stated the purpose of the meeting was to review TIF information for HVS LLP and Original Equipment, Inc. DBA Aulick Industries and 26 Group LLC.

Selzer explained the TIF process and future meetings scheduled and this was the first meeting for the CRA to look at the application and give it preliminary approval followed by a meeting of the Planning Commission on April 8th and city council on April 15th and in between those meetings, a CRA meeting will need to be scheduled. He also explained this meeting is not to approve the project but to give the ok to move forward. Selzer explained the project and informed the members that the demolition of the prior building had been completed. The location of the project is 709 W. South Beltline Highway, near the corner of Avenue I and South Beltline Highway. The project will include a new truck shop and office space, members have been given the application and preliminary redevelopment plan. The determination has not been made as to the amount of TIF available for the project and listed a few of the allowable expenses TIF could be used for.

Austin Aulick then spoke and went into more detail about the project and the need for the company to move into a larger space, as they have outgrown the space at 1201 Avenue I. Austin said they plan to double their capacity and sell used and new trucks as well as sale of truck parts and wish diesel mechanic and other jobs to be added. The company plans to move 20 employees to the new facility and over a five year period have a workforce of over 50.

Chairman Trumbull asked for questions and comments from CRA members and asked for a motion to send a positive recommendation to the Planning Commission for the application to move forward in the process. Motion by Franco, second by Phillips "Yeas" Franco, Phillips, Trumbull, Eastman. Absent, Knapper.

Chairman Trumbull asked members to look at the preliminary cost benefit analysis and reviewed the impacts to the various taxing entities as well as employment impact. He then asked for a motion to approve the document in order to move the project through the TIF process. Motion by Phillips, second by Franco to approve the preliminary cost benefit analysis. "Yeas" Phillips, Trumbull, Eastman, Franco. Absent, Knapper.

Chairman Trumbull then introduced the next item on the agenda which is the truck stop and convenience store redevelopment project submitted by 26 Group, LLC. Selzer explained a slight change to the plan which is site lighting, of which the bid came in very late and last minute and was able to get it added to

the plan and distributed to CRA members prior to the meeting in order to be able to use the lighting as a eligible TIF expense.

Selzer reminded members of the three areas you look at for the recommendation to council are 1) if the plan conforms with the city's comprehensive plan 2) analyzing the cost benefit analysis 3) the "but for" test, which is would this project happen "but for" the TIF.

Chairman Trumbull reviewed the process and reviewed the information presented to date that the project meets the TIF criteria as presented. The purpose of TIF is to redevelop blighted areas of the city and meet with the city's plans. Eligible TIF expenses were reviewed as well as the impact on taxing entities and employment. Franco asked about the drainage system for the fuel and diesel and discussion was that if this is something that is required to be done, it would have to be done by the developer and no cost to the city. Discussion continued regarding the current taxes being paid and the difference over the next 15 years as well as the impact the project could have on the remainder of the property and the East Overland Corridor.

Chairman Trumbull asked for a motion to approve the redevelopment plan which was made by Franco and second by Phillips. "Yeas" Trumbull, Eastman, Franco, Phillips. Absent, Knapper.

A motion was then made to approve the cost benefit analysis by Franco, second, Phillips. "Yeas" Eastman, Franco, Phillips, Trumbull. Absent, Knapper.

A motion was then made by Franco, second, Phillips to approve the resolution and send it forward to the City Council. "Yeas" Eastman, Franco, Phillips, Trumbull. Absent, Knapper.

The next CRA meeting is scheduled for Wednesday, April 10, 2019 at noon in the council chambers.

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

Nathan Johnson

Starr Lehl