

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

**Item Min2**

**Approve Minutes of the April 10, 2019 Meeting**

**Staff Contact: Starr Lehl**

City of Scottsbluff  
Community Redevelopment Authority  
April 10, 2019

A meeting of the Community Redevelopment Authority (CRA) was held on Wednesday, April 10, 2019 at 12:00p.m. at City Hall, 2525 Circle Drive, Scottsbluff, NE.

Notice of the meeting was published in the Star-Herald on April 5, 2019.

The meeting convened at 12:14 p.m. by Chairman Trumbull. Roll call was taken. The following committee members were present: Bill Trumbull, Robert Franco, Bill Knapper. Absent Joanne Phillips 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 Lehl asked that item #8a and #8b be removed from the agenda. Motion by Knapper, second by Franco to approve the agenda as amended. "Yeas" Knapper, Franco, Trumbull, "Nays" none, absent Phillips and Eastman.

Motion by Trumbull, second by Franco to approve the minutes from the March 27, 2019 meeting. "Yeas" Franco, Trumbull, "Nays" None, "Abstain" Knapper, Absent Phillips and Eastman. The March 27, 2019 minutes will be on the next agenda for approval because of lack of a majority vote.

Chairman Trumbull stated that the purpose of the meeting was to review and grant applications for an additional round of East Overland Façade Improvement Program since all of the money had not been allocated. He reported that there are a total of seven applications totaling \$35,851.50 with available funds of \$29,308.76 or a deficit of \$6,542.74 in funding. He then followed the agenda in order and asked each applicant to explain their project as their properties were shown on the screen. Five of the seven applicants were present to review their projects and answered questions from the committee.

Applicants included:

Chris Bruckner, 503 E. Overland

Todd Wilson, 217 E. Overland

JD Koncaba, 1001 E. Overland

Michael Engelhaupt, 211 E. Overland (absent)

Elizabeth Lamas De La Torre, 1127 E. Overland

Jerry Clemens, 1101 E. Overland (absent)

Teresa Moreno, 402 E. Overland

After discussion and a couple of options regarding funding for the projects, Knapper brought forward a couple of options one being decreasing each of the requested amounts by approximately 19% or awarding each applicant 81% of their original request or based on types of projects and previous requests, reducing the amounts as follows to make up the difference of \$6,542.74: Chris Bruckner, decrease amount by \$1,042.00, Todd Wilson, decrease by \$2,000.00, JD Koncaba, full funding of \$1,060.00, Michael Engelhaupt, decrease by \$1,000.00, Elizabeth Lamas De La Torre, reduce by \$2,000.00, Jerry Clemens, full funding of \$1,56.50, Teresa P. Moreno, decrease by \$500.00.

Motion by Knapper, second by Franco to reduce the individual amounts as recommended. "Yeas", Knapper, Franco, Trumbull, "Nays" none, absent Phillips and Eastman.

Chairman introduced item #7 on the agenda, the Aulick Industries Office and Truck Shop Redevelopment TIF Plan. Selzer reviewed the plans and updated the members on the site plan and explained the layout of the building and reported that the building would be approximately 30,000 sq. ft. with 5,000 being office space and 25,000 shop space. Improvements to the property would increase the value of the property by to an estimated value of \$3.8 million and produce TIF revenues of an estimated \$1.163 million over a 15 year period. The project also entails an estimated \$420,000 in TIF eligible expenses. Chairman Trumbull asked if there were any questions by the committee regarding the plan and there were none. For review, Selzer reminded the committee the plan must conform with the city's Comprehensive Plan including zoning and type of business, review of the Cost Benefit Analysis, and the "but for" test asking if the development would happen "but for" the TIF which is confirmed by the redeveloper on page 3 of the plan. Selzer explained that this test is not if the project would happen at all but if it would happen to the extent of the proposed development and in this area of town.

The Cost Benefit Analysis was then reviewed showing the impact on the taxing entities,, The tax increase of approximately \$77,000 per year will be shifted from the taxing entities to the redeveloper for eligible costs. The taxing entities will receive this increase amount after the TIF note has been paid. The project includes reconstructing the storm drain serving the property which will be paid for with TIF funds so there would be no additional tax impacts other than the tax shifts previously discussed. Employment in the project area is expected to increase by up to 30 to 50 employees over the next five years. No negative impact is expected to other employers or the student population of Scottsbluff Public Schools. Other impacts include that there will be personal property added, which will generate taxes for the various taxing entities in the community, local contractors will be used for construction, and the redeveloper has received approval of tax incentives under the Nebraska Advantage Act. Chairman Trumbull asked the committee if there were any questions regarding the Cost Benefit Analysis and there were none.

Chairman Trumbull introduced the next item on the agenda which was to review and approve and approve the resolution approving the Redevelopment Plan, confirming the Cost Benefit Analysis and forwarding the Planning Commission recommendation to the city council and also recommending approval of the Redevelopment Plan to the city council. Motion by Franco, second by Knapper to approve. "Yeas" Franco, Trumbull, Knapper, "Nays" none, absent Phillips and Eastman.

Under staff reports Selzer informed the committee that the contract with 26 Group, LLC will be coming forward and they are working out the details. Also he reported the HPB project has resurfaced so that project will be on the next agenda. There will also be a TIF application coming forward from Platte Valley Bank to raise the sidewalks and drainage issues they are having on their on their campus. City Manager Johnson told the committee the city is promoting TIF as a form of growth and development of projects in the community and said TIF along with LB840 are about the only tools available for economic development and helping existing business grow makes the business community stronger.

Knapper made the comment that Nathan Johnson is doing a great job as city manager.

Discussion was held regarding the schedule of another meeting to keep the TIF projects on track and the committee decided on the date of Wednesday, May 1, 2019 at noon in the council chambers.

Motion by Knapper second by Franco to adjourn the meeting “Yeas”, Knapper, Franco, Trumbull.  
“Nays”, none, absent Phillips and Eastman.

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Nathan Johnson

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Starr Lehl