

# **City of Scottsbluff, Nebraska**

**Thursday, May 16, 2019**

**Regular Meeting**

## **Item Min1**

**Approve May 1, 2019 Meeting Minutes.**

**Staff Contact:**

City of Scottsbluff  
Community Redevelopment Authority  
May 1, 2019

A meeting of the Community Redevelopment Authority (CRA) was held on Wednesday, May 1, 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 26, 2019.

The meeting convened at 12:03 p.m. by Chairman Trumbull. Roll call was taken. The following committee members were present: Bill Trumbull, Robert Franco, and Cathy Eastman. Absent: 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 Eastman, second by Franco to approve the minutes from the March 27, 2019 meeting.

"Yeas" Franco, Trumbull, Eastman "Nays" None, absent Phillips and Knapper.

Chairman Trumbull stated that the next agenda item was to review and take action on a resolution to approve the Redevelopment Contract and authorize TIF Note for HBP Expansion Project by Pivo, Inc.

Selzer disclosed a conflict informing the CRA that his firm provides representation in other matters to four of five out of the TIF applicants, specifically Platte Valley Bank, 1dash5, Pivo, Inc. and 26 Group, LLC. Selzer explained that his firm explains to the TIF applicants that his firm represents the City's interests on the TIF matters and the applicants can get separate representation if they wish. Selzer wanted the CRA to be aware of this and asked that if the CRA members had any questions to let him know.

Bill Knapper arrived at 12:05 p.m.

Selzer addressed and explained the group of projects and the process of reviewing the resolutions, contracts and TIF Notes for the three projects on the agenda including the HPB Project by Pivo, Inc., approved in December, the fuel station and convenience store project by 26 Group, LLC approved in March and Truck shop and office project by HVS, LLP and Original Equipment Co., d/b/a Aulick Industries, approved in April. The contract is to implement the plan that is written and allow city staff to administrate and issue the note and provide the financing. If the CRA has questions, Selzer would answer them regarding any of the projects specifically on the agenda and explained the process is essentially the same except for the amount of funding available through TIF and overall project cost.

Trumbull went over information included in the packet including the contract, TIF note and resolution for each of the projects. Selzer explained that the resolution authorizes the chairman to sign the contracts and to make any last minute changes or tie up loose ends so that there would not have to be another meeting called.

Chairman Trumbull asked if there were any questions about the resolution, contract or TIF note in regard to the HPB Expansion Project by Pivo, Inc. Motion by Franco, second by Knapper to approve the Redevelopment Contract, Resolution and TIF Note for the HPB Expansion Project by Pivo, Inc. "Yeas" Trumbull, Eastman, Knapper, Franco, "Nays" none, Absent, Phillips.

Chairman Trumbull moved on to the next item which is the Fuel Station and Convenience Store Project by 26 Group, LLC and noted that representatives for all of the projects were present at the meeting.

Motion by Eastman, second by Knapper to approve the Resolution, Redevelopment Contract and TIF Note for the Fuel Station and Convenience Store Project by 26 Group, LLC. "Yeas", Trumbull, Eastman, Knapper, Franco, "Nays" none, Absent, Phillips.

Chairman Trumbull introduced the next agenda item which was Aulick Industries Truck Shop and Office Project by HVS, LLP and Original Equipment Co. d/b/a Aulick Industries. Selzer informed the CRA of the fact Aulick's had purchased additional property behind the former Farm Credit Services building for truck storage and there may be some changes to the contract. Selzer's recommendation is to approve the contract as is and later come back and amend the contract to include the recently purchased property.

Motion by Knapper, second by Eastman to approve the Resolution, Redevelopment Contract and TIF Note for Aulick Industries Truck Shop and Office Project by HVS, LLP and Original Equipment Co. d/b/a/ Aulick Industries. "Yeas" Eastman, Knapper, Franco, Trumbull, "Nays", none, Absent, Phillips.

Chairman Trumbull introduced the next item on the agenda which was to review the preliminary Redevelopment Plan, conduct preliminary Cost Benefit Analysis and submit the Redevelopment Plan for Scooter's Drive Thru Coffee Kiosk Project submitted by 1dash5 Enterprises, LLC.

Joanne Phillips arrived at 12:15 p.m.

Selzer informed the CRA that the project is located on the southeast corner of West Overland and Avenue I and will be a coffee kiosk similar to the Scooter's located on Avenue B and Hwy 26. He reminded the CRA that they are not actually approving the plan but moving it forward to the Planning Commission for action. The TIF funds will be used for site acquisition, site preparation and other costs as allowable. Discussion was held regarding access and alley use. The developer explained that the only access to the drive thru would be off of Avenue I and will be located to the south of the intersection, out of the way of the intersection. There is a turning lane on Avenue I so traffic should not be impacted. Selzer explained the Cost Benefit Analysis and the shift in taxes and the impact on the taxing entities, the addition of employment, sales tax collection and the infill of a vacant lot within the city.

Motion by Eastman to refer the plan to the Planning Commission for the Scooter's Drive Thru Coffee Kiosk Project submitted by 1dash5 Enterprises, LLC. "Yeas", Eastman, Knapper, Franco, Phillips, Trumbull, "Nays", none.

Motion by Knapper second by Phillips to approve the preliminary Cost Benefit Analysis for the Scooter's Project. "Yeas" Knapper, Franco, Phillips, Trumbull, Eastman. "Nays", none.

Chairman Trumbull declared a conflict of interest on the next item on the agenda which is the review the preliminary Redevelopment Plan for Platte Valley Addition Improvements Project submitted by Platte Valley Bank. Trumbull turned the meeting over to Vice-Chairman Phillips to conduct this portion of the meeting.

Selzer explained that the recent developments completed and in the process of being completed on the Platte Valley Bank Campus include the renovation of the building where FALCO was previously located which allowed Platte Valley Company's operations to be moved to the former JG Elliott Building. All of these have been non-TIF improvements. The drainage which is from North to South on the campus has caused some issues on Platte Valley Drive, which runs from East to West on the campus and is a public street. Platte Valley Bank is asking for TIF funds to address the drainage problem and to install raised sidewalks for employees and customers to use while on the campus. They are also going to pave a parking lot on the southeast portion of

the campus, which is not an allowable expense, but the lighting of the parking lot would be an allowable expense. The demolition of an asphalt parking lot and paving the lot is also in the future plan. Discussion was held regarding the cost of the project and no costs being shown on the documents. Selzer explained that he was working on figuring out the parcels and how to complete the costs and allowable TIF funds. The CRA asked what action could be taken without the numbers and Selzer answered just a positive recommendation to move the project to the Planning Commission and when it comes back to the CRA the numbers will be available. The CRA asked about the affordability of the project by the bank and how this would be perceived by the public. Additional discussion was held about the purpose of TIF and what it actually is. The purpose is to get projects completed without the use of general tax dollars to make improvements to public facilities. Discussion continued about a private company taking on improvements to a public street and how the condition of the street could be a problem for the city in the near future if the city does not improve the drainage in the area.

Motion by Knapper, second by Eastman to approve the conceptual plan and move it on to the Planning Commission. “Yeas” Franco, Phillips, Eastman, Knapper, “Nays” none, Abstain, Trumbull.

Selzer explained the Cost Benefit Analysis, effect on taxing entities, public improvements and cost of public improvements to the area including Platte Valley Drive and 13<sup>th</sup> Street, additional employment and no negative impact on surrounding businesses.

Motion by Eastman, second by Knapper to Approve the Cost Benefit Analysis. “Yeas” Phillips, Eastman, Knapper, Franco, “Nays”, none, Abstain, Trumbull.

Chairman then went back to item 5b which is approval of the April 10, 2019 minutes. Motion by Knapper, second by Franco to approve the Minutes from the April 10, 2019 CRA Meeting. “Yeas”, Trumbull, Knapper, Franco, Phillips, “Nays” none, Abstain, Eastman.

Lehl reported there has not been much movement on the East Overland Projects because of the cold and wet weather. Johnson informed the CRA the city has begun budget workshops and also union negotiations with three unions.

The next meeting date was set for Thursday, May 16<sup>th</sup> at noon.

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

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Nathan Johnson

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Starr Lehl