

**City of Scottsbluff, Nebraska**  
**Wednesday, June 17, 2020**  
**Regular Meeting**

**Item Min1**

**Approve Minutes of the June 12, 2019 Meeting.**

**Staff Contact: Starr Lehl**

City of Scottsbluff  
Community Redevelopment Authority  
June 12, 2019

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

Notice of the meeting was published in the Star-Herald on Friday, June 7, 2019.

The meeting convened at 12:00 p.m. by Chairman Trumbull. Roll call was taken. The following committee members were present: Bill Trumbull, Joanne Phillips, and William Knapper. Absent were: Robert Franco and Cathy Eastman. In attendance on behalf of the city were City Manager, Nathan Johnson, City Clerk, Kim Wright 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 Knapper, second by Phillips to approve the minutes from the May 16, 2019 meeting. "Yeas" Phillips, Trumbull, Knapper, "Nays", none, Absent Eastman, Franco.

Chairman Trumbull stated the purpose of the meeting was to review the Aulick Industries Office and Truck Shop Redevelopment Plan Modification and asked Selzer to report and review the process.

Selzer informed the CRA the modification had gone to the Planning Commission on Monday night, and the CRA would make the recommendation to the City Council at their next meeting. Selzer explained that the modification modifies the Plan by providing for additional site acquisition by the Redeveloper of the property to the northeast of the original Project Site. The added area will be used for trailer parking and other equipment storage, which will allow for the property clearance, redevelopment and use of the existing Project Site as Redevelopers' Office and Truck Shop. Privacy fencing and lighting will also be constructed on the added area for security purposes and to accommodate surrounding landowners. Any substantial modification of a Plan must go through the same public hearing and approval process as the initial Plan. The CRA packet contains the original Plan, the Plan Modification, the proposed resolution and a proposed Amendment to the Redevelopment Contract in order to implement the Modified Plan, a proposed resolution of the Planning Commission regarding the Modified Plan, and the cost-benefit analysis for the Project. The CRA has already determined that the initial Plan conforms to the Comprehensive Plan. The added area is directly adjacent to the original Project site. Lot 3, Block 3 of the added area is zoned PBC and designated as the "South Broadway" neighborhood type under the Comprehensive Plan. Block 4 of the added area is zoned as C-2 and designated as "Residential" neighborhood type under the Comprehensive Plan. Rezoning the added area as C-3 to be consistent with the entire Project Site may be necessary during the implementation of this Plan. The Redeveloper understands that rezoning is subject to the necessary processes and approvals by the city. Selzer explained that the CRA can revise the Cost Benefit Analysis or reaffirm it as it applies to the Modified Plan. The Modified Plan and implementing Amendment do not propose taxes be divided on the added area, but the increment produced from the improvements contemplated under the initial Plan will be used for the increased eligible expenses in the Modification. Chairman Trumbull agreed after reviewing the current Cost Benefit Analysis and did not feel the Cost Benefit Analysis needed further action or the signature on a duplicate form. The CRA has already determined the Project would not be economically feasible or occur in the community redevelopment area without the use of tax-increment financing. Selzer explained there is a blank Planning Commission resolution in the CRA packet that was approved and signed on Monday night and finally, there is a contract amendment and the only change on the modification is the eligible costs will be increased by \$280,000 which includes site acquisition and contractor expense for site preparation, bringing the total amount to \$699,200. Trumbull asked if that portion of the property has been separated out in the contract document and Selzer explained it could be used for purchase of additional property or development.

Chairman Trumbull reviewed the information again informing the CRA the modification was to purchase the additional property and changes the amount available through TIF and entertained a motion to move forward with the approval of the resolution.

Motion by Phillips and second by Knapper to approve the Resolution to approve the Modified Redevelopment Plan, confirm Cost-Benefit Analysis, forward Planning Commission recommendation to the City Council and forward and recommend approval of the Modified Plan to City Council and to also approve amendments to the Redevelopment Contract and Resolution CRA 05119-3, contingent on Council approval of the Modified Plan. "Yeas" Trumbull, Knapper, Phillips, "Nays", none, Absent Franco and Eastman

Under staff reports, Selzer informed members he looked into adding an alternate member ordinance to the CRA but it is not allowed under state statute which is very strict when it comes to CRA members and their terms. r. Chairman Trumbull mentioned contacting Senator Stinner to see if this statute could be changed; as it does create a potential hardship because members of the CRA are involved in the community and we are bound to have a conflict at some point that may be a detriment to businesses if we cannot get a quorum at the CRA meetings. Discussion was held regarding term limits and how members are chosen and approved.

Motion by Knapper, second by Phillips to adjourn the meeting at 12:13 p.m. "Yeas" Phillips, Trumbull, Knapper, "Nays", none, Absent, Franco, Eastman.

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Nathan Johnson

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Starr Lehl