

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

Regular Meeting
June 17, 2020
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 June 12, 2019 Meeting.
6. East Overland Facade Improvement Program
 - a) Review and Approve East Overland Façade Improvement Program for Third Round of Funding.
7. Presentations and Communications
 - a) Presentation and Overview of City of Scottsbluff TIF Program.
 - b) Review and approve updated TIF application and guidelines.
8. Staff Reports
 - a) (informational only):
9. Other Business
 - a) (informational only):
10. Closed Session (to consider any of the above matters, where a Closed Session is appropriate.)
 - a) Following passage of a motion to enter into executive session, presiding officer must state purpose of executive session.
11. Adjournment.

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.

Nathan Johnson

Starr Lehl

City of Scottsbluff, Nebraska

Wednesday, June 17, 2020

Regular Meeting

Item E Over1

**Review and Approve East Overland Façade Improvement
Program for Third Round of Funding.**

Staff Contact: Starr Lehl



CITY OF SCOTTSBLUFF

EAST OVERLAND FAÇADE IMPROVEMENT GRANT PROGRAM

The City of Scottsbluff has committed \$100,000 to a program for façade improvements on East Overland Drive. Grants will be available to all properties, residential and commercial, that are located on East Overland. The grant funds must be used to improve the appearance of the exterior of the property. Program guidelines are below:

1. Grant amount: Minimum grant amount is \$500, and maximum grant amount is \$10,000 per property.

2. Required cash match: The property owner is required to match every dollar of grant money with one dollar of their own funds. Grant funds must be spent on the exterior of the property. Matching funds may be spent on the exterior or the interior of the property.

Eligible improvements that may be supported by grant funds or matching funds include, but are not limited to:

- | | | |
|------------------------|-----------------------|--------------|
| -Paint (exterior only) | -Roof Repairs | - Siding |
| -Masonry | -Sidewalk repair | - Awnings |
| -Signage | -Windows | - Doors |
| -Landscaping | - Parking Lot Repairs | - Demolition |

Eligible improvements allowed by the property owner include, but are not limited to:

- | | |
|---|---------------------------------|
| - Insulation/Energy efficiency improvements | - Parking Lot Improvements |
| - Paint (interior or exterior) | -Electrical Upgrades or Repairs |
| - Plumbing Upgrades or Repairs | |

3. Applications must have actual bids or estimates from a contractor attached in order to be considered.

4. Applicant must attend and present their application to the Community Redevelopment Authority in order to be considered for funding.

5. Funds may not be spent until after an application is approved - **funds spent prior to approval will not be reimbursed.**

6. Applicant must keep all receipts for materials and work done and submit to the City in order to be reimbursed. Work must be completed and receipts submitted for reimbursement within 6 months of project approval. The Community Redevelopment Authority (CRA) has the discretion to extend the timeframe on a case by case basis due to extenuating circumstances within the current fiscal year. All projects must be completed by September 1, 2019.
7. Applications will be reviewed by staff and presented to the City's Community Redevelopment Authority at their monthly meeting. The CRA will make recommendations to the City Council, who has final say in approving projects.
8. Approved applicants must give monthly reports to the city regarding the progress of the project until completed.
9. Application Period will begin on January 1, 2019 and end on January 31, 2019.
10. All proposed improvements must meet requirements of the City's building, fire, and zoning codes.

East Overland Façade Improvement Program Application

Project Information

1. Applicant Name _____
 Applicant Address _____
 Telephone No. _____
 Property Owner (if different than applicant) _____

2. Project Site Address _____

4. Land Use of Project (Circle one)

Residential

Restaurant

Retail

Service

Other (Please specify) _____

5. Utilities (Circle one) Gas Electric Both

6. Proposed Project: Describe in detail; attach plans and specifications:

7. Estimated Project Costs

Exterior Improvements (grant or matching funds) \$_____

Interior Improvements (matching funds only) \$_____

Total \$_____

Grant Funds Requested* \$_____

*Grant funds requested must not exceed the \$10,000 maximum

*Bids or estimates from contractors must be included at the time of application

8. Person doing work (if different than applicant)_____

Address_____

Phone No._____

8. Project Construction Schedule (estimated)

Start Date _____

Completion Date _____

***ALL WORK MUST BE COMPLETED AND RECEIPTS SUBMITTED TO THE CITY NO LATER THAN
SEPTEMBER 1, 2019.**

To be completed by Staff:

Zoning of Property_____

Square footage of building_____

City of Scottsbluff, Nebraska

Wednesday, June 17, 2020

Regular Meeting

Item 1

Presentation and Overview of City of Scottsbluff TIF Program.

Staff Contact: John L. Selzer

City of Scottsbluff, Nebraska

Wednesday, June 17, 2020

Regular Meeting

Item 2

Review and approve updated TIF application and guidelines.

Staff Contact: Starr Lehl

City of Scottsbluff, Nebraska

Wednesday, June 17, 2020

Regular Meeting

Item Reports¹

(informational only):

Staff Contact:

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

Item 1

(informational only):

Staff Contact: Starr Lehl

City of Scottsbluff, Nebraska

Wednesday, June 17, 2020

Regular Meeting

Item 1

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

Staff Contact: