

City of Scottsbluff, Nebraska
Wednesday, September 2, 2020
Regular Meeting

Item Min1

Approve Minutes of the June 17, 2020 Meeting.

Staff Contact:

City of Scottsbluff
Community Redevelopment Authority
June 17, 2020

A meeting of the Community Redevelopment Authority (CRA) was held on Wednesday, June 17, 2020 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 12, 2020.

The meeting convened at 12:00 p.m. by Chairman Trumbull. Roll call was taken. The following CRA members were present: Bill Trumbull, William Knapper and Katie Camacho. Absent were: Robert Franco and Mary Skiles. In attendance on behalf of the city were Interim City Manager, Rick Kuckkahan, 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 Knapper, second by Trumbull to approve the minutes from the June 12, 2019 meeting. "Yeas" Knapper, Trumbull, Camacho, "Nays", none, Absent Skiles, Franco.

Chairman Trumbull introduced new CRA member, Katie Camacho to the group and welcomed her aboard.

Chairman Trumbull reviewed funds available in the East Overland Façade Improvement fund which includes \$29,740 in funds not spent in the previous two rounds of funding along with a \$30,000 grant from the Greater Good Fund bringing the total available to \$59,740. Discussion was held regarding a timeline the funds needed to be expended and Lehl reported Finance Director Liz Hilyard would monitor the funds and allow the deadline to be extended past the city's fiscal year end of September 30, 2020. The CRA discussed the current lack of availability of contractors to do the work on properties due to the many home improvement projects and upgrades already being done in the community and the difficulty of even getting bids back for projects. Lehl informed the CRA of a few property owners who had expressed interest in the fund. Motion by Knapper, second by Camacho to make changes to the original guidelines, with a maximum grant amount of \$6,000 per applicant, an application deadline of August 31, 2020 and a deadline of August 1, 2021 for all invoices to be submitted to the city. "Yeas" Camacho, Knapper, Trumbull, "Nays" none, Absent Skiles and Franco.

Chairman Trumbull gave an introduction into the next item on the agenda, the Presentation and Overview of the City of Scottsbluff TIF Program. The CRA agreed not to have Selzer go through the presentation, but to point out changes in the program and review the updated TIF application and guidelines. There were changes to the TIF statutes in 2018 and the city's application and guidelines have not been updated since 2016. A "red line" version of the changes were reviewed by Selzer. The guidelines have been simplified, taking out a lot of the introductory information. Some of the major changes are in the approval process outlined on page three of the clean version, outlining the steps of the approval process to meet the needs of the developer/business. There are no changes to the fee structure or application, Appendix B was added as the City's official form of the Cost Benefit Analysis. Selzer also referenced a flow chart on how the TIF financing works, which is included in the presentation being sent to the CRA members.. Selzer also handed out the CRA's 2020 TIF report. Selzer highlighted the base assessed valuations of the previous projects and 2020 base valuations to show how the program has helped grow the tax base in the City. Selzer recommended the report be put in city council packets. Kuckkahn said it is important that the council and the public know about the program's success and we need to get the information out there. The report is also sent to all government entities initially notified of a TIF application including Scotts Bluff County, ESU 13, Scottsbluff Public Schools, WNCC, NPNRD. There have been no new TIF projects in 2020, but some are expected, and several were completed in 2019.

Motion by Knapper second by Camacho to approve Resolution 06-17-20 to adopt the new TIF Guidelines and Application including the Cost Benefit Analysis. "Yeas" Trumbull, Camacho, Knapper, "Nays" none, Absent Skiles and Franco.

Motion by Camacho, second by Knapper to adjourn the meeting at 12:36 p.m. "Yeas" Knapper, Trumbull, Camacho "Nays", none, Absent, Franco, Skiles.

Rick Kuckkahn

Starr Lehl