

City of Scottsbluff, Nebraska
Thursday, November 12, 2020
Regular Meeting

Item Min1

Approve Minutes of the October 14, 2020 Meeting.

Staff Contact: Starr Lehl

City of Scottsbluff
Community Redevelopment Authority
October 14, 2020

A meeting of the Community Redevelopment Authority (CRA) was held on Wednesday, October 14, 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, October 9, 2020.

The meeting was convened at 12:00 p.m. by Chairman Trumbull. Roll call was taken. The following CRA members were present: Bill Trumbull, Katie Camacho. Mary Skiles, Robert Franco. In attendance on behalf of the city were Interim City Manager, Rick Kuckkahn, 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 on the south wall for the public's review.

Chairman Trumbull asked if there were any citizens in the audience with business not on the agenda and there were none.

Chairman Trumbull asked if there were changes to the agenda and there were no changes. CRA Member Knapper arrived at 12:02 p.m.

Motion by Camacho, second by Franco to approve the minutes from the September 17, 2020 meeting. "Yeas" Knapper, Franco, Skiles, Trumbull, Camacho "Nays", none.

The next agenda item was to review additional East Overland Façade Improvement Grant Applications.

The first three applications were submitted by Armando and Maria Aguilera for 210, 611 and 615 East Overland. Pictures of all three properties were shown. Maria Aguilera gave an overview of each property and the intended improvements and answered questions from CRA members.

The fourth application was submitted by Rosita's Restaurant and Rosemary Florez for 1205 East Overland. Ms. Florez was in attendance and explained the planned improvements to the property. Discussion was held by members and applicant and pictures of the property were shown.

The fifth application was submitted for 1602 East Overland by Tom Thompson of Economy Glass. Mr. Thompson was unable to attend but Lehl did explain the project and pictures were shown.

The CRA had additional discussions on how to divide the remaining grant money among the applicants. Ms. Aguilera was asked which application she would prioritize and she stated the application for the 615 East Overland Property. A motion was made by Franco to approve grants for the 615 East Overland application (Aguilera) in the amount of \$6,000, for the 1205 East Overland application (Florez) in the amount of \$3,245, for the 1602 East Overland application (Thompson) in the amount of \$5,400 and the remaining balance of \$984.50 would be granted to Maria Aguilera for the 210 East Overland property. The motion was second by Knapper. "Yeas" Franco, Skiles, Trumbull, Camacho, Knapper, "Nays" none.

Chairman Trumbull then introduced item #7 on the agenda regarding the review of a city-wide Façade Improvement program.

The CRA discussed the draft guidelines and application for the program. Several recommendations were given including adding a question of whether the building is currently occupied and deleting interior improvements as being qualified for matching funds. It was also recommended that there be clear instructions that the applicant will pay for all repairs and submit paid invoices to the

City for reimbursement. Other recommendations were to exclude residential properties and require the applicant to state whether the applicant has received funds from the City in the past. The CRA also stated that only registered contractors with the City of Scottsbluff be eligible to complete the work. The CRA recommended a start date of the program to be Tuesday, November 17th (based on the November 16th City Council Meeting where the Redevelopment Plan implementing the program would be considered). The CRA set meetings to review applications on January 13, February 10 and March 10 so applicants could know a deadline for submitted applications. The CRA expressed that they would not set aside funds for subsequent meetings and would consider applications in the order they were submitted. Kuckkahn stated that he and Lehl would check with the City Finance Director to determine when projects would need to be complete in order for the City to spend the funds in time. The CRA directed staff to revise the Façade Grant Program guidelines and application based on their comments and prepare a Redevelopment Plan to be reviewed by the Planning Commission and approved by the City Council. The CRA scheduled a meeting for November 12, 2020 to review and approve the Redevelopment Plan and updated grant guidelines and application.

CRA Member Skiles left the meeting at 12:55 p.m.

In Staff reports, Selzer gave an update on the status of the YOLO Carwash project and stated that he was waiting to hear from the Redeveloper as to when he wanted to schedule the public hearing in front of the Council. Selzer stated that the CRA would have another opportunity to review the Redevelopment Plan prior to the City Council public hearing.

Motion by Knapper, second by Franco to adjourn the meeting at 1:07 p.m. “Yeas” Trumbull, Camacho, Knapper, Franco, Absent, Skiles “Nays” none.

Rick Kuckkahn

Starr Lehl