

City of Scottsbluff, Nebraska
Friday, December 18, 2020
Regular Meeting

Item 1

Approval of minutes for meeting of December 1, 2020.

Staff Contact: Starr Lehl

CITY OF SCOTTSBLUFF
ECONOMIC DEVELOPMENT APPLICATION REVIEW COMMITTEE
December 1, 2020

A meeting of the Economic Development Application Review Committee was held on December 1, 2020 at 8:00 a.m. at City Hall, 2525 Circle Drive, Scottsbluff, Nebraska.

Present were committee members Nate Merrigan, Dennis Hadden, and Jim Trumbull. Also present was Rick Kuckkahn, Interim City Manager, Starr Lehl, Economic Development Director, and Adam Hoelsing, Deputy City Attorney.

Chairman Merrigan called the meeting to order at 8:00 a.m. At that time, Chairman Merrigan then directed the public's attention to the copy of the Open Meetings Act on the north wall of the Meeting Room. No changes were made to the Agenda, and no citizens and business not otherwise scheduled was requested to be on the Agenda.

It was moved by member Hadden and seconded by Chairman Trumbull to approve the Minutes of the November 17, 2020 Application Review Committee Meeting. Voting yes: Hadden, Merrigan, and Trumbull. Voting no: None.

The next item on the agenda was consideration of an application from Twin Cities Development Inc., for the Rural Workforce Housing Fund through the Nebraska Department of Economic Development. Present on behalf of the Applicant was Rwanda Pierce as well as Michelle Coolidge. The Applicant discussed that the Rural Workforce Housing Fund has been renewed by the Nebraska Department of Economic Development, and that applicants which were not funded during the last funding opportunity have an enhanced ability to see their applications granted, since previous funding recipients are disqualified from this round of funding. The Applicant discussed several options for incentivizing Workforce Housing Development, including direct loans to contractors at favorable terms that may incentivize Workforce Housing (which is defined as housing with a cost under \$275,000 to construct, or a multi-family housing the cost of which is under \$200,000 per unit to construct, or rehabilitation that costs more than 50% of the real estate's assessed costs.

During discussions, Cliff Mesner joined the Committee via Zoom. Mr. Mesner had been involved with several Rural Workforce Housing Initiatives throughout the state, and is based out of Central City, Nebraska. Mr. Mesner described some of the tools available to the City for the Rural Workforce Housing Initiative, and explained some of the previous projects he has worked on in the central areas of the state.

A discussion was had amongst Committee members and Ms. Pierce regarding how to incentivize housing construction when the cost of construction often exceeds the market value of the completed project. There was also discussion amongst the Committee regarding the role of Twin Cities Development, and any auditing or auditing structure process that maybe available to the City to ensure that funds are used as intended.

Twin Cities Development also described the nature of the Perspective Housing Fund Application. The State of Nebraska Department of Economic Development Fund is a match grant, which means that the Fund will match all local moneys contributed to the application. Twin Cities was looking to obtain a grant from the Nebraska Investment Finance Authority (NIFA) in the amount of \$250,000, as well as other match that might be available in the community from the cities of Gering, Kimball, Bayard, and possibly Mitchell, Bridgeport, and Morrill. In total, the Applicant discussed a local sources of revenue application and the prospective amount of \$690,000 to \$1,000,000, which would be accordingly matched by Rural Workforce Housing Revolving Funds of \$690,000 to a \$1,000,000.

Following discussion and presentation, it was moved by member Hadden and seconded by member Trumbull to recommend approval of assistance to Twin Cities Development in the amount of a \$350,000 match for the Rural Workforce Housing Fund Application of Twin Cities Development. The motion was conditional upon qualifying businesses (namely, contractors) of the program being direct recipients of the LB 840 program match, and was conditional upon the program's funding being used directly for housing projects only located within the city limits of Scottsbluff, Nebraska. Voting in favor: Hadden, Merrigan and Trumbull. Voting no: None.

Following that discussion, the Committee Meeting was adjourned at 9:20 a.m.

Starr Lehl, Economic Development Director