

City of Scottsbluff, Nebraska
Wednesday, January 13, 2021
Regular Meeting

Item Min1

Approve Minutes of November 12, 2020 Meeting.

Staff Contact: Starr Lehl

City of Scottsbluff
Community Redevelopment Authority
November 12, 2020

A meeting of the Community Redevelopment Authority (CRA) was held on Thursday, November 12, 2020 at 12:00 p.m. at City Hall, 2525 Circle Drive, Scottsbluff, NE.

Notice of the meeting was published in the Star-Herald on Friday, November 6, 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, and William Knapper. In attendance on behalf of the City were Economic Development Director, Starr Lehl, Legal Counsel, John Selzer, and Projects & Planning Coordinator, Zachary Glaubius.

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.

Motion by Camacho, second by Franco to approve the minutes from the October 14, 2020 meeting. "Yeas" Knapper, Franco, Skiles, Trumbull, Camacho. "Nays," none.

The next agenda item was to review the Façade Improvement Grant Program Redevelopment Plan. The CRA reviewed the Façade Improvement Grant Program Redevelopment Plan. Camacho suggested the text in the guidelines regarding applicants providing monthly reports be changed to requiring written monthly reports and that the applicants be required to state both the nature and name of their business. Skiles inquired whether the set receipt submission date of September 10, 2021 could be changed due to material shortages and contractor availability due to COVID-19. Lehl explained the date was set by the Finance Department, and this was due to the end of the City of Scottsbluff fiscal year. The CRA discussed setting a final project start date to ensure projects are completed prior to September 10, 2021. It was recommended that text be added to the guidelines stating that the project must be completed by September 10, and that the City may rescind or reduce the grant award if it appeared to the CRA that projects would not be completed on time. Motion by Franco, second by Skiles to approve the resolution to approve the Façade Improvement Grant Program Redevelopment Plan with the changes discussed, to forward the Planning Commission recommendation to the City Council, and to recommend approval of the Redevelopment Plan to the City Council. "Yeas" Knapper, Franco, Skiles, Trumbull, Camacho. "Nays", none.

Chairman Trumbull then introduced Item #7 on the agenda regarding the YOLO Properties Carwash Project. Due to the Planning Commission not making a recommendation, the CRA had to wait 30 days before making a recommendation to the City Council. Selzer explained that the project is a proposed carwash to be located just to the west of the Viaro Wireless building and would be on a one acre lot. Selzer explained that the project site is in the Northwest District and in an Automobile Commercial Neighborhood according to the City's Comprehensive Plan. One of the principles for sustainable development for the Northwest District is to encourage new development to be contiguous to existing development. The Automobile Commercial Neighborhoods contemplate daytime and nighttime activity, a wide variety of building types and sizes, and C-2 and C-3 zones. Selzer explained that currently the project site is zoned as agricultural, but the Comprehensive Plan contemplates C-2

and C-3 zones in this area. Selzer then went over the proposed cost benefit analysis. The current property value is estimated to be \$2,600 with roughly \$57.00 in real estate taxes from the property going to each local taxing jurisdiction annually. Following the completion of the project, the value of the property is estimated to be valued at \$1.5 million with roughly \$32,000 in taxes from the property going to each local taxing jurisdiction annually. Selzer explained the tax revenues and tax shifts resulting from the proposed TIF. Taxes from base value of the project site will be available to the local taxing jurisdictions regardless of the tax increment financing. The local taxing jurisdictions are the City, Scotts Bluff County, Scottsbluff Public Schools, WNCC, ESU 13, and North Platte NRD. The tax increment revenues from this Project will not be available to local taxing jurisdictions for up to 15 years after the effective date of the division of taxes. During those times, the tax increment revenues from the project site will be used to reimburse the Redeveloper for the eligible development costs (with interest) necessary for the Project. Selzer explained the only impact to public infrastructure would be that a sewer line will need to be extended to the west along 29th Street in order to service the site and that there would be no additional tax impacts from this. Selzer reviewed the other portions of the proposed cost benefit analysis including impacts on employment and impacts on Scottsbluff Public Schools. Selzer explained that the project would include substantial personal property, which would generate personal property taxes for the local taxing jurisdictions.

YOLO Properties LLC owner John Hoehne addressed the CRA regarding the proposed project.

Motion by Camacho, second by Franco to approve the resolution to approve the Redevelopment Plan and confirm the Cost Benefit Analysis for the YOLO Properties Carwash Redevelopment Plan and to forward and recommend approval of the Redevelopment Plan on to the City Council. "Yeas" Skiles, Trumbull, Camacho, Knapper, Franco. "Nays", none.

The CRA reviewed and discussed the Redevelopment Contract with YOLO Properties LLC and the authorization of the TIF Note. Motion by Franco, second by Knapper to approve the resolution approving the Redevelopment Contract with YOLO Properties LLC and authorizing the issuance of TIF Note (YOLO Properties Carwash), conditional upon the City Council's approval of the Redevelopment Plan. "Yeas" Skiles, Trumbull, Camacho, Knapper, Franco. "Nays", none.

Chairman Trumbull introduced item #8 on the agenda regarding LB 1021. Selzer explained that LB1021 allows for expedited reviews of qualifying TIF projects. Eligible projects would bypass the CRA and the public hearing process and immediately go to City Council. Selzer explained that the CRA's current TIF guidelines could remain the same, but that the expedited review process could also be available for qualifying projects. Motion made by Knapper, second by Camacho to recommend to the City Council to allow expedited reviews of qualifying TIF projects as set forth in LB 1021. "Yeas" Skiles, Trumbull, Camacho, Knapper, Franco. "Nays", none.

In Staff reports, there were no updates. Lehl stated that there were no updates have been received on the previously approved East Overland Façade Grant Projects.

Motion by Franco, second by Skiles to adjourn the meeting at 12:43 p.m. "Yeas" Trumbull, Camacho, Knapper, Franco, Absent, Skiles. "Nays" none.

Rick Kuckkahn

Starr Lehl