

City of Scottsbluff, Nebraska
Wednesday, February 10, 2021
Regular Meeting

Item Min1

Approve Minutes of January 13, 2021 Meeting.

Staff Contact: Zachary Glaubius, Project & Planning Coordinator

City of Scottsbluff
Community Redevelopment Authority
January 13, 2021

A meeting of the Community Redevelopment Authority (CRA) was held on Wednesday January 13, 2021 at 12:00p.m. at City Hall, 2525 Circle Drive, Scottsbluff, NE.

Notice of the meeting was published in the Star-Herald on January 8, 2021.

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, and William Knapper. Absent: Robert Franco. In attendance on behalf of the city were Interim City Manager, Rick Kuckkahn, 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 November 12, 2020 meeting. "Yeas" Knapper, Skiles, Trumbull, Camacho" Nays", none, "Absent" Franco.

The next agenda item was to review the application for tax increment financing (TIF) by 26 Group, LLC for a fuel station and convenience store. Selzer explained the application is for a fuel station on the northeast corner of W. 27th Street and Avenue I. Erich Reichert from 26 Group, LLC was in attendance and addressed the CRA regarding the Project. Selzer then went over the preliminary cost benefit analysis. The project is estimated to increase the property value to \$3 million. Currently the property value is \$341,050 with about \$7,000 in taxes going to each taxing jurisdiction annually. 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. No impacts to public infrastructure are anticipated at this time. Selzer reviewed other portions of the preliminary cost-benefit analysis including impacts on employment.

Motion by Knapper, second by Skiles to approve the preliminary cost-benefit analysis and refer 26 Group, LLC's redevelopment plan to the Planning Commission. "Yeas" Knapper, Skiles, Trumbull, Camacho" Nays", none.

Chairman Trumbull then introduced Item #7, the request to reallocate funds from 210 E. Overland Drive to 611 E. Overland Drive by Armando & Maria Aguilera. The funds were distributed from the East Overland Façade Improvement Program. The CRA approved a grant of \$984 for improvements to the commercial property at 210 E. Overland and no funds to the residential property at 611 E. Overland Drive. Due to the current Community Façade Improvement Grant Program being only open to businesses, the Aguilera's requested the funds originally for the commercial property be reallocated to the residential property, Economic Development Director Lehl explained. Motion by Camacho, second

by Knapper to approve the reallocation. “Yeas” Skiles, Trumbull, Camacho, Knapper “Nays”, none “Absent” Franco.

The next agenda item was to review the submitted Façade Improvement Grant Program applications. The first application was by RP Empire Holdings, LLC, for the building located at 1605 Avenue A. Owner Ralph Paez presented the application to the CRA Board. The application requested \$10,000 for improvements including new signage, sidewalk replacement, and installation of a garage door. Paez requested the CRA Board table the application as additional quotes were necessary to substantiate matching funds. Motion by Knapper, second by Skiles to table RP Empire, LLC’s application until next meeting. “Yeas” Trumbull, Camacho, Knapper, Skiles “Nays” None “Absent” Franco.

The second application was by the West Nebraska Arts Center for the building located 106 E. 18th Street. The application requested \$5,000 for repairs to the façade of the West Nebraska Arts Center. Motion by Knapper, second by Camacho to make a positive recommendation for a \$5,000 grant to West Nebraska Arts Center. “Yeas” Skiles, Knapper, Camacho, Trumbull “Nays” None “Absent” Franco

The third application was by Action Communications for the building located 315 W. 27th Street. The application requested \$9,994 for improvements including sidewalk replacement, garage door replacement, and door replacement. Motion by Knapper, second by Skiles to make a positive recommendation for a \$9,994 grant to Action Communications. “Yeas” Camacho, Knapper, Skiles, Trumbull “Nays” None “Absent” Franco

The fourth application was by Jessie Martinez for the building located at 1605 B Avenue A (17 W. 16th Street).The application requested \$11,150 for improvements including window installation, door replacement, and sidewalk repairs. The CRA Board informed the applicant, Jessie Martinez, that the maximum grant allowed was \$5,575 as the Façade Improvement Grants cannot exceed 50% of the cost of exterior improvements. Martinez stated he was fine with the revised grant amount. Motion by Skiles, second by Camacho to make a positive recommendation for a \$5,575 grant. “Yeas” Knapper, Skiles, Trumbull, Camacho “Nays” None “Absent” Franco.

The final application was by Armando and Maria Aguilera for the building located at 210 E. Overland Drive. The application requested \$10,000 for improvements including window replacement, siding replacement, painting, and fence installation. Motion by Skiles, second by Knapper to table the grant request due to applicants not being present at meeting. “Yeas” Skiles, Trumbull, Camacho, Knapper “Nays” None “Absent” Franco

In Staff reports, Glaubius stated that several other applications for the Community Façade Grant Improvement Program have been received which will be reviewed at the next meeting.

Motion by Knapper, second by Skiles to adjourn the meeting at 12:40 p.m. “Yeas” Trumbull, Camacho, Knapper, Skiles “Nays” none “Absent” Franco.

Rick Kuckkahn

Starr Lehl