

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

Item Min1

Approve Minutes of February 10, 2020 Meeting.

Staff Contact: Zachary Glaubius, Project & Planning Coordinator

City of Scottsbluff
Community Redevelopment Authority
February 10, 2021

A meeting of the Community Redevelopment Authority (CRA) was held on Wednesday February 10, 2021 at 12:00p.m. at City Hall, 2525 Circle Drive, Scottsbluff, NE.

Notice of the meeting was published in the Star-Herald on February 5, 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 Robert Franco. Absent: William Knapper. In attendance on behalf of the city were Interim City Manager, Rick Kuckkahn, 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 Skiles to approve the minutes from the January 13, 2021 meeting. "Yeas" Franco, Skiles, Trumbull, Camacho "Nays", none, "Absent" Knapper.

Chairman Trumbull then introduced Item #6, which was to review the submitted Façade Improvement Grant Program applications. The first application was reviewed by the board was the application by MTL Commodity Corp. for a \$10,000 grant for the building located at 2717 Dineen Avenue. The CRA Board informed the applicant that the grant program was for redevelopment rather than new construction. Legal Counsel informed the CRA it is up to the board to approve or deny a permit at their discretion. Franco agreed with Trumbull that the intent of the program was to improve the facades of existing buildings. Camacho concurred with Trumbull and Franco. Skiles asked if the CRA board needed to meet with City Council regarding the guidelines of the program. Selzer informed the board that City Council is looking for either a positive or negative recommendation. Franco asked if the guidelines need to be reviewed prior to making a motion on the MTL Commodity application. Selzer recommended against doing so for this round of the grants due to time constraints, however the CRA could make the guidelines stricter for future program. Motion by Trumbull, second by Skiles to make a negative recommendation on the \$10,000 grant to MTL Commodity Corp. "Yeas" Camacho, Skiles, Trumbull, Franco "Nays" None "Absent" Knapper.

The next application reviewed was from Armando and Maria Aguilera for the property at 210 E. Overland Drive. The application requested \$10,000 for the replacement of windows, replacement of siding, installation of fence, and repainting the building. Skiles asked the applicant to clarify the grant was only for the \$20,450 exterior improvements and not the interior improvements listed on one of the quotes. Motion by Camacho, second by Franco to make a positive recommendation for a \$10,000 grant to Armando and Maria Aguilera. Motion by Camacho, second by Franco to make a positive recommendation. "Yeas" Skiles, Franco, Camacho, Trumbull "Nays" None "Absent" Knapper.

The CRA Board reviewed the grant application by Ace Body Shop for the building located at 1001 E. Overland Drive. The application requested \$8950 for the replacement of all garage doors. Motion by Franco, second by Camacho to make a positive recommendation "Yeas" Skiles, Franco, Camacho, Trumbull "Nays" None "Absent" Knapper.

The next application was by R & P Empire Holdings for the building located at 1605 Avenue A. The application requested \$10,000 for improvements including sidewalks, window installation, and sign installation. Motion by Skiles, second by Franco to make a positive recommendation. "Yeas" Skiles, Trumbull, Camacho, Franco "Nays" None "Absent" Knapper

The CRA then reviewed the grant application by R & K Land Company. The applicant was not present. Motion by Camacho, second by Franco to table the grant application. "Yeas" Skiles, Franco, Camacho, Trumbull "Nays" None "Absent" Knapper.

The next application was from Tam Reichert for the building located at 1809 Broadway. The applicant was not present. Motion by Camacho, second by Skiles to table the grant application. "Yeas" Skiles, Franco, Camacho, Trumbull "Nays" None "Absent" Knapper.

Selzer inquired on the remaining grant funding. Skiles stated \$20,569 was allotted to applicants at the January 13th meeting. Trumbull stated \$24,475 was granted at this meeting. The remaining grant funds equal \$204, 956.

Trumbull asked Interim City Manager Rick Kuckkahn on the status of the Blight Study. City Council recently authorized MC Schaff to proceed with the blight study. Kuckkahn stated the primary focus is the Broadway Corridor. Trumbull asked when the projected completion of the study would be. Kuckkahn stated there is not a timeline set up yet, but it will take months to complete.

Skiles inquired if there will additional grants available for the community redevelopment areas. Kuckkahn stated it is premature to say if the past funding for these grants will be available.

Skiles stated she intended to apply a grant in the Façade Improvement Grant Program. She stated she will recuse herself and asked Selzer if she could present or if the landlord of her business would need to present. Selzer stated the landlord should present the application.

In Staff reports, Glaubius stated that an additional application for the Community Façade Grant Improvement Program have been received which will be reviewed at the next meeting. Camacho requested Glaubius to inform future applicants that applications for new construction will likely received negative recommendations.

Motion by Franco, second by Camacho to adjourn the meeting at 12:45 p.m. "Yeas" Trumbull, Camacho, Franco, Skiles "Nays" none "Absent" Knapper.

Rick Kuckkahn

Zachary Glaubius