

City of Scottsbluff, Nebraska
Wednesday, April 14, 2021
Regular Meeting

Item Min1

Approve Minutes of March 10, 2021 Meeting.

Staff Contact: Zachary Glaubius, Project & Planning Coordinator

City of Scottsbluff
Community Redevelopment Authority
March 10, 2021

A meeting of the Community Redevelopment Authority (CRA) was held on Wednesday March 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 March 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, Robert Franco, and William Knapper. In attendance on behalf of the city were, City Manager, Dustin Rief, 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 February 10, 2021 meeting. "Yeas" Franco, Skiles, Trumbull, Camacho "Nays", none, "Abstain" 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 R & K Land Company for a \$10,000 grant for installation of new windows, doors, and overhang on the building located at 1930 E. 20th Place. Motion by Knapper, second by Franco to make a positive recommendation. "Yeas" Camacho, Skiles, Trumbull, Franco, Knapper "Nays" None.

The CRA Board reviewed the grant application by Spady Inc. dba High Plains Spas & Recreation for the building located at 1725 E. Overland Drive. The application requested \$5,475 to update and improve the freestanding sign and paint the front of the building. Motion by Franco, second by Camacho to make a positive recommendation "Yeas" Skiles, Franco, Camacho, Trumbull, Knapper "Nays" None

The next application was from GLT Properties for the building located at 1013 Avenue The application was for \$5,063.97 to paint the entire building and to replace one garage door. The CRA Board considered if the garage door was eligible for the grant program as it was located on the backside of the building. Board member Knapper inquired if the garage door would be visible from the street. The applicant, Greg Trautman, stated it would not be visible from Avenue I, and it would be minimally visible from some locations on South Beltline Highway. Legal Counsel Selzer informed the board that the guidelines require façade improvements to be clearly visible, however the guidelines did not specify that a façade improvement must be visible from the street. Interim City Manager Rick Kuckkahn added that the façade improvement grant program guidelines were written to provide the CRA flexibility on making decisions. Board member Franco commented that the garage door replacement was part of the overall improvement of the building, and Board member Skiles concurred. Chairman Trumbull stated this building has unique circumstances due to the location and various viewpoints of the building. Motion by Franco, second by Camacho to make a positive recommendation. "Yeas" Skiles, Franco, Camacho, Trumbull, Knapper "Nays" None

The next application was by Tossed and Found Antiques for the building located at 1607 Broadway. The application requested \$5,062.05 to replace the front windows and the front door. Motion by Camacho, second by Knapper to make a positive recommendation. "Yeas" Trumbull, Camacho, Franco, Knapper "Nays" None "Abstain" Skiles

The CRA Board reviewed the next application submitted by Inventive Media. The application requested \$2,259.50 for landscaping and irrigation installation around the parking lot at 1615 1st Avenue. Motion by Franco, second by Skiles to make a positive recommendation. "Yeas" Skiles, Franco, Camacho, Trumbull, Knapper "Nays" None

The final application reviewed was from Tami Reichert for the property at 1809 Broadway. The application requested \$3638 for the replacement of the front window and door. Motion by Camacho, second by Franco to make a positive recommendation. Motion by Camacho, second by Knapper to make a positive recommendation. "Yeas" Skiles, Franco, Camacho, Trumbull, Knapper "Nays" None

For staff reports, Economic Development Director Starr Lehl updated the CRA Board on the East Overland Grant Program from last year. Another two applicants have completed their work and submitted proof of their expenses. Skiles inquired if there was more interest on the current Façade Improvement Grant Program. Lehl stated she has noticed more interest into the program due to past applicants talking to other business owners. Kuckkahn then introduced City Manager Dustin Rief to the CRA Board.

Additionally, in staff reports, Project and Planning Coordinator Zachary Glaubius informed the CRA Board that \$173,467.14 remaining for the Façade Improvement Program after today's meeting. Glaubius also stated that applicants have spent \$175,676 on improvements in the community, and the program has reduced applicants' costs down to \$ 99,143.

The CRA Board set the next meeting to April 14, 2021.

Motion by Knapper, second by Franco to adjourn the meeting at 12:34 p.m. "Yeas" Trumbull, Camacho, Franco, Skiles, Knapper "Nays" none

Dustin Rief

Zachary Glaubius