



**CITY OF SCOTTSBLUFF**  
**Scottsbluff City Hall Council Chambers**  
**2525 Circle Drive, Scottsbluff, NE 69361**  
**COMMUNITY REDEVELOPMENT AUTHORITY**

**Regular Meeting**  
**April 14, 2021**  
**12:00 PM**

1. **Roll Call**
2. **For public information, a copy of the Nebraska Open Meetings Act is posted in the back of the room on the south wall.**
3. **Notice of changes in the agenda by the city manager** (Additions may not be made to this agenda less than 24 hours before the beginning of the meeting unless added under Item 4 of this agenda.)
4. **Citizens with business not scheduled on the agenda** (As required by state law, no matter may be considered under this item unless the committee determines that the matter requires emergency action.)
5. **Minutes**
  - a) Approve Minutes of March 10, 2021 Meeting.
6. **Façade Improvement Grant Program**
  - a) Review and Consider Funding of Façade Improvement Grants.
    - i) 1720 E 15th Street (Tim Blomenkamp)
7. **Staff Reports**
  - a) TIF Funding Process Report
8. **Other Business**
  - a) (Informational Only):
9. **Closed Session (to consider any of the above matters, where a Closed Session is appropriate.)**
  - a) Following passage of a motion to enter into executive session, presiding officer must state purpose of executive session.
10. **Schedule a Meeting**
  - a) Schedule next meeting for May 12, 2021.
11. **Adjournment.**

**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. 20<sup>th</sup> 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 1<sup>st</sup> 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

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Dustin Rief

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Zachary Glaubius

# **City of Scottsbluff, Nebraska**

**Wednesday, April 14, 2021**

**Regular Meeting**

## **Item Facade1**

### **Review and Consider Funding of Façade Improvement Grants.**

*1720 E 15th Street (Tim Blomenkamp)*

Staff Contact: Zachary Glaubius, Project & Planning Coordinator

## Façade Improvement Program Application

### Project Information

1. Applicant Name: Tim Blomenkamp 641-5119  
Applicant Address: 1720 E 15<sup>th</sup> St Scottsbluff  
Telephone No.: 308-641-5119 E-Mail Address: SuperiorConstruction@gmail.com  
Property Owner (if different than applicant): N/A
2. Project Site Address: 1720 E 15<sup>th</sup> St Scottsbluff Land Adjacent undeveloped Lot
3. Is the Project Site Currently Occupied? ☒ Yes ☐ No
4. Land Use of Project Site (Circle one):  
Restaurant      Retail      Service  
Other (Please specify): \_\_\_\_\_
5. Nature of Business (if applicable): Construction
6. Proposed Project: Describe in detail; attach plans and specifications:  
Replacement of Existing Fence & gate on East side of property  
Construction of New Fence across North & West on  
Storage Lot To the West of Developed Lot (1720 E 15<sup>th</sup> St)  
The Fence is to Use Aulick steel privacy Fence the gates are to  
match Fence.  
See Attached proposal and specs.
7. List all other funds or assistance the applicant has received from the City in the last 10 years (e.g. other grants, Economic Development Assistance (LB840) loans or grants, Tax Increment Financing)  
Type of Assistance: \_\_\_\_\_  
Amount: N/A  
Date: \_\_\_\_\_

8. Estimated Project Costs:

Exterior Improvements (describe)

\$ 29,600<sup>00</sup>

Other (describe)

Total

\$ 29,600<sup>00</sup>

Grant Funds Requested\*

\$ 10,000<sup>00</sup>

\*Grant funds requested must not exceed the \$10,000 maximum

\*Grant funds requested must not exceed ½ of the cost of exterior improvements

\*Bids or estimates from contractors and material estimates must be included at the time of application

9. Person doing work (if different than applicant): Superior Construction

Address: 1720 E 15<sup>th</sup> St

Phone No.: 308-641-5119

10. Project Construction Schedule (estimated):

Start Date

July 2021

Completion Date

Aug 2021

**\*ALL WORK MUST BE COMPLETED AND RECEIPTS SUBMITTED TO THE CITY NO LATER THAN SEPTEMBER 10, 2021.**

To be completed by Staff:

Zoning of Property C-3

Square footage of building 4,604 sq. ft.

**PROPOSAL**  
**SUPERIOR CONSTRUCTION**  
308-641-5119 superiorconstructionn@gmail.com

For: Tim Blomenkamp

We hereby submit s estimate for New Fencing at office/shop.

1. Removal of 54' existing fence to east of building @1720 e 15<sup>th</sup> St.
2. Installation of 54' new 8' Aulick fabricated fencing panels to the east of building.
3. Installation of 20' rolling gate to match fence. Gate is to be aligned with curb cut. The gate will roll past the fence on the outside. The gate will be self-supporting when closed (no wheels)
4. The lot to the west of the building is to have new 8' high Aulick fence panel installed on the North (100') and West side(140').
5. There is to be a 20' gate on the north east corner as specified above
6. All fencing is to be 10' wide and 8' tall. All post will be 4x4 steel and set-in concrete to a depth not less than three feet. Fence panels will be welded at each end. The fence is to remain unpainted.

we hereby propose to furnish labor and materials complete in accordance with the above specifications for the sum of Twenty-Nine Thousand Six Hundred Dollars (29,600.00) with payments due monthly based on percentage of work completed and material delivered. Balance due upon completion.

All material is guaranteed to be specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specification involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. This proposal subject to acceptance within 30 days and it is void thereafter at the option of the undersigned

Authorized Signature



date 3/6/21

The above prices, specifications and conditions are accepted. You are authorized to do the work as specified. Payments will be as outlined above.

**Accepted by:**

Signature \_\_\_\_\_ date \_\_\_\_\_

Name, please print \_\_\_\_\_



Google Maps



Map data ©2021, Map data ©2021 20 ft

New Fence

Fence Replacement

Area To have Rolling Gates

Proposed Fence To be 8' High



**City of Scottsbluff, Nebraska**  
**Wednesday, April 14, 2021**  
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**Item 1**

**TIF Funding Process Report**

Staff Contact: Zachary Glaubius, Project & Planning Coordinator

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**Wednesday, April 14, 2021**  
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**Item 1**

**(Informational Only):**

Staff Contact: Zachary Glaubius, Project & Planning Coordinator

# **City of Scottsbluff, Nebraska**

**Wednesday, April 14, 2021**

**Regular Meeting**

## **Item 1**

**Following passage of a motion to enter into executive session,  
presiding officer must state purpose of executive session.**

**Staff Contact:**

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

**Item 1**

**Schedule next meeting for May 12, 2021.**

**Staff Contact: Zachary Glaubius, Project & Planning Coordinator**