

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

Item Min1

Approve Minutes of June 9, 2021 Meeting.

Staff Contact: Zachary Glaubius, Planning Administrator

Community Redevelopment Authority Minutes
Regular Scheduled Meeting
June 9, 2021
Scottsbluff, Nebraska

The Community Redevelopment Authority for the City of Scottsbluff met in a regular scheduled meeting on Wednesday June 9, 2021 in the Scottsbluff City Council Chambers at 2525 Circle Drive, Scottsbluff, Nebraska. A meeting of the Community Redevelopment Authority (CRA) was held on Wednesday June 9, 2021 at 12:00p.m. at City Hall, 2525 Circle Drive, Scottsbluff, NE. A notice of the meeting had been published in the Star-Herald, a newspaper of general circulation in the City, on June 4, 2021. The notice stated the date, time, and location of the meeting, and that the meeting was open to the public, that anyone with a disability desiring reasonable accommodation to attend should contact City Hall. An agenda is kept current and available for public inspection at the Development Services office; provided, the Community Redevelopment Authority could modify the agenda at the meeting if the business was determined that an emergency so required. A copy of the agenda, was delivered to each Community Redevelopment Authority member. An agenda was kept continuously available for public inspection at the office of the Development Services Department at all times from publication to the time of the meeting. A copy of the agenda packet was delivered to each Community Redevelopment Authority member.

ITEM 1: Chairman Bill Trumbull called the meeting to order at 12:00 PM. Roll call consisted of the following members being present: Bill Trumbull, Robert Franco, Katie Camacho. "Absent" Bill Knapper, Mary Skiles. In attendance on behalf of the city were, Projects and Planning Coordinator Zachary Glaubius and City Attorney Kent Hadenfeldt.

ITEM 2: Chairman Trumbull informed all of those in attendance of the Nebraska Open Meetings Act and a copy of such is posted on above the bookcase in the back area of the City Council Chambers, for those interested parties.

ITEM 3: Acknowledgment of any changes in the agenda: None

ITEM 4: Citizens with items not scheduled on regular agenda: None

ITEM 5: The minutes of May 12, 2021 were reviewed. **Conclusion:** Motion made by Franco to accept the minutes, seconded by Camacho. "Yeas": Franco, Trumbull, Camacho "Nays": None "Absent": Skiles, Knapper

ITEM 6: A resolution to modify the Façade Improvement Grant Program Redevelopment Plan to incorporate the updated map of the City's substandard and blighted areas. City Council recently approved the Blight Studies for Areas 13, 14, 15, & 17 which expanded the existing blighted and substandard areas within the corporate limits of the City of Scottsbluff. Chairman Trumbull stated that all the applicants at today's meetings were from the newly blighted areas. **Conclusion:** Motion made by

Franco to adopt the resolution, seconded by Camacho. "Yeas": Franco, Trumbull, Camacho "Nays": None "Absent": Skiles, Knapper

ITEM 7: Chairman Trumbull introduced Item 7 which was to review and consider funding four (4) submitted façade improvement grants. The first application (Item 7a.i) was the application submitted by B49 Operating LLC dba The Tangled Tumbleweed. Chairman Trumbull stated due to family connection to the business that he would abstain from discussion and voting on this grant. Applicant Jim Trumbull explained the existing parking lot is original to the building and is in need of replacement. B49 Operating LLC requested a \$10,000 grant for the replacement of the parking lot located at 1823 Avenue A. An estimate from Eric Reichert Insulations & Construction showed the proposed cost as \$39,900.

Conclusion: Motion by Camacho to make a positive recommendation to City Council, seconded by Franco. "Yeas": Franco, Camacho "Nays": None "Abstain": Trumbull "Absent": Skiles, Knapper

Item 7a.ii was a façade grant application by Alarm Security Technicians. Applicant Michael Soundsleeper explained that he wanted to continue improving the property. Security Technicians requested a \$10,000 grant for replacing the existing garage doors and add a new full color digital sign at 1308 Avenue B. An estimate from Whiting Signs showed a proposed cost of \$28,783 for the sign, and an estimate from MB KEM Enterprises listed a proposed cost of \$7,194.03 for the replacement of four garage doors. **Conclusion:** Motion by Franco to make a positive recommendation to City Council, seconded by Camacho. "Yeas": Franco, Camacho, Trumbull "Nays": None "Absent": Skiles, Knapper

Item 7a.iii was a façade grant application by Jared Whiting for the property located at 1401 Avenue B. Applicant Jared Whiting requested a \$10,000 grant to install a 6' privacy fence around the sign graveyard and replace the existing signage on the Whiting Signs building with an electrical channel letter sign. Camacho asked if the proposed costs from Whiting Signs excluded labor. Whiting stated the estimate was mostly for materials. Hadenfeldt explained to Whiting that the grant program cannot be used to reimburse labor performed by applicants, but only the materials. Camacho requested Whiting only submit material costs for the signs at the time of submitted receipts to the city. An estimate from Rodriguez Fencing showed a proposed cost of \$4,950 for the privacy fence, and an estimate from Whiting Signs showed a proposed cost of \$15,050 for the electrical channel letter sign. **Conclusion:** Motion by Franco to make a positive recommendation to City Council, seconded by Camacho. "Yeas": Franco, Camacho, Trumbull "Nays": None "Absent": Skiles, Knapper

Item 7a.iv was a façade grant application by MAST Enterprises Inc. dba Arthur's Pizza for the property located at 2201 Broadway. The applicant, Dave Thiele, explained that his business left the previous franchise in April and has been without a sign since. MAST Enterprises requested a \$2,992.25 grant to replace the signage on the front of the building and on the freestanding sign. Thiele inquired if it was possible to reapply for future improvements at the property. Trumbull stated it would depend on the remaining funds and the time deadline of the program, but it would be possible. Camacho asked Hadenfeldt if it was in the CRA's authority to make a positive recommendation on a tenant's sign. Hadenfeldt stated it was permitted as it was a building sign. An estimate from Whiting Signs showed a proposed cost of \$5,984.51 for a wall sign and freestanding sign face. **Conclusion:** Motion by Camacho to make a positive recommendation to City Council, seconded by Franco. "Yeas": Franco, Camacho, Trumbull "Nays": None "Absent": Skiles, Knapper

ITEM 8: The staff report from Glaubius roughly \$130,000 in funds were still available for the façade improvement grant program.

ITEM 9: Chairman Trumbull stated that he has heard from potential applicants who may be applying in the future. Camacho suggested photographs of completed projects be posted on social media to encourage additional applicants.

ITEM 10: Closed Session: None

ITEM 11: The next Community Redevelopment Authority regular meeting was confirmed to be held on July 14, 2021 at noon.

ITEM 12: Chairman Trumbull asked for a motion to adjourn the meeting at 12:22 PM. Motion to adjourn made by Camacho, seconded by Franco. “Yeas”: Franco, Camacho, Trumbull “Nays”: None “Absent”: Skiles, Knapper

Bill Trumbull, Chairman

Zachary Glaubius, Secretary