

City of Scottsbluff, Nebraska
Wednesday, September 15, 2021
Regular Meeting

Item Min1

Approve minutes of August 11, 2021 Meeting.

Staff Contact: Zachary Glaubius, Planning Administrator

Community Redevelopment Authority Minutes
Regular Scheduled Meeting
August 11, 2021
Scottsbluff, Nebraska

The Community Redevelopment Authority for the City of Scottsbluff met in a regular scheduled meeting on Wednesday August 11, 2021 at 12:00 p.m. in the Scottsbluff City Council Chambers at 2525 Circle Drive, Scottsbluff, Nebraska. A notice of the meeting had been published in the Star-Herald, a newspaper of general circulation in the City, on August 6, 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, Bill Knapper, Mary Skiles, Katie Camacho. In attendance on behalf of the city were, City Manager Dustin Rief, Economic Development Director Starr Lehl, 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 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: Item 8 was removed from the agenda per request of the applicant, Amila's Decoration, as they intend to reapply for a larger grant.

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

ITEM 5: The minutes of July 14, 2021 were reviewed. **Conclusion:** Motion made by Franco to accept the minutes, seconded by Knapper. "Yeas": Franco, Trumbull, Camacho, Knapper, Skiles "Nays": None

ITEM 6: An application for tax increment financing by Kersch, LLC for property located at 1721 Broadway. Applicant Dave Schaff spoke to board about redeveloping the building commonly known as the Powerhouse Building. Schaff stated that the plan is for a restaurant on the first floor, professional space on the second floor, extended stay lodging on the third floor, and residential use on the fourth floor. Schaff stated the project's timeframe is completion by end of 2022. Skiles asked Schaff would take possession of the property. Schaff stated they will take possession as soon as the TIF application is

approved. Franco insured about ADA standards, Schaff stated it is included in the plans. Hadenfeldt stated the estimates of the cost-benefit analysis includes bringing the building up to ADA standards. Hadenfeldt explained the TIF process starts with conceptual approval of the preliminary cost-benefit analysis. The applicant requested \$950,000 in TIF. The bulk of TIF would be used for land acquisition, but also on fire prevention installation and site design. Hadenfeldt stated from the cost-benefit analysis that the benefits outweighed the costs. Hadenfeldt stated the project would lead to the utilization of an under-utilized downtown building, and due to its location would benefit the adjoining 18th Street Plaza. The project would also boost the city's hotel tax revenue and increase housing units in the city. Hadenfeldt stated with this project, there would not be a large amount of infrastructure required as it is an existing building in the downtown corridor. Hadenfeldt stated the project would not negatively impact area employers, and the population impacts of the project would not burden the Scottsbluff Public Schools District. Hadenfeldt stated that as with all TIF projects, all area taxing authorities would still receive the base taxes of the property for 15 years. Franco complimented the project as he likes seeing the revitalization of downtown. Knapper inquired about the parking situation. Schaff stated the parking for the property is located on another property across the alley. Camacho asked if a rezone is necessary, which Schaff stated it was not necessary. Skiles inquired about historical development as it is on the historical register. Schaff stated it was listed on the Register, whom they have contacted about tax credits. However, there are no requirements due to its historical status. Schaff stated he intends to restore the building in best historical way. Knapper asked Schaff if he would use the workforce housing program. Schaff stated they considered it, but it does not fit with the goal of this project. **Conclusion:** Motion made by Knapper to approve the TIF Application by Kersch, LLC for property located at 1721 Broadway and refer the Redevelopment Plan to the Planning Commission, seconded by Skiles. "Yeas": Franco, Trumbull, Camacho, Knapper, Skiles "Nays": None

ITEM 7: A resolution to modify the Façade Improvement Grant Program Redevelopment Plan to extend the deadline for the Façade Improvement Grant Program. From the previous meeting, the CRA proposed extending the deadline for all projects submitted after July 14, 2021. These projects would have the deadline of December 31, 2021. Camacho inquired on the amount of funds remaining. Trumbull stated around \$120,000 of funds remain. Skiles concurred. Rief stated the funds will be available to be spent until September 2022, although the proposed deadline is December 31, 2021. Trumbull stated the reasoning for the December deadline was to prevent procrastination of projects, and the CRA could extend the deadline come December. Lehl stated the remaining East Overland Façade Grant funds would be incorporated with the community wide Façade Improvement Grant Program. Lehl stated the deadline would not be affected by the merge. Lehl and Trumbull stated there are some additional projects that would be applying for the grant. Skiles added that she expects more applicants as business owners see the improvements to approved businesses. Camacho suggested putting before and after photos of completed projects on the city's Facebook page. Franco added that the before and after difference on the East Overland projects is significant. Motion by Camacho to approve the resolution to modify the Façade Improvement Grant Program, seconded by Franco. "Yeas": Franco, Trumbull, Camacho, Knapper, Skiles "Nays": None

ITEM 8: Withdrawn

ITEM 9: Lehl informed the CRA that the former Wards building has been purchased, and it is anticipated another TIF application will be coming forward for it. Trumbull asked about a timeframe, which Lehl stated sooner than later. Lehl stated the purchasers of the former Wards building also purchased the adjoining TC & More Building. Camacho inquired about the former Albertsons building being sold. Staff stated they were not aware of any selling. Rief stated that the city has noticed a significant number of property transactions occurring, especially for downtown storefronts. Lehl added 1902 Broadway was shown to an interested individual, however the real estate agent for the property stated there were already two offers for it.

Skiles, Camacho, and Trumbull commended the city for the new pedestrian bridge. Knapper asked if it is ADA compliant. Rief and Lehl stated it was. Franco added there are many positive activities happening in the community, and he wants to see the community continue to thrive. The CRA board thanked Rief and Lehl for their work on this.

ITEM 10: Closed Session: None

ITEM 11: The next Community Redevelopment Authority regular meeting was confirmed to be held on September 15, 2021 at noon.

ITEM 12: Chairman Trumbull asked for a motion to adjourn the meeting at 12:27 PM. Motion to adjourn made by Franco, seconded by Knapper “Yeas”: Franco, Skiles, Knapper, Trumbull, Camacho “Nays”: None

Bill Trumbull, Chairman

Zachary Glaubius, Secretary