



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

**Regular Meeting**  
**September 15, 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 August 11, 2021 Meeting.
6. **Tax Increment Financing**
  - a) Kersch Powerhouse Renovation Project
    - i) Review Redevelopment Plan
    - ii) Conduct Cost-Benefit Analysis of Redevelopment Plan
    - iii) Review and Approve Resolution to:
    - iv) 1. Approve Redevelopment Plan
    - v) 2. Confirm Cost-Benefit Analysis;
    - vi) 3. Forward Planning Commission recommendation to
    - vii) City Council and;
    - viii) 4. Forward and recommend approval of Redevelopment
    - ix) Plan to City Council
    - x) Review and Approve Resolution to
    - xi) 1. Approve Redevelopment Contract with Kersch, LLC
    - xii) 2. Authorize issuance of Tax Increment Financing Note
    - xiii) (Kersch Powerhouse Renovation), conditional upon
    - xiv) the City Council's approval of the Redevelopment
    - xv) Plan and subject to the terms of the Redevelopment

- xvi) Contract.
- xvii) Review application and conduct preliminary cost-benefit analysis
- xviii) Take action to conceptually approve application and refer  
Redevelopment Plan to Planning Commission
- xix)
- b) Application for Tax Increment Financings from BDS3C, LLC for Property at  
1820 Broadway
  - i) Review application and conduct preliminary cost benefit analysis
  - ii) Take action to conceptually approve the application and refer  
Redevelopment Plan to Planning Commission.

7. **Façade Improvement Grant Program**

- a) Review and Consider Funding of Façade Improvement Grants
  - i) 1018 East Overland Drive - Clemens Carpet
  - ii) 1705 Broadway - Midwest Theater
  - iii) 1707 Broadway - Midwest Theater
  - iv) 1824 Broadway - Flyover Brewery
  - v) 1200 3rd Avenue - Sal Munoz
  - vi) 1204 3rd Avenue - David Martin
- b) Requests for Extensions of Approved Façade Improvement Grants
  - i) 1401 Avenue B - Whiting Signs
  - ii) 2207 Broadway - Arthur's Pizza
  - iii) 1607 Broadway - Tossed and Found
  - iv) 1308 Avenue B - Alarm Security Technicians
  - v) 1725 E. Overland - High Plains Spa & Recreation
  - vi) 315 W. 27th Street - Action Communications
  - vii) 23 E. 16th Street - Diamond Vogel Paint
  - viii) 17 W. 16th Street - Jessie Martinez
  - ix) 1001 E. Overland Dr - Ace Body Shop
  - x) 1720 E. 15th Street - Superior Construction
  - xi) 1605 Ave A - RP Empire Holdings

8. **Staff Reports**

- a) (informational only):

9. **Other Business**

- a) (informational only):

10. **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.
- 11. **Schedule a Meeting**
  - a) Confirm next meeting date of October 13, 2021
- 12. **Adjournment.**