

**City of Scottsbluff, Nebraska**  
**Wednesday, November 10, 2021**  
**Regular Meeting**

**Item Min1**

**Approve Minutes of October 13, 2021 Meeting.**

**Staff Contact: Zachary Glaubius, Planning Administrator**

**Community Redevelopment Authority Minutes**  
**Regular Scheduled Meeting**  
**October 13 2021**  
**Scottsbluff, Nebraska**

The Community Redevelopment Authority for the City of Scottsbluff met in a regular scheduled meeting on Wednesday October 13, 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 October 8, 2021. The notice stated the date, time, and location of the meeting, that the meeting was open to the public, and that anyone with a disability desiring reasonable accommodation to attend should contact City Hall. An agenda was kept continuously current and 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, Katie Camacho. In attendance on behalf of the city were, Planning Administrator/Secretary Zachary Glaubius, City Manager Dustin Rief and Deputy City Attorney John Selzer.

**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: No changes.

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

**ITEM 5:** The minutes of September 15, 2021 were reviewed. **Conclusion:** Motion made by Camacho to accept the minutes, seconded by Knapper. "Yeas": Franco, Trumbull, Camacho, Knapper "Nays": None "Absent": Skiles

**ITEM 6A-6C:** Trumbull introduced Item 6 regarding the Flyover Brewing Company Expansion Project and asked Deputy City Attorney Selzer for a presentation. Selzer stated the location of the expansion is to the immediate south of the existing Flyover Brewing Company building. Selzer stated the expansion of the brewery is in compliance with both the comprehensive plan and the existing C-1 Zoning District. Selzer reviewed the cost-benefit analysis for the project. Selzer stated that there will be approximately \$16.50 in private investment for every TIF dollar. Selzer stated the current property value is \$57,410, and the estimated annual projected shift is \$3,240. Selzer stated the project will utilize an underutilized building in downtown Scottsbluff, and there are no negative impacts from public infrastructure costs from the project. Selzer stated the redeveloper intends to add up to 5 employees over the next five years, and no negative impacts to other employers are anticipated. Selzer stated the project meets the

“but-for” test due to the high costs associated with the expansion. Chairman Trumbull asked applicant Joe Margheim for any comments on the project. Margheim stated Selzer encapsulated the project. Selzer added that with renovation, typically all expenses are TIF eligible, however for record keeping purposes, the specific expenses for TIF were identified in the redevelopment plan. Trumbull asked for a motion to approve the resolution to approve the redevelopment plan, confirm the cost-benefit analysis, forward the planning commission’s recommendation to the City Council and forward and recommend approval of Redevelopment Plan to City Council. Conclusion: Motion by Franco to approve, seconded by Knapper “Yeas”: Franco, Trumbull, Camacho, Knapper “Nays”: None “Absent”: Skiles

**ITEM 6D:** Trumbull asked for a motion to approve the resolution to approve the redevelopment contract with BDS3C, LLC and authorize issuance of Tax Increment Financing Note conditional upon the City Council’s approval and subject to the terms of the Redevelopment Contract. Conclusion: Motion by Knapper to approve, seconded by Franco. “Yeas”: Franco, Trumbull, Camacho, Knapper “Nays”: None “Absent”: Skiles

**ITEM 7A-7C:** Trumbull introduced Item 7 regarding the 26 Group Fuel Station and Convenience Store – West Project. Selzer stated the project area is located in the northwest commercial area according to the 2016 Comprehensive Plan, and this area encourages new development to be contiguous with existing development, building successful nodes at major intersections of 27<sup>th</sup> Street through aesthetics, building design, and encouraging commercial and mixed uses, and directing higher intensity uses toward arterials with highest intensities at intersections of arterials and collectors. Selzer stated the current zoning is C-2 commercial which includes convenience store with dispensing gasoline and restaurants as principle permitted uses. Selzer stated the Cost-Benefit Analysis shows an estimated \$865,485.00 of TIF revenues available for the project. Selzer stated there will be approximately \$2.88 for every TIF dollar invested. Selzer stated the current value of the project site is \$341,050 and the average annual projected shift is \$57,699. Selzer stated no public infrastructure and community public serve needs impacts are anticipated. Selzer stated the project will lead to increased employment positions. Selzer added no negative impacts on other local employers or the school district are anticipated. Selzer stated that other impacts of the project are the use of local contractors for construction and an increase in personal property taxes. Trumbull asked Selzer about the revised documents sent out on Monday before the meeting. Selzer stated one of the change was the square footage of the building increased from 4,500 sq. ft. to 7,500 sq. ft. Selzer also stated the applicant broke out the various expenses of the paving bid to show the TIF eligible expenses. Applicant Eric Reichert stated the square footage increase is due to the addition of a restaurant to the convenience store. Camacho asked Reichert if he would be doing the construction of the project. Reichert stated that 26 Group would not, but his construction company would do most of the concrete work as the company specializes in it. Reichert stated contractors would do other parts of the project including the removal of existing fuel tanks. Camacho asked if the costs changed from the initial application. Reichert stated the removal costs and land acquisition costs significantly increased. Trumbull asked for a motion to approve the resolution to approve the redevelopment plan, confirm the cost-benefit analysis, forward the planning commission’s recommendation to the City Council and forward and recommend approval of Redevelopment Plan to

City Council. Conclusion: Motion by Franco to approve the resolution, seconded by Camacho. “Yeas”: Franco, Trumbull, Camacho, Knapper “Nays”: None “Absent”: Skiles

**ITEM 7D:** Trumbull asked for a motion to approve the resolution to approve the redevelopment contract with 26 Group, LLC and authorize issuance of Tax Increment Financing Note condition upon the City Council’s approval and subject to the terms of the Redevelopment Contract. Conclusion: Motion by Knapper to approve, seconded by Franco. “Yeas”: Franco, Trumbull, Camacho, Knapper “Nays”: None “Absent”: Skiles

**ITEM 8A.i:** Trumbull introduced Item 8 regarding Façade Improvement Grant Applications. The first grant on the agenda was a \$5,700 grant request for 615 E. Overland. Applicant Armando Aguilera stated he was wanting to replace the windows, door, and paint the building. Camacho asked Aguilera if the work would be completed before the end of 2021. Aguilera stated it would. Franco stated he liked the improvements Aguilera had done to his other building at 210 E. Overland. Aguilera stated the same contractor will do the work at 615 E. Overland. Trumbull stated that if awarded this grant, this would be Aguilera’s fourth grant. Trumbull asked if the work for the other projects had been done. Aguilera stated the work has been done at the other properties. Trumbull stated a \$6,000 grant was approved for this property on 10-14-2020, a \$984 grant for 611 E. Overland, and a \$10,000 grant for 210 E. Overland. Trumbull stated that Glaubius informed him that the work at 210 E. Overland had been completed and reimbursed. Trumbull asked for a motion. Conclusion: Motion by Camacho to approve the \$5,700 façade grant for 615 E. Overland, seconded by Knapper. “Yeas”: Franco, Trumbull, Camacho, Knapper “Nays”: None “Absent”: Skiles

**ITEM 8A.ii:** Trumbull introduced the second façade grant for 1200 3<sup>rd</sup> Avenue by Sal Munoz. Munoz was not present at the meeting, and Glaubius stated the applicant had been informed about the meeting. Glaubius stated he had recommended Munoz to attend the meeting. Trumbull asked for a motion to either leave the application on the table or to remove it from the table. Conclusion: Motion by Franco, seconded by Knapper to remove the application for 1200 3<sup>rd</sup> Avenue from the table. “Yeas”: Franco, Trumbull, Camacho, Knapper “Nays”: None “Absent”: Skiles

**ITEM 9:** Staff Reports: Glaubius stated that approximately \$90,000 in façade grant funds remain. Selzer stated there were no pending TIF projects. Rief stated there may be another TIF project coming for a property on S. Beltline Highway.

**ITEM 10:** Other Business: Trumbull shared with the group the thank you note sent by the West Nebraska Arts Center for the façade grant. Camacho inquired about the December 31, 2021 deadline for the façade grant program and if it would need to be addressed at the December CRA meeting. Trumbull stated it would be addressed at the January meeting. Trumbull stated he would like to see an effort from the applicants to complete the projects prior to December 31, 2021. Rief informed the board that the funds were approved for the 2021-2022 fiscal year, and the program can technically continue until September 2022.

**ITEM 12:** The next Community Redevelopment Authority regular meeting was confirmed to be held on November 10, 2021 at noon.

**ITEM 13:** Chairman Trumbull asked for a motion to adjourn the meeting at 12:26 PM. Motion to adjourn made by Camacho, seconded by Franco “Yeas”: Franco, Knapper, Trumbull, Camacho “Nays”: None “Absent”: Skiles

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Bill Trumbull, Chairman

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Zachary Glaubius, Secretary