

City of Scottsbluff, Nebraska
Wednesday, February 16, 2022
Regular Meeting

Item Min1

Approve Minutes of January 12, 2022 Meeting.

Staff Contact: Zachary Glaubius, Planning Administrator

Community Redevelopment Authority Minutes
Regular Scheduled Meeting
January 12, 2022
Scottsbluff, Nebraska

The Community Redevelopment Authority for the City of Scottsbluff met in a regular scheduled meeting on Wednesday January 12, 2022 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 January 7, 2022. 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 was 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.

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, Planning Administrator/Secretary Zachary Glaubius, Economic Development Director Starr Lehl, Small Business Outreach Coordinator Kayla Imus, 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 November 10, 2021 were reviewed. **Conclusion:** Motion made by Knapper to accept the minutes, seconded by Franco. "Yeas": Franco, Trumbull, Camacho, Knapper, Skiles "Nays": None

ITEM 6B: Chairman Trumbull introduced Item 6A which was an application for TIF by Javier Parra for property at 2809 Avenue I. Trumbull stated the project was for the relocation of El Torito restaurant to Avenue I. Selzer stated today's action is for conceptual approval of the application and to conduct a preliminary cost benefit analysis. Selzer stated the estimated total amount of tax increment financing available for the project is \$379,080. Selzer stated the estimated base value of the property is \$31,589, and the estimated project completion value is \$1,200,000. Selzer stated no public infrastructure impacts or on local employers are anticipated. Selzer stated no impacts are expected for the Scottsbluff Public Schools district. Camacho asked for clarification of the project being located in the blighted and

substandard area of the city. Mark Masterton spoke to the CRA on behalf of Javier Parra. Masterton stated he is Parra's current and soon-to-be former landlord as Masterton sold the property where El Torito is currently located. Camacho asked what the timeline for the project. Masterton that August 2022 is the target completion date. Masterton stated the land at 2809 Avenue I has already been purchased by Parra.

Conclusion: Motion by Camacho to approve the application and refer the redevelopment plan to the Planning Commission, seconded by Franco. "Yeas": Franco, Trumbull, Camacho, Knapper, Skiles "Nays": None

Trumbull introduced Item 7A regarding the review and consideration of action on unfinished façade grants from 2021. Glaubius stated that five grants from 2021 that have not been completed. Glaubius stated that three responded from the notification letter sent out in December 2021. Glaubius stated Clemens Carpet, Flyover Brewery, and Papa Murphy's responded to the letter, while Whiting Signs and 16th Empire did not. Glaubius stated that 16th Empire and Whiting Signs have completed parts of their grants and have been partially reimbursed. Trumbull stated that he had been contacted by Dan Marshall from Papa Murphy's who stated the sign replacement project is almost completed, however he is waiting on parts still. Glaubius stated he had a letter from Andrea Margheim of Flyover Brewery. Glaubius read from the letter that Flyover Brewery has not started construction yet due to waiting for LB840 approval, obtaining other financing, and extended lead times. Glaubius read that Margheim expected the lead time to be four months. Mark Clemens of Clemens Carpet spoke to the CRA and stated the project was supposed to start in November. Clemens stated that his contractor was delayed due to employee sickness. Clemens stated other challenges are the weather as it is impractical to lay concrete in the winter and the lead time on the new garage doors is two months. Trumbull stated to the CRA board that the board needed to determine whether to grant extensions and when the completion deadline should be. Skiles inquired about the 16th Empire and Whiting Signs. Trumbull stated those two grant extensions should be tabled. The CRA discussed among themselves the present challenges of the supply chain. Trumbull suggested the deadline for the extension and new grants to be September 2022. Selzer asked which day in September the deadline should be. Camacho stated the deadline for last year was September 10.

Conclusion: Motion by Franco to extend the deadline for completing Papa Murphy's, Flyover Brewery, Clemens Carpet and all new façade improvement grants to September 1, 2022, seconded by Skiles. "Yeas": Franco, Trumbull, Camacho, Knapper, Skiles "Nays": None

Skiles inquired whether 16th Empire and Whiting Signs should be contacted again to see if they desire extensions. Trumbull suggested Glaubius contact the two businesses and instruct them to attend the February CRA meeting to request extensions.

Conclusion: Motion by Franco to table the extension of façade improvement grants for Whiting Signs and 16th Empire, seconded by Skiles. "Yeas": Franco, Trumbull, Camacho, Knapper, Skiles "Nays": None

ITEM 7: Trumbull introduced Item 7B regarding the review and consideration of new façade grants. The first grant reviewed was Item 7b.ii which was a \$10,000 grant request by McCaslin Properties, LLC for property at 1719 Broadway. Applicant Brad McCaslin stated he is planning to improve the façade of the property including the mansard roof and canopy. McCaslin stated he also will paint and stonework on the building, and a new business will be leasing the property in May 2022.

Conclusion: Motion by Camacho to approve the \$10,000 façade grant to McCaslin Properties, LLC for the building at 1719 Broadway, seconded by Knapper. “Yeas”: Franco, Trumbull, Camacho, Knapper, Skiles “Nays”: None

Trumbull introduced the next façade grant under Item 7b.iii regarding a \$4,968 grant request by Paradise Pumpers for the property at 2718 Avenue G. The applicant stated he and Wayne Brozek are going to paint the front of the building, add signage, and security lighting. The applicant stated the current paint is peeling off the building and is need of removal and replacement. Skiles thanked the applicant for fixing up the building.

Conclusion: Motion by Knapper to approve the \$4,968 façade grant to Paradise Pumpers for the building at 2718 Avenue G, seconded by Franco. “Yeas”: Franco, Trumbull, Camacho, Knapper, Skiles “Nays”: None

Trumbull introduced the next façade grant under Item 7b.iv regarding a \$10,000 grant request by TWB Wash, LLC. The applicant stated he is wanting to paint the carwash and replace the glass panels. The applicant stated the glass has a lot of calcium deposits. The applicant stated he and his partner wanted to fix up the car wash especially as W. 27th Street continues to improve. Skiles asked if this was a separate business from Paradise Pumpers. The applicant stated it is a separate business, but the same owner.

Conclusion: Motion by Camacho to approve the \$10,000 façade grant to TWB Wash, LLC for the building at 611 W. 27th Street, seconded by Franco. “Yeas”: Franco, Trumbull, Camacho, Knapper, Skiles “Nays”: None

Trumbull introduced Item 7b.v regarding a façade improvement grant request from Priscilla Sandoz for the building at 1715 Broadway. Sandoz stated she was wanting to replace the upper floor windows. She stated the windows need constant maintenance and need replacement. Skiles inquired about the side window replacement, Sandoz stated it would not be part of the grant, but was included on the grant.

Conclusion: Motion by Franco to approve the \$4,781.32 façade grant to Priscilla Sandoz for the building at 1715 Broadway, seconded by Knapper. “Yeas”: Franco, Trumbull, Camacho, Knapper, Skiles “Nays”: None

Trumbull introduced Item 7b.vi regarding a \$4,300 façade improvement grant request by Maria Aguilera for the property at 615 E. Overland. The applicant’s husband Armando Aguilera stated that part of the renovation has been fixed with the previously awarded façade grant. Armando stated that they were looking to replace the doors, paint, and replace windows. Trumbull asked if the building was occupied. Aguilera stated the business, Amila’s Décor, is temporarily located at another building. Franco stated

that the completed renovations look good. Camacho inquired the reasoning for requesting \$4,300 instead of 50% of the estimated costs. Glaubius stated Aguilera had already received a \$5,700 grant for the property in 2021.

Conclusion: Motion by Franco to approve the \$4,300 façade grant to Maria Aguilera for the building at 615 E. Overland , seconded by Camacho. “Yeas”: Franco, Trumbull, Camacho, Knapper, Skiles “Nays”: None

Trumbull introduced the next façade grant under Item 7b.vii regarding a \$8,391 façade grant for the building located at 1614 1st Avenue. Representative Steven Thomlison spoke to board on behalf of the ELKS Lodge. Thomlison stated the ELKS Lodge has a green façade in which the grout has mostly eroded. Thomlison stated the ELKS Lodge is concern the green porcelain will fall off the building. Thomlison stated the ELKS Lodge is also looking to replace the awning over the front door. Franco stated he was a member of ELKS Lodge and would abstain from voting. Skiles inquired about the crossed off items on the application. Thomlison stated that those renovations are not planned at being done this time. Camacho clarified that the requested amount of \$8,400 slightly exceeds 50% of the estimate. Knapper stated at the time of reimbursement, the ELKS Lodge would only receive 50% of the cost. Glaubius stated he would correct the requested amount on the application.

Conclusion: Motion by Knapper to approve the \$8,391 façade grant to Steven Thomlison on behalf of the ELKS Lodge for the building at 1614 1st Avenue., seconded by Camacho. “Yeas”: Trumbull, Camacho, Knapper, Skiles “Nays”: None “Abstain”: Franco

Trumbull introduced Item 7b.viii regarding a \$10,000 façade grant request by E&H Certified Public Accountants and Management Consultants, P.C. for the building at 2021 Broadway. Applicant Troy Hilyard stated they were wanting to replace the canopy signage around the building and install LED lighting in it. Skiles inquired if it was on all side of the building. Applicant Seth Covalt stated it is on three sides of the building.

Conclusion: Motion by Camacho to approve the \$10,000 façade grant to E&H CPA and Management Consultants for the building at 2021 Broadway, seconded by Knapper. “Yeas”: Franco, Trumbull, Camacho, Knapper, Skiles “Nays”: None

Trumbull introduced Items 7b.ix regarding a \$10,000 façade grant for Midwest Theater at 1705 Broadway. Applicant Billy Estes provided the CRA with an update on the project as he had applied in Fall of 2021 and was tabled due to time constraints. Estes stated the Midwest Theater has been raising money for the project. Trumbull inquired what the grant was to be for. Estes stated it was for bringing the sidewalks in front up to ADA standards and repair and coat the stucco. Estes stated the façade grant for Item 7b.x regarding the building at 1707 Broadway consisted of the same renovations, however the estimate was higher for 1707 Broadway. Skiles stated she hoped the new marquee at the theater will be protected from hail. Estes stated the new lighting on the marquee will be LED and should withstand most hail storms.

Conclusion: Motion by Knapper to approve the \$10,000 façade grant to Midwest Theater for the building at 1705 Broadway and to approve the \$10,000 façade grant to Midwest Theater for the building located at 1707 Broadway, seconded by Franco. “Yeas”: Franco, Trumbull, Camacho, Knapper, Skiles
“Nays”: None

ITEM 8: Trumbull introduced Item 8 regarding staff reports. Kayla Imus, the Small Business Outreach/Public Relations Coordinator, was introduced to the CRA. Imus stated she would be working with all the small businesses located within the city. Imus stated she is working with Economic Development Director Starr Lehl on the creation Arts and Creative District. Lehl stated the Arts and Creative District will include Broadway from 27th Street to the Railroad and then along East Overland to around 17th Avenue. Franco inquired what an Arts and Creative District was. Lehl stated it is a way to highlight and increase tourism in the city. Lehl stated the district is proposed to be called “Arts Scottsbluff” and will have signage. Lehl stated the city is in the very beginning of the application process.

Trumbull inquired to Lehl about the 18th Street Plaza. Lehl stated the Park, Cemetery, and Tree Board and Business Improvement District has approved the final plan for the plaza which is being formalized by a CCCFF planning grant. Lehl stated the city is now applying for a \$465,000 CCCFF construction grant for the completion of the plaza. Lehl showed the map of plaza on the City’s website and described the proposed additions and changes. Skiles inquired about public restrooms. Lehl stated City Manager Dustin Rief is looking into options for public restrooms near the plaza as there is not enough room in the plaza for restrooms. Imus stated that the Bricks for the Bluffs fundraiser will be beginning soon and Lehl showed the CRA an example. Imus stated that people will be able to purchase 4”x 8” and 8 x 8” bricks with their names engraved. The bricks will be installed in the pillars, stages, and firepits. Skiles inquired about the prices. Lehl stated the smaller bricks are \$50, and Imus stated the larger bricks are \$250. Trumbull inquired if the fence is remaining in place. Lehl stated they were to remain in place, however two archways are going to be added to make the plaza more welcoming. Lehl stated that fence has to stay due to state liquor laws.

ITEM 7: Trumbull introduced Item 7b.i regarding a \$10,000 façade grant by Angela Philbrick for a building at 2202 Broadway. Philbrick stated she is putting on addition onto her office, painting the building, landscaping, and pouring a new parking lot.

Conclusion: Motion by Camacho to approve the \$10,000 façade grant to Angela Philbrick for the building at 2202 Broadway, seconded by Franco. “Yeas”: Franco, Trumbull, Camacho, Knapper, Skiles
“Nays”: None

ITEM 9: Other Business: None

ITEM 10: Closed Session: None

ITEM 11: The next Community Redevelopment Authority regular meeting was confirmed to be held on February 16, 2022 at noon.

ITEM 12: Chairman Trumbull asked for a motion to adjourn the meeting at 1:05 PM. Motion to adjourn made by Skiles, seconded by Franco “Yeas”: Franco, Skiles, Knapper, Trumbull, Camacho “Nays”: None

Bill Trumbull, Chairman

Zachary Glaubius, Secretary