

**City of Scottsbluff, Nebraska**  
**Monday, July 25, 2022**  
**Regular Meeting**

**Item 1**

**for meeting of July 14, 2022**

**Staff Contact: Starr Lehl**

**CITY OF SCOTTSBLUFF**  
**ECONOMIC DEVELOPMENT APPLICATION REVIEW COMMITTEE**  
**July 14, 2022**

A meeting of the Economic Development Application Review Committee was held on July 14, 2022 at 10:30 a.m. at City Hall, 2525 Circle Drive, Scottsbluff, Nebraska.

Present at 10:30 were Committee members Dennis Hadden, Jim Trumbull, and Nate Merrigan, and Committee member Dave Schaff joined the meeting at approximately 10:42. Also present were Elizabeth Loutzenhiser, Interim co-City Manager and Finance Director, Adam Hoelsing, Deputy City Attorney, Starr Lehl, City Economic Development Director, and Sharaya Toof, Small Business Outreach/Public Relations Coordinator for the City.

The meeting was called to order by Chairman Merrigan at 10:30 a.m.

Chairman Merrigan then announced a copy of Nebraska Open Meetings Act was posted on the back wall of the meeting room.

It was moved by Member Trumbull and seconded by Member Hadden to approve the Minutes of the May 23, 2022 Application Review Committee Meeting. Voting yes: Merrigan, Trumbull, and Hadden. Voting no: None.

The next item on the agenda was a discussion regarding implementation of a proposed amended economic development plan to include retail. Starr Lehl discussed the City's activities regarding a strategic plan, and as part of that strategic plan, it has been discussed that more revitalization and development of the "down town" is needed for purposes of economic development, tourism, and economic attraction. Starr Lehl and Sharaya Toof both presented possible options for implementation of adding retail as part of the City's Economic Development Plan. Options included possible limitation of retail just within a business improvement district. Options also included a cap to any applicant for retail, such a suggested \$10,000, as well as further requirements, such as project contributions from applicants, or equity requirements, business and economic training for any startup retail businesses, and other banking requirements that would otherwise provide due-diligence for the business plan. General discussion was had and direction was given to staff to further detail and provide parameters for including retail as a component to the City's Economic Development Plan.

The next item on the agenda was a discussion of possible alternative committee member, as well as a staff report. Following that discussion, it was moved by Member Trumbull and seconded by Member Schaff to enter a closed session for the purpose of discussing a strategy for the possible purchase of real estate for the purpose of economic development. Voting in favor: Trumbull, Merrigan, Hadden, and Schaff. Voting no: None. The Committee then entered an executive session at 11:17 a.m.

The Committee exited closed session at 11:36 a.m. After exiting closed session and entering open session, no motion was made and no action was taken. Staff was directed to further

any possible discussions with current real estate owners for the possible further negotiation of the purchase of real estate for economic development purposes.

Thereafter, the Meeting was adjourned at approximately 11:40 A.M.

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Starr Lehl, Economic Development Director