



**CITY OF SCOTTSBLUFF
COMMUNITY REDEVELOPMENT AUTHORITY**

**Regular Meeting
August 10, 2022
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. **Roll Call**
 - a) Roll Call
6. **For public information, a copy of the Nebraska Open Meetings Act is posted in the back of the room on the north wall.**
 - a) Nebraska Open Meetings Act: For all interested parties, a copy of the Nebraska Open Meetings Act is posted on a bulletin board at the south wall of the Council Chambers.
7. **Notice of changes in the agenda by the Chairman (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.)**
 - a) 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).
8. **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.)**
 - a) Citizens with business not scheduled on the agenda: (As required by state law, no matter may be considered under this item unless the Community Redevelopment Authority determines that the matter requires emergency action).
9. **Minutes**
 - a) Minutes
 - i) Approve Minutes of March 9, 2022 Meeting
10. **Façade Improvement Grant Program**
 - a) Façade Improvement Grants

- i) CRA to discuss and take action on unfinished façade improvement grants.
- 11. **Staff Reports**
 - a) Staff Reports
- 12. **Other Business**
 - a) Other Business
 - i) Informational Only
- 13. **Closed Session (to consider any of the above matters, where a Closed Session is appropriate.)**
 - a) Closed Session (to consider any of the above matters, where a Closed Session is appropriate.)
 - i) a. Following passage of a motion to enter into executive session, presiding officer must state purpose of executive session
- 14. **Schedule a Meeting**
 - a) Schedule a Meeting
- 15. **Adjournment**
 - a) Adjournment
- 16. **Adjournment.**

City of Scottsbluff, Nebraska

Wednesday, August 10, 2022

Regular Meeting

Item Roll Call1

Roll Call

Staff Contact:

City of Scottsbluff, Nebraska

Wednesday, August 10, 2022

Regular Meeting

Item Public1

Nebraska Open Meetings Act: For all interested parties, a copy of the Nebraska Open Meetings Act is posted on a bulletin board at the south wall of the Council Chambers.

Staff Contact:

City of Scottsbluff, Nebraska

Wednesday, August 10, 2022

Regular Meeting

Item Change1

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).

Staff Contact:

City of Scottsbluff, Nebraska

Wednesday, August 10, 2022

Regular Meeting

Item Business1

Citizens with business not scheduled on the agenda: (As required by state law, no matter may be considered under this item unless the Community Redevelopment Authority determines that the matter requires emergency action).

Staff Contact:

City of Scottsbluff, Nebraska
Wednesday, August 10, 2022
Regular Meeting

Item Min1

Minutes

Approve Minutes of March 9, 2022 Meeting

Staff Contact:

Community Redevelopment Authority Minutes
Regular Scheduled Meeting
March 9, 2022
Scottsbluff, Nebraska

The Community Redevelopment Authority for the City of Scottsbluff met in a regular scheduled meeting on Wednesday March 9, 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 March 3, 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, Katie Camacho, Bill Knapper, Mary Skiles. In attendance on behalf of the city were, Planning Administrator/Secretary Zachary Glaubius, Economic Development Director Starr Lehl, 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 from February 16, 2022 were reviewed. **Conclusion:** Motion made by Knapper to accept the minutes, seconded by Skiles. "Yeas": Trumbull, Knapper, Skiles "Nays": None "Absent": Franco "Abstain": Camacho

ITEM 6: Trumbull introduced Item 6 regarding the CRA reviewing and approving an Interlocal Agreement with the City of Scottsbluff regarding LB357, and authorize the chairperson to sign the agreement. Trumbull stated LB357 proposal will be on the November 2022 ballot for an aquatic center in the city. Trumbull stated he spoke with the aquatic center advisory group regarding the project. Knapper stated he has attended two of the three meetings. Trumbull stated the advisory group will need to determine who will operate the center. Trumbull stated the City Council approved an option agreement for land north of the old Albertson's at the March 7, 2022 regular meeting. Lehl stated staff was reviewing the land as there were existing covenants that need reviewed. Camacho inquired about the former TLC landscape business as a potential site. Lehl stated that land near the river was considered. Skiles stated

the issue with the land near the river was the water table. Skiles stated the aquatic center is needed in the community especially since there are few places for swimming lessons in the community. Knapper stated the school formerly had swimming lessons when the Splash Arena was open. Skiles and Knapper concurred on the importance of swimming lessons from a safety standpoint.

Trumbull stated the agreement states the CRA and City Council will create a board known as the Scottsbluff Aquatic Center Agency. Trumbull stated the agency would be comprised of three City Council members and two CRA members. Trumbull stated the agency would manage the funds for the project. Trumbull stated the agency would not be created unless the LB 357 proposal passes. Selzer stated that the agency is a requirement of LB 357 to create a one half cent sales tax. Selzer stated the City of Scottsbluff would own the facility. Trumbull stated the agency would only exist for ten years. Camacho inquired if the one-half sales tax would strictly go to the aquatic center and Selzer stated it would. Lehl stated a sales tax would not place the sole burden on the city's residents, but rather all those who purchase in the city. Trumbull stated the advisory board estimated the tax to raise \$15-18 million over 10 years, and the aquatic center is presently estimated to cost around \$22 million.

Conclusion: Motion by Camacho, seconded Skiles to approve and authorize the chairperson to sign the agreement. "Yeas": Camacho, Trumbull, Knapper, Skiles "Nays": None "Absent": Franco

ITEM 7: Trumbull introduced Item 8 regarding staff reports. Skiles asked Lehl if the Small Business Outreach/ Public Relations Coordinator had resigned. Lehl stated the individual had resigned. Lehl stated interviews were underway to fill the position.

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 April 13, 2022 at noon.

ITEM 12: Chairman Trumbull asked for a motion to adjourn the meeting at 12:17 PM. Motion to adjourn made by Skiles, seconded by Franco "Yeas": Franco, Trumbull, Knapper, Skiles "Nays": None "Absent": Camacho

Bill Trumbull, Chairman

Zachary Glaubius, Secretary

City of Scottsbluff, Nebraska
Wednesday, August 10, 2022
Regular Meeting

Item Facade1

Façade Improvement Grants

CRA to discuss and take action on unfinished façade improvement grants.

Staff Contact:

July 18, 2022

Applicant
Address
Scottsbluff, NE 69361

Dear Applicant,

This letter is to inform you of the upcoming deadline for the Façade Improvement Grant Program. The City of Scottsbluff Community Redevelopment Authority has set the deadline to submit paid receipts/invoices for work completed as **September 1, 2022**.

Please contact me at 308-630-6244 or zglaubius@scottsbluff.org if you have any questions. Thank you for your participation in the program.

Sincerely,

Zachary Glaubius
Planning Administrator/Community Redevelopment Authority Secretary
City of Scottsbluff, Nebraska

Unfinished Façade Grants

- Clemens Carpet: \$10,000
- Whiting Signs: \$7,148
- Flyover Brewery: \$10,000
- Midwest Theater (both buildings): \$20,000 – Responded
- Paradise Pumpers: \$4,968 – Responded
- Paradise Car Wash: \$10,000 – Responded
- Kersch: \$7,845.93
- Sterling Huff: \$7,845.93 – Responded
- Brian Hafeman: \$7,845.93

City of Scottsbluff, Nebraska
Wednesday, August 10, 2022
Regular Meeting

Item 1

Staff Reports

Staff Contact:

City of Scottsbluff, Nebraska
Wednesday, August 10, 2022
Regular Meeting

Item 1

Other Business

Informational Only

Staff Contact:

City of Scottsbluff, Nebraska
Wednesday, August 10, 2022
Regular Meeting

Item 1

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

Staff Contact:

City of Scottsbluff, Nebraska
Wednesday, August 10, 2022
Regular Meeting

Item 1

Schedule a Meeting

Staff Contact:

City of Scottsbluff, Nebraska
Wednesday, August 10, 2022
Regular Meeting

Item 1

Adjournment

Staff Contact: