



**CITY OF SCOTTSBLUFF**  
**Scottsbluff City Hall Council Chambers**  
**2525 Circle Drive, Scottsbluff, NE 69361**  
**LB 840 Citizen Review Committee**

**Regular Meeting**  
**October 6, 2022**  
**11:00 AM**

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 north wall.**
3. **Notice of changes in the agenda by the Program Administrator** (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. **Approval of Minutes**
  - a) for meeting of May 3, 2022
6. **Review Items**
  - a) Review 03/31/2022 Spreadsheet
  - b) Review 06/30/2022 Spreadsheet
7. **Action Items**
  - a) Review and Approve the Modification to the Economic Development Agreement with Guardian Flight, LLC (formerly known as EagleMed)
  - b) Review and consider action on recommendation to add Retail as a qualifying business to the City of Scottsbluff LB840 Plan.
8. **Closed Session (to consider any of the above matters, where an Executive Session is appropriate.)**
  - a) Following passage of motion to enter into executive session, presiding officer must state purpose of executive session.
9. **Adjournment.**

**City of Scottsbluff, Nebraska**  
**Thursday, October 6, 2022**  
**Regular Meeting**

**Item 1**

**for meeting of May 3, 2022**

**Staff Contact: Starr Lehl Economic Development Director**

**CITY OF SCOTTSBLUFF**  
**CITIZENS ADVISORY REVIEW COMMITTEE MINUTES**  
**May 3, 2022**

The meeting of the City of Scottsbluff Economic Development Program Citizens Review Committee was held on May 3, 2022 at 11:00 a.m., at City Hall, 2525 Circle Drive, Scottsbluff, Nebraska.

Committee members in attendance were Diane Vandenberg, Mark Harris, Marci Meyer, and Scott Phillips. Also in attendance were Adam Hoelsing (Deputy City Attorney), Liz Loutzenhiser, (City Finance Director and Interim co-City Manager), and Starr Lehl (City Economic Development Director).

Chairman Harris presided over the meeting. It was noted that a copy of the Nebraska Open Meetings Act was located on the south wall of the Council Chamber. There were no changes to the agenda and no citizens were present with business not scheduled on the agenda.

First item of business was to approve the minutes of the September 28, 2021 meeting. It was moved by member Meyer and seconded by member Vandenberg to approve the minutes of the September 28, 2021 meeting. Voting yes: Vandenberg, Mark, Meyer, and Phillips. Voting no: None.

The next item on the agenda was a review of the annual reports received by the Committee for year ending June 30, 2021, September 30, 2021, and December 31, 2021. All business reports except four were in compliance with assistance agreements under the Program, and any modifications thereto. Of those four, three had been or were being addressed with collection efforts as previously directed by the Committee, and the final related to Western Farms, LLC, discussed below.

The next item on the agenda was a discussion regarding default and modification of the loan terms with Western Farms LLC. The Committee was presented with a loan modification proposal, under which the City of Scottsbluff and Western Farms LLC agreed upon the manner of loan repayment following the declaration of default by the City of Scottsbluff. The Committee reviewed the Loan Modification Proposal and a motion was made by member Phillips and seconded by member Vandenberg to recommend the Loan Modification Proposal for approval of City Council as follows:

1. Payment of the June 2020 installment of Western Farms LLC's Promissory Note after application of 2021 job credits would be made by June 1, 2022;
2. Payment of all remaining amounts owed under the Promissory Note by Western Farms, LLC would occur no later than December 15, 2022;
3. The current interest rate of the Promissory Note (.45%) for Western Farms LLC would remain the same until December 15, 2022, or until default of the Modification Agreement, and upon default the City would not apply the 7% default interest rate;

4. All collateral of the City as well as all personal guarantees in support of the Promissory Note would remain intact and available to the City as remedies.

Voting Yes: Vandenberg, Harris, Phillips, and Meyer. Voting no: None.

No further discussion items were entertained following vote on that motion. Economic Development Director Starr Lehl presented on several global issues related to the current workforce market, as well as possible other candidates that may apply for assistance to the Program in the future. After that brief discussion, the meeting was adjourned at approximately 11:40 a.m.

Starr Lehl

Starr Lehl, Economic Development Director

**City of Scottsbluff, Nebraska**  
**Thursday, October 6, 2022**  
**Regular Meeting**

**Item 1**

**Review 03/31/2022 Spreadsheet**

**Staff Contact: Starr Lehl Economic Development Director**

**City of Scottsbluff, Nebraska**  
**Thursday, October 6, 2022**  
**Regular Meeting**

**Item 2**

**Review 06/30/2022 Spreadsheet**

**Staff Contact: Starr Lehl Economic Development Director**

# **City of Scottsbluff, Nebraska**

**Thursday, October 6, 2022**

**Regular Meeting**

## **Item 1**

**Review and Approve the Modification to the Economic Development Agreement with Guardian Flight, LLC (formerly known as EagleMed)**

**Staff Contact: Starr Lehl Economic Development Director**

# **City of Scottsbluff, Nebraska**

**Thursday, October 6, 2022**

**Regular Meeting**

## **Item 2**

**Review and consider action on recommendation to add Retail as a qualifying business to the City of Scottsbluff LB840 Plan.**

**Staff Contact: Starr Lehl Economic Development Director**



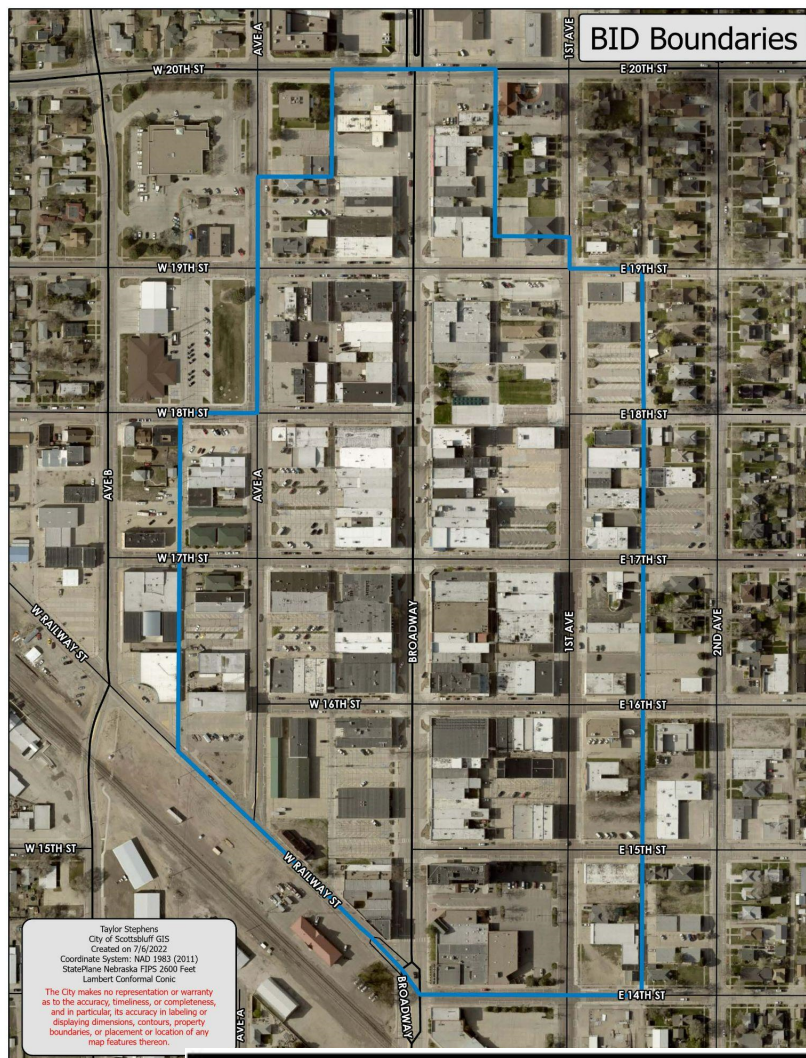
# Adding Retail to the City of Scottsbluff's LB840 Economic Development Plan



## Retail Includes:

- Clothing Stores
- Food Stores
- Auto Dealers
- Restaurants
- Hardware Stores
- General Merchandise





- What would this look like?
- What applicants would need to do?
- Could apply for up to \$10,000.
- Eligible businesses must be within the Business Improvement District (BID). There are over 50 buildings in the BID right now.
- Revisions would be made to the current LB840 Plan and Application adding Retail Sales.
- Application language would state “ Small Business Assistance: loans cannot exceed \$10,000 or 50% of the project. 10% owner equity is required. (Forms of equity could include cash investment, remodeling expenses, equipment expenses, facade and signage, rent and or utilities).”



- Applicants must attach copies of estimates with each application.
- Submit invoices for each payment.
- Applicants would be encouraged to complete the Small Business Training Sessions offered through the Center for Rural Affairs before submitting application. <https://www.cfra.org/small-business-training>
- Development of additional courses or offerings if needed can be offered through CFRA.
- Possibility to include Restaurant Retention Strategies (if applicable)
- Bank or some type of other financing is required (PADD, REAP, etc.).

# Benefits of adding Retail to LB840 Economic Development Grant Application



- Workforce Attraction and Retention of High Wage High Demand Jobs

- Part-time Job Creation

- Creating a more vibrant Business District.

- Aesthetics are the new Economic Development. Pretty Matters!

- Let's make Scottsbluff a place where people are proud to live, work, and raise their families.

- <https://revitalizeordie.com/blog/the-new-economic-development>

In an article published in the Star Herald on Thursday, July 7th titled:  
Downtown Revitalization a must for greater return written by John A. Newby he gives several great statistics and points.

- “Studies show tax and private dollars invested in a communities downtown have approximately 30% greater return than those dollars invested elsewhere throughout the community.”
- “Revitalizing downtown is a magnet for the younger generations because they crave unique experiences ”
- “Revitalization of your downtown creates experiences and gathering spaces attractive to all demographic groups.”

In a recent survey completed by UNL Rural Fellows in the Proposed Creative District business owners were asked what they would like to see added to the community. Here were a few of their responses.

- More Restaurants
- More Variety of Restaurants
- More Retail
- More Variety of Retail
- More Events & Activities
- Empty Buildings Filled
- Downtown Beautification
- Pop-up Shops
- More going on Downtown

- More residents from surrounding communities will come to Scottsbluff to do their shopping.

-Visitors will be attracted to the Business District with the addition of more retail shops.

- Additional Retail Shops would help keep residents in town instead of going to Cheyenne, Denver and other locations.
- Current Businesses in the Downtown area would continue to thrive.

# Questions?



# **City of Scottsbluff, Nebraska**

**Thursday, October 6, 2022**

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## **Item 1**

**Following passage of motion to enter into executive session,  
presiding officer must state purpose of executive session.**

**Staff Contact:**