

City of Scottsbluff, Nebraska
Friday, October 28, 2022
Regular Meeting

Item 1

Approval of minutes for meeting of October 11, 2022

Staff Contact: Starr Lehl

CITY OF SCOTTSBLUFF
ECONOMIC DEVELOPMENT APPLICATION REVIEW COMMITTEE
October 11, 2022

A meeting of the Economic Development Application Review Committee was advertised for October 11, 2022 at 9:00 a.m. at City Hall, 2525 Circle Drive, Scottsbluff, Nebraska. A quorum of the Committee was not available and no actions were taken.

Present were Committee members Jim Trumbull and Dennis Hadden. Also present were Adam Hoelsing, Deputy City Attorney, Sharaya Toof, Small Business Outreach/Public Relations Coordinator for the City, Kevin Spencer, co-City Manager, and Elizabeth Loutzenhiser, co-City Manager. Member Trumbull presided over the discussion.

The first item of the agenda discussed was the presentation by Mesner Development Co. for its application for assistance. The Applicant has a principal source of income being the construction of housing for sale or lease. The Applicant desires to purchase real estate, construct, and sell four residential duplexes (eight units) in the City of Scottsbluff on Circle Drive between 24th and 26th Streets, currently Lots 1 through 5, Block 6, Northeast Second Addition (the "Project"), and the Applicant desires assistance from the Program to offset the purchase price of the real estate for the Project in lieu of other TIF incentives that may be available for other real estate. Mr. Cliff Mesner and Mr. Cliff Lenz presented on behalf of the Applicant. The Applicant desires a \$50,000 grant, which will be payable in prorated payments for 8 duplex units once each unit obtains a certificate of occupancy. The Applicant is also ready to obtain loan financing from Twin Cities Development for the project, which financing is part of the rural workforce housing fund that the City of Scottsbluff previously contributed \$350,000 as a match. The Applicant further requested this grant would allow the purchase of the real estate at competitive market rates that would incentivize the project without the use of TIF financing. The Applicant desires to close the real estate purchase in October of 2022 and begin concrete work shortly thereafter. A timeframe for the project is expected to be completed units by the end of 2023, and a deadline for the rural workforce housing fund is the end of 2023. It was important that the Applicant close on the real estate in October 2022 to begin concrete work before winter.

The Committee, due to lack of quorum, was unable to make a recommendation to the City Council on the application. Members of the committee present were generally in favor of the application. Due to the time sensitive nature of the Applicant's desires, the members of the Committee that were present forwarded the application and economic development agreement approval directly to the City council without Committee recommendation, per the terms of the City's economic development plan.

Thereafter, annual program reports for year ending March 31, 2022 and June 30, 2022 were provided to the members of the Committee present. Discussion was had regarding the size and success of the program portfolio and the program in general. The members of the Committee present then ended discussion at approximately 9:34 AM.

Starr Lehl, Economic Development Director