

**City of Scottsbluff, Nebraska**  
**Wednesday, November 16, 2022**  
**Regular Meeting**

**Item Min1**

**Approve Minutes of August 10, 2022 Meeting**

**Staff Contact:**

**Community Redevelopment Authority Minutes**  
**Regular Scheduled Meeting**  
**August 10, 2022**  
**Scottsbluff, Nebraska**

The Community Redevelopment Authority for the City of Scottsbluff met in a regular scheduled meeting on Wednesday August 10, 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 August 5, 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, 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 Sharaya Toof, Public Works Director Mark Bohl, 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

**ITEMS 5, 6, 7, 8:** Items 5, 6, 7, 8 were mistakenly duplications of Items 1, 2, 3, & 4.

**ITEM 9:** The minutes of March 9, 2022 were reviewed. **Conclusion:** Motion made by Camacho to accept the minutes, seconded by Skiles. "Yeas": Trumbull, Camacho, Skiles "Nays": None "Absent": Franco, Knapper

**ITEM 10:** Trumbull introduced Item 10 regarding the CRA discussing and taking action on unfinished façade improvement grants. Trumbull informed the CRA of the included list of unfinished façade grants and the copy of the notification letter. Trumbull asked Glaubius if any other applicants had responded besides the four listed (Midwest Theater, Paradise Pumpers, Paradise Car Wash, and Sterling Huff). Glaubius stated Dave Schaff with Kersch had responded the morning of August 10, 2022. Camacho asked

Glaubius if the applicants were contacted via telephone, and Glaubius stated that only letters had been sent out.

Trumbull requested Bill Estes with Midwest Theater provide the CRA with an update on the theater's status. Estes stated work had begun including the removal of the marquee for restoration. Estes stated he is waiting for the sidewalk to be paved in front of the theater. Estes stated the work should be completed by September 30. Estes inquired whether he should submit receipts for completed work prior to the September 1, 2022 façade grant improvement deadline or if an extension could be granted. Trumbull stated the CRA would listen to all applicants present at the meeting and then make a decision on an extension.

Trumbull requested the Tori Brozek with Paradise Pumpers and Paradise Car Wash provide on update the status of the façade improvement work for both buildings. Brozek stated the delay is due to supply chain issues. Brozek stated they have paid for everything that they can. Brozek stated the paint for Paradise Pumpers has an unknown delivery date, but is recommended by the painting company. Brozek stated they considered another option, but that option is more expensive. Brozek stated the glass for Paradise Car Wash is an estimated sixteen weeks out. Brozek stated they could cover the existing windows instead of putting new glass in. Brozek stated they would prefer to stick with the original proposals for both buildings. Trumbull asked if there were other paint options. Brozek stated the original paint is necessary for the Paradise Pumpers Building as any other paint would end up looking like the current peeling paint on the building. Brozek stated they did not want to spend money on another paint that would peel after one year. Brozek requested an extension.

Trumbull requested Sterling Huff provide on update on the status of the façade improvement work for his law office. Huff stated he is experienced significant delays in the front door, and is still waiting for the window. Huff stated he desired to change his project as he plans to install a balcony over the sidewalk pending the City's approval. Huff stated the design change would increase the cost of the improvements. Huff stated he believes the balcony posts will meet sidewalk width requirements of the City. Camacho asked if the design change would affect the original façade grant project. Huff stated the building façade look will remain the same as the original façade grant. Huff stated he is waiting to install the front door until the sidewalk is repaved. Trumbull asked Bohl about the process to build on city right-of-way, and Bohl stated it would a month or two for review and approval.

Trumbull asked Glaubius about his conversation with Dave Schaff for the Kersch façade grant. Glaubius stated that Schaff stated the sidewalk café will be poured soon. Glaubius stated he had no response from Clemens Carpet, Flyover Brewery, Whiting Signs, Brian Hafeman, and the Elks Lodge. Trumbull asked what the City's stance on a façade grant extension was. Glaubius stated the Finance Department granted permission to extend the program into the 2022-2023 fiscal year. Skiles stated the CRA should grant an extension as the City will permit it, and the supply chain issues. Skiles stated she would prefer the applicants complete the original work and not pursue a different method of completion to meet the September 1, 2022 deadline. Camacho agreed. Trumbull stated he agreed with an extension, but requested an extension deadline. Trumbull suggested November 30, 2022 as the extension deadline as

work would be unlikely to occur after that due to winter. Trumbull stated the deadline could be used by the applicants to keep pressure on their vendors to get supplies delivered and work completed. Trumbull requested Glaubius contact an unfinished façade grant applicants in early November. Trumbull recommended to extend the façade improvement grant deadline for all unfinished façade grants until November 30, 2022.

**Conclusion:** Motion by Skiles extend the façade grant improvement deadline to November 30, 2022, seconded by Camacho. “Yeas”: Trumbull, Camacho, Skiles “Nays”: None “Absent”: Franco, Knapper

**ITEM 11:** Staff Reports: Glaubius stated staff requested additional funds for the façade grant improvement program, however it is unknown whether these funds will be granted. Trumbull stated El Torito is locating to a different location than the one which they were awarded TIF for. Lehl informed the CRA that there may be an upcoming microTIF. Selzer explained the microTIF process has been improved with recent legislation. Selzer stated microTIF applications go to City Council and then is bonded by the CRA. Trumbull inquired about microTIF fees. Selzer stated the State limited the fee to \$50 for microTIF applications. Camacho asked if microTIF covered the same expenses as traditional TIF. Selzer stated any expense for improvements to a building more than 60 years old are eligible. Selzer stated the end price for the project depends on whether it is residential or commercial. Selzer stated in addition to older buildings, development on a platted lot which has been located in the city for 60 years is eligible.

**ITEM 10:** Other Business: Trumbull stated he sat in on a zoom call by the housing task force about building affordable housing in the community. Lehl stated the City put \$350,000 into the rural workforce housing fund, which has around \$1.3 million in it. Lehl stated the matching grants in this program have to be committed within 2 years, and that one year has already passed. Lehl stated she has been communicating with a developer interested the program. Camacho asked who was spearheading the program. Lehl stated Twin Cities Development is. Skiles asked if the housing is income based. Lehl stated the program requires the sale of the dwelling to not exceed \$350,000.

**ITEM 11:** The upcoming Community Redevelopment Authority regular meeting was confirmed to be held on 9-14-2022, 10-12-2022, 11-9-2022, and 12-14-22.

**ITEM 12:** Chairman Trumbull asked for a motion to adjourn the meeting at 12:45 PM. Motion to adjourn made by Camacho, seconded by Skiles “Yeas”: Trumbull, Camacho, Skiles “Nays”: None “Absent”: Franco, Knapper

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Bill Trumbull, Chairman

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Zachary Glaubius, Secretary