

City of Scottsbluff, Nebraska
Wednesday, June 14, 2023
Regular Meeting

Item Min1

Approve 4/12/23 Meeting Minutes

Staff Contact:

Community Redevelopment Authority Minutes
Regular Scheduled Meeting
April 12, 2023
Scottsbluff, Nebraska

The Community Redevelopment Authority for the City of Scottsbluff met in a regularly scheduled meeting on Wednesday, April 12, 2023, 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 April 7, 2023. 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 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 p.m. Roll call consisted of the following members being present: Bill Trumbull, Mary Skiles, Katie Camacho, and Bill Knapper. In attendance on behalf of the city were, Kevin Spencer City Manager, Zachary Glaubius Planning Administrator/Secretary, Deputy City Attorney John Selzer, and Economic Development Director Sharaya Toof.

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: Minutes The minutes of November 16, 2022, were reviewed. **Conclusion:** Motion made by Skiles to accept the minutes, seconded by Camacho. "Yeas": Trumbull, Camacho, Skiles, Knapper "Nays": None "Absent": Franco

ITEM 6: Presentations and Communications Trumbull introduced item 6 regarding Owner Occupied Rehab Project Applicants. David Welanko from PADD presented the guidelines of OOR to the board. Stating that the program began pre-pandemic and the funds needed to be spent by October of 2023, because the program has already come to an end, but has been given an extension. David explained that all 13 project bids that have been submitted are within City Limits. David explained that all bid projects

have a project cap of \$25,000. Projects must have a minimum of three bids per project. The contractors working on these bids are required to be Lead Certified. David stated that applications are all in and they will not be accepting anymore due to the program ending. CRA Chair Trumbull questioned the spending max of \$25,000 per project due to experience with rehabbing homes. David explained that most of the projects had to do with cosmetic and energy-efficient issues such as windows, painting, siding, and handrails. This helps to assure they will not go over the \$25,000 per project max. Listed in the guidelines of the OOR application it was stated that contractors needed to have a SAM Registration the committee asked why these were not being required. David explained that the reasoning for this was there was more money than applicants.

There are two contractors that have been lined up for the 13 projects that have been sent in and PADD is on the hunt for one additional, but it is likely that the work will be completed by the two that they already have. Pending approval PADD is looking to get contracts drawn up as soon as possible to send in to the state to receive funds to administer to the contractors. The committee as a whole agreed in the acknowledgment of being the group that approves those contracts. These grants are on a 5-year forgivable loan. It was explained that if the occupant of that home sold it before the 5 years was up that they would have to pay it back.

Conclusion: Motion by Knapper to approve the Owner-Occupied Rehab Project Applications seconded by Camacho. Yeas”: Trumbull, Camacho, Skiles, Knapper “Nays”: None “Absent”: Franco

ITEM 11: Staff Reports Zach Glaubius gave an update on the Façade Improvement Grant Program to the committee. Zach stated that there were 3 Façade grants they had remaining. Sterling Huff Balcony Project. This project is set to be taken before the council at the April 17, 2023 meeting. Zach stated that he would tell the council staff has reviewed the project and it meets all zoning requirements. The second Façade grant mentioned was Paradise Pumpers dealing with the specific paint they have been waiting on that has been extended to June 1st.

The third grant Zach spoke on was the Elk’s Club dealing with their grout. The committee agreed a meeting would probably need to be held on the second Wednesday in May to discuss the June 1st extension.

Item 8: Other Business None

Item 9: Closed Session

Item 10: Schedule a Meeting

The meeting is tentatively scheduled for the second Wednesday of May 5/10/23 at noon. Located in the City Hall Council Chambers at 2525 Circle Drive.

Item 11: Adjournment The meeting adjourned at 12:35. Motioned by Camacho seconded by Knapper Yeas”: Trumbull, Camacho, Skiles, Knapper “Nays”: None “Absent”: Franco

Bill Trumbull, Chairman

Sharaya Toof, Secretary