

City of Scottsbluff, Nebraska
Monday, August 14, 2023
Regular Meeting

Item 1

Approve Meeting Minutes for 3/10/23 Meeting

Staff Contact:

CITY OF SCOTTSBLUFF
ECONOMIC DEVELOPMENT APPLICATION REVIEW COMMITTEE
March 10, 2023

A meeting of the Economic Development Application Review Committee was advertised for March 10, 2023 at 9:00 a.m. at City Hall, 2525 Circle Drive, Scottsbluff, Nebraska. A quorum of the Committee was available.

Present at the meeting were Committee members Nate Merrigan, Dave Schaff, Marla Marx, and Jim Trumbull. Also present were Adam Hoelsing, Deputy City Attorney, Sharaya Toof, Economic Development Director for the City, Zach Glaubius, Planning Administrator for the City, Kevin Spencer, City Manager, and Elizabeth Loutzenhiser, City Treasurer. Chairman Nate Merrigan presided over the meeting.

The meeting was called to order at 9:00. Roll call was completed. Committee Member Merrigan pointed out the Open Meetings Act poster on the west wall of the meeting room.

There were no changes to the agenda.

There were no citizens with business other than what was on the agenda.

The next order of business was the approval of the minutes for the November 8, 2023 meeting. It was moved by Committee member Marx and seconded by Committee member Schaff to approve the minutes. Voting yes: Merrigan, Schaff, Marx, and Trumbull Voting no: none.

The next order of business was to discuss and consider an economic development application from Twin Cities Development Association, Inc. for rural workforce housing matching funds. Present on behalf of the applicant was Jordan Diedrich, Executive Director. The applicant had previously received \$350,000 from the City's program for a previous rural workforce housing match fund. The applicant presented the projects development in the City with that funding, including approximately \$1,400,000 of state and local funds contributed to housing rehabilitation or construction projects in the City. The applicant seeks to make another application to the rural workforce housing fund for \$200,000, on a two-to-one state-to-local match ratio and to manage the additional funding (if approved) in accordance with the rural workforce housing fund guidelines and the applicant's investment plan for the rural workforce housing fund, which was included in the application materials.

Members of the committee discussed the recent projects and status of the current fund with the applicant. Members of the committee also discussed the lack of any definitive goal or termination point for the rural workforce housing fund. The applicant presented that the investment plan is intended to be perpetual, with reuse of the funds be to used perpetually if possible. Members of the committee then discussed some concern regarding the ability of the applicant to amend its investment plan upon state approval, or without state approval if the time-frame of the rural workforce housing grant had passed. The committee members felt that the funds contributed (even if reuse status) should continue to be used for the intended purpose of the

application, which was for housing rehabilitation or construction projects of local contractors in the City

After discussion with the applicant and deputy city council, it was moved by committee member Trumbull and seconded by committee member Marx as follows:

Recommend to Council local match funding from the program for the applicant's second rural workforce housing application in an amount of \$200,000, subject to an agreement being reached that is acceptable to the City along the same or similar terms of the current agreement for the \$350,000 matching funds, subject to the applicant further defining the long-term goals and intent of the rural workforce housing fund investment plan to ensure compliance with the City's intended use of the funds, including if necessary a five-year term or return of the local funding unless extended, and subject to return of the funding if a recapture of the rural workforce housing funds occurs from the State of Nebraska.

There were no other items of business and the meeting was adjourned at 10:00 a.m.

Sharaya Toof, Economic Development Director