

City of Scottsbluff, Nebraska
Monday, August 11, 2014
Regular Meeting

Item Appr. Min.1

Minutes

Approve Minutes of July 14, 2014

Staff Contact: Annie Urdiales

Planning Commission Minutes
Regular Scheduled Meeting
July 14, 2014
Scottsbluff, Nebraska

The Planning Commission of the City of Scottsbluff, Nebraska met in a regular scheduled meeting on Monday, July 14, 2014, 6:00 p.m. in the City Hall Council Chambers, 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 July 4, 2014. The notice stated the date, hour and place of the meeting, that the meeting would be open to the public, that anyone with a disability desiring reasonable accommodation to attend the Planning Commission meeting should contact the Development Services Department, and that an agenda of the meeting kept continuously current was available for public inspection at Development Services Department office; provided, the City Planning Commission could modify the agenda at the meeting if the business was determined that an emergency so required. A similar notice, together with a copy of the agenda, also had been delivered to each Planning Commission member. An agenda kept continuously current was available for public inspection at the office of the Development Services Department at all times from publication to the time of the meeting.

ITEM 1: Chairman, Becky Estrada called the meeting to order. Roll call consisted of the following members: Anita Chadwick, Callan Wayman, Angie Aguallo, Jim Zitterkopf, David Gompert, Dana Weber, Mark Westphal, and Becky Estrada. Absent: Henry Huber. City officials present: Annie Urdiales, Planning Administrator, Annie Folck, City Planner, and Gary Batt, Code Administrator II.

ITEM 2: Chairman Estrada informed all those present of the Nebraska Open Meetings Act and that a copy of such is posted on the bulletin board in the back area of the City Council Chamber, for those interested parties.

ITEM 3: Acknowledgment of any changes in the agenda: None.

ITEM 4: Business not on agenda: None

ITEM 5: Citizens with items not scheduled on regular agenda: None

ITEM 6: The minutes of June 9, 2014 were reviewed and approved. A motion was made to accept the minutes by Gompert, and seconded by Aguallo. "YEAS": Wayman, Aguallo, Chadwick, Zitterkopf, and Estrada. "NAYS": None. ABSTAIN: Weber, and Westphal. ABSENT: Huber. Motion carried.

ITEM 7A: The Planning Commission reviewed a Redevelopment Plan submitted by Twenty-Six Twenty Seven Lodging LLC. The area of redevelopment is described at Block 2, Reganis Subdivision. This parcel is situated just south of Talisman Drive (future Winter Creek Drive) and north of Highway 26. The lot is zoned C-2 neighborhood retail and commercial and fits within the general plan for the development of the City and meets guidelines of the City's comprehensive development plan. This area was approved as a blighted and substandard area in August of 2013 and one other redevelopment is currently under construction (Reganis Auto). The proposed new development will a Hotel comprised of three stories and approximately 85 rooms. Existing infrastructure will be used; water will come off of Winter Creek Drive and an existing sewer line between on the south end of Block 2, (between Block 2 & Block 9, Reganis Subdivision), Winter Creek Drive will be extended to the east. Phase one of the project will begin this fall (footing & foundation) and should be completed in the fall of 2015, the new street will be in place before final occupancy of the new hotel.

Mike Bacon, representing Twenty-six, Twenty-seven Lodging LLC addressed and answered questions for the Planning Commission members. Mr. Bacon has been doing tax increment financing (TIF) for years

and does this for a living. He represents several communities and has seen growth in communities that use TIF. This redevelopment plan is the same as the Reganis Plan, except Mr. Reganis owned the land and he is tiling the canal. Twenty-six Twenty-seven Lodging LLC (2627 Lodging) redevelopment costs will include three areas (1) Site acquisition, (2) Site preparation, and (3) plan preparation and legal. Total costs are \$1,272,500. Proceeds of Tax Increment debt are limited to \$980,000.00. Standard requirements for property improvements of TIF include extending utilities, site preparation and acquisition, which 2627 Lodging meets. The hotel will have approximately thirteen full and part time jobs. Other impacts of the project are subject to current property taxes, personal property for the project at \$1,255,000, results in an estimated personal property tax for the first year of operations at about \$25,000. Personal property tax is not subject to TIF and will be paid to the normal taxing entities. Annual city sales taxes paid to the City of Scottsbluff is a result of hotel operations is estimated to exceed \$30,000. Local lodging taxes are estimated to exceed \$50,000 annually. Mr. Bacon also described other benefits that TIF can have on cities including increases in building permits in first class communities, if a community sticks with it long enough the redevelopment spreads and the good development will spread. Questions about the percentage of land a city can have designated as blighted and substandard, a first class city can have 35%. The area has to be within city limits and fall into the statutory standards for blighted and substandard areas.

This type of redevelopment is consistent with the City's comprehensive development plan; the area is zoned C-2 Neighborhood and Retail Commercial. A resolution has been prepared stating that the plan is in compliance with the City's general plan and comprehensive development plan, for the Planning Commission's recommendation to City Council.

Conclusion: A motion was made by Aguallo and seconded by Chadwick to make positive recommendation for City Council to adopt the resolution for the 2627 Lodging LLC Redevelopment Plan. "YEAS": Wayman, Chadwick, Zitterkopf, Aguallo, Westphal, Gompert, Weber, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Huber. Motion carried.

ITEM 8. Unfinished Business: None

There being no further business the Planning Commission with a motion to adjourn made by Chadwick and seconded by Aguallo the meeting was adjourned at 6:30 p.m. "YEAS": Wayman, Aguallo, Gompert, Chadwick, Weber, Zitterkopf, Westphal, and Estrada. NAYS: none. ABSENT: Huber. Motion carried.

Becky Estrada, Chairperson

Attest: _____

Annie Urdiales