



CITY OF SCOTTSBLUFF
Scottsbluff City Hall Council Chambers
2525 Circle Drive, Scottsbluff, NE 69361
COMMUNITY REDEVELOPMENT AUTHORITY AGENDA

Regular Meeting
January 15, 2025
12:00 PM

1. **Roll Call**
2. **For public information, a copy of the Nebraska Open Meetings Act is posted in the back of the room on the south wall.**
3. **Notice of changes in the agenda by the City Manager** (Additions may not be made to this agenda less than 24 hours before the beginning of the meeting unless added under Item 4 of this agenda.)
4. **Citizens with business not scheduled on the agenda** (As required by state law, no matter may be considered under this item unless council determines that the matter requires emergency action.)
5. **Minutes**
 - a) Minutes Approval

Approval of December 11th, 2024 Meeting Minutes
6. **Presentations and Communications**
 - a) a. Review Redevelopment Plan
 - b. Conduct Cost-Benefit Analysis
 - c. Review and approve resolution to:
 - i. Approve Redevelopment Plan
 - ii. Confirm Cost-Benefit Analysis
 - iii. Forward Planning Commission Recommendation to City Council
 - iv. Recommend approval of Redevelopment Plan to City Council
 - d. Review of Redevelopment Contract
 - e. Review and approve resolution to approve Redevelopment Contract and authorize TIF Note.
7. **Staff Reports**

- a) Staff Reports
- 8. **Other Business**
 - a) Other Business
- 9. **Closed Session**
 - a) Closed Session
- 10. **Schedule a Meeting**
 - a) Schedule next meeting
- 11. **Adjournment**

1. Roll Call

The Community Redevelopment Authority Meeting was called to order by Committee President Trumbull on November 11th, 2024 at 12:00 P.M. Present: Trumbull, Skiles, Camacho, Knapper, Marquez

Absent: None

City Staff: Kevin Spencer, Lane Kizzire, John Selzer, Sharaya DeSersa

2. For public information, a copy of the Nebraska Open Meetings Act is posted in the back of the room on the south wall.

3. Notice of changes in the agenda by the City Manager (Additions may not be made to this agenda less than 24 hours before the beginning of the meeting unless added under Item 4 of this agenda.)

No changes to the agenda

4. Citizens with business not scheduled on the agenda (As required by state law, no matter may be considered under this item unless council determines that the matter requires emergency action.)

No citizens with business not scheduled.

5. Minutes

a) Minutes Approval

A motion to approve the November 20th, 2024 meeting minutes was made by committee member Camacho and seconded by committee member Knapper.

YEAS: Skiles, Trumbull, Marquez, Camacho, Knapper

NAYS: None

ABSENT: None

6. Presentations and Communications

Andrew Willis was present via ZOOM on behalf of the 1901 21 Scottsbluff LLC (Perry Reed). He explained the project in full. He explained that the project would be about 3.5 million in renovation costs with about 1 million of that being TIF eligible with the improvements going to the roof, interior and facade. He stated that it would not be connected with a franchise and would be independently owned. There would be no conference rooms, just the 70-room hotel at this time. He reiterated that this project would not be possible without TIF and that the sale of the property was contingent on it. Committee members asked several questions regarding the Redevelopment Agreement. Marquez inquired about affordability and jobs created; to which Andrew stated it would be budget-friendly, and that he wasn't sure on the exact number of jobs, but he knew several wait staff and manager positions would be hired. Knapper inquired on greenspace improvements. He was assured that they would follow the requirements for the area. The developer was made aware by City Attorney John Selzer of the questions asked at the

Planning Commission Meeting on December 9th. City Citizen Terry Jessen had expressed his concerns on the use of TIF and who would be managing the property once improved. Andrew wasn't sure who his client would have manage the property once developed, but it was established that it wasn't the responsibility of the Planning Commission or the CRA to know this in order to make approval. It was also pointed out to Andrew Willis that the wrong cost-benefit analysis was attached to the packet and that changed would be made.

It was asked by Committee President Trumbull to make a motion to approve the redevelopment plan, confirm the cost-benefit analysis, and to forward the planning commission recommendation to City Council. A motion was made by committee member Knapper and seconded by Camacho.

YEAS: Trumbull, Camacho, Skiles, Knapper, Marquez.

NEAS: None

ABSENT: None

The next order of business was to Reiew the Redevelopment Contract and Review and approve a resolution to approve Redevelopment Contract and authorize the TIF Note contingent on City Council approval.

It was noted by John Selzer that the redeveloper will reimburse the City for its attorney's fees and costs related to the redevelopment project, plus a \$5000 administration fee, rather than the standard processing fee charged.

It was asked by Committee President Trumbull to make a motion to approve the resolution to approve the Redevelopment Contract and authorize the TIF Note. A motion was made by committee member Skiles and seconded by committee member Camacho.

YEAS: Trumbull, Camacho, Skiles, Knapper, Marquez.

NEAS: None

ABSENT: None

7. Staff Reports

a) Staff Reports

Sharaya DeSersa gave an update on the progress of the City of Scottsbluff Comprehensive Plan Progress.

8. Other Business

a) Other Business

No other business.

9. Closed Session

a) Closed Session

No closed session

10. Schedule a Meeting

a) Schedule next meeting

The next meeting will be held on January 15th, 2025 at noon in the City Hall Council Chambers at 2525 Circle Drive, Scottsbluff NE, 69361. The meeting will be for the next steps of the Northfield Gardens Project.

11. Adjournment

The Meeting adjourned at 12:49. A motion was made by Camacho and seconded by Knapper.

YEAS: Skiles, Trumbull, Knapper, Camacho , Marquez

NAYS: None

ABSENT: None