



**CITY OF SCOTTSBLUFF
2525 Circle Drive
COMMUNITY REDEVELOPMENT AUTHORITY**

**Regular Meeting
October 23, 2023
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 the committee determines that the matter requires emergency action.)
5. **Minutes**
 - a) Approve 6/14/23 Meeting Minutes
6. **Tax Increment Financing- Reganis**
 - a) Review of TIF Application from TGR Trust for Reganis Car Dealership.
 - b) Conduct Preliminary Cost-Benefit Analysis for proposed Reganis Car Dealership Redevelopment Project
 - c) Approve creation of Redevelopment Plan for Reganis Car Dealership Redevelopment Project and refer Plan to Planning Commission.
7. **Tax Increment Financing- Mall and former K-Mart**
 - a) Review of Draft Redevelopment Plan for Mall and former K-Mart properties.
 - b) Conduct Preliminary Cost-Benefit Analysis for proposed Mall and former K-Mart properties Redevelopment Plan
 - c) Refer proposed Mall and former K-Mart properties Redevelopment Plan to Planning Commission
 - d) Discuss City Fee to be charged to Redeveloper for Mall and former K-Mart properties Redevelopment Plan.
8. **Staff Reports**
 - a) Staff Reports
9. **Other Business**
 - a) Other Business
10. **Closed Session (to consider any of the above matters, where a Closed Session is appropriate.)**

- a) Closed Session
- 11. **Schedule a Meeting**
 - a) Schedule a Meeting
- 12. **Adjournment.**

City of Scottsbluff, Nebraska
Monday, October 23, 2023
Regular Meeting

Item Min1

Approve 6/14/23 Meeting Minutes

Staff Contact:

Community Redevelopment Authority Minutes
Regular Scheduled Meeting
June 14, 2023
Scottsbluff, Nebraska

The Community Redevelopment Authority for the City of Scottsbluff met in a regularly scheduled meeting on Wednesday, June 14, 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 June 9, 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 11:59 p.m. Roll call consisted of the following members being present: Bill Trumbull, Mary Skiles, Katie Camacho, Bill Knapper, and Robert Franco. In attendance on behalf of the city were Zachary Glaubius Planning Administrator/Secretary, Deputy City Attorney Adam Hoelsing, 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 April 12, 2023 were reviewed. . **Conclusion:** Motion made by Camacho to accept the minutes, seconded by Knapper. "Yeas": Trumbull, Camacho, Skiles, Knapper, Franco. "Nays": None "Absent": None.

Item 6: Tax Increment Financing Adam Hoelsing explained how MicroTIF worked and how the CRA was responsible for approving the MicroTIF Resolution which will release the TIF Note to the Hornes. The council approved the MicroTIF at the May 15th City Council Meeting. **Conclusion:** Motion by Knapper to approve the TIF Note Resolution, second by Franco.

Item 7: Façade Improvement Grant Program

Daniel Huff was present on behalf of Sterling Huff's Façade Improvement Grant. She explained the rain has delayed their project slightly and they submitted a letter requesting an extension to July 1, 2023.

The other two Façade Improvement Projects are still on hold The Elks Club and Paradise Pumpers. Zach explained that Paradise Pumpers had their paint on hand and that there was no recent update on the Elks Club on their Awning. Zach recommended that the CRA extend the deadline for the Façade Improvement grant one final time to August 30th, 2023. **Conclusion:** Motion made by Skiles to extend the deadline to August 30th, 2023, seconded by Camacho.

Item 8: Staff Reports Zach Glaubius informed the CRA that two new Blight Studies have been budgeted into the next fiscal year for the Ave B Hwy. 26 area and 5th and 27th commercial areas. Knapper wondered about 20th street which Zach explained was already blighted, but Knapper wondered about residential areas being blighted, Zach said it could be looked into once further along in the process. Sharaya Toof informed the CRA committee of the first Bands on Broadway coming up on June 15th and the official designation of the Creative District.

Item 9: Other Business Skiles inquired about the Owner Occupied Rehab Projects that were presented to the board at the April 12, 2023 meeting. There were 13 bids submitted with \$25,000 spending caps with two contractors lined up. There has been no word from David Welanko on these projects. Robert Franco announced his resignation from the CRA Board effective after the meeting on 6/14/23. The CRA will now be looking for a member to fill this position.

Item 10: Closed Session

Item 11: Schedule a Meeting The next CRA meeting is tentatively scheduled for July 12th, 2023 at noon. Located in the City Hall Council Chambers at 2525 Circle Drive.

Item 12: Adjournment The meeting adjourned at 12:17. Motioned by Camacho, seconded by Franco

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Item 1

Review of TIF Application from TGR Trust for Reganis Car Dealership.

Staff Contact:

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Regular Meeting

Item 2

**Conduct Preliminary Cost-Benefit Analysis for proposed Reganis
Car Dealership Redevelopment Project**

Staff Contact:

City of Scottsbluff, Nebraska
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Item 3

Approve creation of Redevelopment Plan for Reganis Car Dealership Redevelopment Project and refer Plan to Planning Commission.

Staff Contact:

City of Scottsbluff, Nebraska
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Item 1

Review of Draft Redevelopment Plan for Mall and former K-Mart properties.

Staff Contact:

City of Scottsbluff, Nebraska
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Item 2

Conduct Preliminary Cost-Benefit Analysis for proposed Mall and former K-Mart properties Redevelopment Plan

Staff Contact:

City of Scottsbluff, Nebraska
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Item 3

**Refer proposed Mall and former K-Mart properties
Redevelopment Plan to Planning Commission**

Staff Contact:

City of Scottsbluff, Nebraska
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Item 4

Discuss City Fee to be charged to Redeveloper for Mall and former K-Mart properties Redevelopment Plan.

Staff Contact:

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Item 1

Staff Reports

Staff Contact:

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Item 1

Other Business

Staff Contact:

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Item 1

Closed Session

Staff Contact:

City of Scottsbluff, Nebraska
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Item 1

Schedule a Meeting

Staff Contact: