

COMMUNITY REDEVELOPMENT AUTHORITY
Minutes of the meeting April 1, 2021

Jacobson called the meeting to order at 2:00 p.m. with the following members present: Mike Jacobson, Don Lucas, Rob Stefka. Tim Brouillette and Edy Patterson were absent. Angela Gilbert served as Recording Secretary.

3) Lucas moved and Stefka seconded the motion to approve the Minutes of August 26, 2020. Roll call vote: "AYE": Jacobson, Lucas, Stefka. "NAY": None. "ABSENT": Brouillette, Patterson. Motion carried.

4) Discussion was held on a Redevelopment Plan submitted by North Platte Mall, LLC.

Attorney Mike Bacon told the members that the Mall Redevelopment Project includes a proposed 1.95% Enhanced Employment Area (EEA) Occupation Tax in the form of a sales tax which would be charged to the customers/collected by the tenants and remitted to the City. He stated that most, if not all of the current tenants have signed off on the tax and even though it has never been done here, it has been done in other Nebraska cities. He said there is no statute of limitations on EEA, but the developer is asking for it to be collected for 20 years, which is a standard time frame and the tax will go towards the costs of promotion, furniture, parking and a potential conference center in the former J.C. Penney area. The estimated time frame for the entire project is at least five years and it will be done in phases, with a 90,000 sq. ft. apartment complex being part of the project. He said the TIF money will be used for reimbursement of the purchase of the site, site rehab and infrastructure.

Chair Jacobson told the CRA the Redevelopment Plan will need to be forwarded to the North Platte Planning Commission and the North Platte City Council for their recommendation and for them to hold public hearings.

5) Stefka moved and Lucas seconded the motion to adopt Resolution 2021-1 forwarding the Redevelopment Plan submitted by North Platte Mall, LLC to the North Platte Planning Commission for their review and recommendation regarding the plan's conformity with the Comprehensive Plan of the City of North Platte. Roll call vote: "AYE": Jacobson, Lucas, Stefka. "NAY": None. "ABSENT": Brouillette, Patterson. Motion carried.

It was noted that the Redevelopment Plan would go to the North Platte Planning Commission on April 27th.

6) There was no Other Business.

7) Adjournment. Jacobson adjourned the meeting at 2:40 p.m.

ATTEST:

Angela Gilbert Michael B. Jacobson
Recording Secretary Chairman
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