

COMMUNITY REDEVELOPMENT AUTHORITY  
Minutes of the meeting November 2, 2021

Jacobson called the meeting to order at 3:00 p.m. with the following members present: Mike Jacobson, Don Lucas, Rob Stefka, Edy Patterson, Tim Brouillette. Angela Gilbert served as Recording Secretary.

3) Lucas moved and Patterson seconded the motion to approve the Minutes of June 2, 2021. Roll call vote: "AYE": Jacobson, Lucas, Stefka, Patterson, Brouillette. "NAY": None. Motion carried.

4) Brouillette moved and Lucas seconded the motion to re-appoint Mike Jacobson as Chair and Rob Stefka as Vice-Chair of the CRA. Roll call vote: "AYE": Jacobson, Lucas, Stefka, Patterson, Brouillette. "NAY": None. Motion carried.

5) Discussion was held on the Proposed Redevelopment Plan from Sustainable Beef, LLC.

Attorney Mike Bacon told the CRA that Sustainable Beef, LLC intends to employ approximately 875 full time employees and will be capable of handling 400,000 head annually. He stated they will require approximately \$18,000,000 for dirt work to make the site ready for building construction in addition to paving, drainage, sewer and water costs. He told the members the first step is to determine whether the Redevelopment Plan/outline should be forwarded to the North Platte Planning Commission for their review and recommendations and the teeth will be in the Redevelopment Contract. He stated that nothing happens with the project until the process is completed.

David Briggs, representing Sustainable Beef, LLC, stated it will cost \$325,000,000 to build the plant and they are asking for a grant in the amount of \$21,500,000 from a TIF bond. He said they will be processing 1500 animals per day, which will be coming from within 200 miles from the plant, and it will take approximately two years to build. He said the beef processing plant in Kuna, Idaho is close to what they plan to build in North Platte.

Tom Golden, resident that lives ½ mile east of the proposed plant, asked if Golden Road will be used for all of the truck and employee traffic as the road is already crowded.

Kent Blackman of Wellfleet stated that he is 100% for the plant coming to our area but he is not for the plant being built in that location.

Dee Fugate told the CRA she has several concerns with the project such as the road not being wide enough for all of the trucks and traffic, the land flooding every year, crime going up, an increase in noise and the odors the plant will put out.

Gary Person, President and CEO of North Platte Chamber & Development, told the CRA that the Chamber Board supports the project and the economic impact will benefit the community long term. He stated the plan does meet the qualifications to be

forwarded to the Planning Commission.

Chair Jacobson said he has a great deal of confidence in the project and he is 100% behind what they are doing. He stated that people need to focus on the facts and take the emotion out of the situation and there will be more details in the Redevelopment Contract to ensure enforcement of odors, etc.


6) Brouillette moved and Patterson seconded the motion to adopt Resolution 2021-4 forwarding the Sustainable Beef, LLC Redevelopment Plan to the North Platte Planning Commission for public hearing and their review and recommendations. Roll call vote: "AYE": Jacobson, Lucas, Stefka, Patterson, Brouillette. "NAY": None. Motion carried.

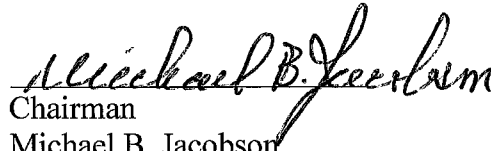
It was noted that the Redevelopment Plan would go to the North Platte Planning Commission on November 23rd and the City Council on December 7th.

7) There was no Other Business.

8) Adjournment. Jacobson adjourned the meeting at 3:46 p.m.

ATTEST:

  
Recording Secretary  
Angela Gilbert

  
Chairman  
Michael B. Jacobson