

COMMUNITY REDEVELOPMENT AUTHORITY
Minutes of the meeting May 13, 2022

Wilke called the meeting to order at 9:00 a.m. with the following members present: Greg Wilke, Don Lucas, Rob Stefka and Edy Patterson. Tim Brouillette was absent. Angela Gilbert served as Recording Secretary.

3) Lucas moved and Patterson seconded the motion to approve the Minutes of March 21, 2022. Roll call vote: "AYE": Wilke, Lucas, Stefka, Patterson. "NAY": None. "ABSENT": Brouillette. Motion carried.

4) Discussion was held on the DEVCO Redevelopment Plan for Twin Rivers Industrial Park infrastructure.

Attorney Mike Bacon told the CRA that this TIF project is to install streets, sewer and water to open up more lots for development in order to recruit businesses. He said that one or more TIF bonds will be issued as infrastructure is installed and TIF revenues are generated.

Gary Person, President and CEO of North Platte Chamber/DEVCO, told the CRA that North Platte needs a shovel-ready business park to recruit potential businesses to the area and if the infrastructure is not there, we will lose out to other communities. He stated that timing is critical and economic development is a highly competitive game so we need to market the Industrial Park. He said that once the infrastructure is in, we can do an Administrative Subdivision and be as flexible as possible with lot sizes as they can vary by businesses.

5) Stefka moved and Lucas seconded the motion to forward the DEVCO Redevelopment Plan for Twin Rivers Industrial Park infrastructure to the Planning Commission for a public hearing and recommendations. Roll call vote: "AYE": Wilke, Lucas, Stefka, Patterson. "NAY": None. "ABSENT": Brouillette. Motion carried.

6) Discussion was held on the DEVCO Housing Redevelopment Plan.

Attorney Bacon told the CRA that this TIF project is for a 51-lot subdivision with 1300 to 1400 sq. ft. single-family homes south of 17th and Adams on property owned by the City for cemetery expansion. He said if the City sells the 13.2 acres to DEVCO, they will use the TIF bond proceeds to install the infrastructure for the housing project. He stated this housing project is similar to the Lonnie Parsons project on Dixie Avenue.

Gary Person told the CRA that at least one house per month will be installed for the next four years, beginning in 2023. He said there is an urgent need for housing and if we do not have housing, we are not going to accommodate jobs and we need to be more aggressive to grow North Platte. He stated that there is only 20 to 30 houses on the market each month and there should be over 100 for the size of North Platte and the cost of construction materials is so high that you cannot do housing projects without using TIF.

7) Lucas moved and Patterson seconded the motion to forward the DEVCO Housing Redevelopment Plan to the Planning Commission for a public hearing and recommendations. Roll call vote: "AYE": Wilke, Lucas, Stefka, Patterson. "NAY": None. "ABSENT": Brouillette. Motion carried.

It was noted that the Redevelopment Plans would go to the Planning Commission on May 31st and the City Council on June 7th.

8) Consider granting the Chair authority to forward Redevelopment Plan submittals to the North Platte Planning Commission for public hearing and recommendations without formal action by the CRA membership vote.

Attorney Bacon told the CRA that the Mayor wants to be able to have the CRA start and complete the TIF process in 30 days going forward. He said that by omitting the first CRA meeting, it would take a couple weeks out of the timeframe and most communities forgo this step. He stated the Redevelopment Plan is not the deal, the Redevelopment Contract is more specific and the CRA does not have to do any particular project if they do not want to; the project will not move forward if it is not sent to the Planning Commission.

Todd VonKampen, North Platte Telegraph, stated that this meeting allows the media to get the information sooner and you can never have enough notification, which allows transparency to the public.

It was stated that the Redevelopment Plans could still be forwarded to the media even if we do not have the first CRA meeting.

Clarine Eickhoff, Chief of Operations at Wilkinson Companies, urged the CRA to expedite the process for the developer.

Mayor Kelliher told the CRA we need to be more efficient and we are losing businesses to other cities. He stated that we can slow down the process if there is an issue with a project.

Councilman Mark Woods asked how this will look to the public and stated we do not want to be perceived as hiding anything.

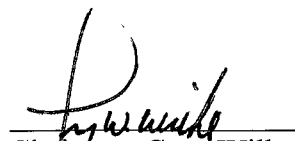
Stefka moved and Patterson seconded the motion to table action until the next CRA meeting. Roll call vote: "AYE": Wilke, Lucas, Stefka, Patterson. "NAY": None. "ABSENT": Brouillette. Motion carried.

9) There was no Other Business.

10) Adjournment. Wilke adjourned the meeting at 10:27 a.m.

ATTEST:


Angela Gilbert


Chairman Greg Wilke