

COMMUNITY REDEVELOPMENT AUTHORITY
Minutes of the meeting June 1, 2022

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

3) Patterson moved and Lucas seconded the motion to approve the Minutes of May 13, 2022. Roll call vote: "AYE": Wilke, Lucas, Stefka, Patterson, Brouillette. "NAY": None. Motion carried.

4) Discussion was held on the Redevelopment Plan and Cost Benefit Analysis for the DEVCO Housing Redevelopment Project.

Attorney Mike Bacon told the CRA the Planning Commission met on May 31st and they unanimously recommended to approve this project. He said the public was concerned about the location, the traffic, the need for more parks on the Northside of town and the use of the cemetery land. He stated the houses will be built in annual increments similar to the Lonnie Parsons project on Dixie Avenue.

Gary Person, President and CEO of North Platte Chamber/DEVCO, told the CRA that housing is at a historic low in North Platte and the 2018 Housing Study showed the Northside needs revitalization. He stated that the 2011 Comprehensive Plan designated this area for housing and the land has already been blighted. He said it is currently zoned agricultural and they are requesting to rezone it to an R-2 Dwelling District for more flexibility. He said that North Platte is way under population growth and active TIF projects compared to other communities and we have to recruit and entice developers to come here because they can go anywhere in the state. He told the CRA that people are concerned about the use of the cemetery land, but the City estimates it will be good for cemetery space for another 100 years.

5) Brouillette moved and Patterson seconded the motion to adopt Resolution 2022-2 recommending City Council approve the Redevelopment Plan; adopt Cost Benefit Analysis and other matters relating to the DEVCO Housing Redevelopment Project. Roll call vote: "AYE": Wilke, Lucas, Stefka, Patterson, Brouillette. "NAY": None. Motion carried.

6) Discussion was held on the Redevelopment Plan and Cost Benefit Analysis for the Amended Redevelopment Plan for a portion of the Twin Rivers Industrial Park.

Attorney Bacon told the CRA that this TIF project is slightly different than they have seen in the past and the streets, sewer and water will be installed a little bit at a time until the infrastructure is all put in.

Gary Person told the CRA that North Platte needs a community controlled business park to recruit potential businesses to the area and we recently lost another company because they did not have the patience to wait for the process.

7) Lucas moved and Stefka seconded the motion to adopt Resolution 2022-3 recommending City Council approve the Redevelopment Plan; adopt Cost Benefit Analysis and other matters relating to the Amended Redevelopment Plan for a portion of the Twin Rivers Industrial Park. Roll call vote: "AYE": Wilke, Lucas, Stefka, Patterson, Brouillette. "NAY": None. Motion carried.

It was noted that the Redevelopment Plans would go to the City Council on June 7th.

8) Lucas moved and Brouillette seconded the motion to grant the Chair authority to forward future Redevelopment Plan submittals to the North Platte Planning Commission for public hearing and recommendations without formal action by the CRA membership vote unless any member of the Board disagrees or specifically requests a meeting; a copy of the full plan will be sent to all members, then to the media and the public.

Attorney Bacon told the CRA they are not required to take any action on a project, and if they say no to a project, it will not move forward.

Roll call vote: "AYE": Wilke, Lucas, Stefka, Patterson, Brouillette. "NAY": None. Motion carried.

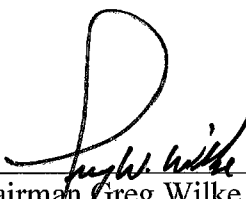
9) There was no Other Business.

10) Adjournment. Wilke adjourned the meeting at 9:35 a.m.

ATTEST:



Angela Gilbert



Chairman Greg Wilke