

LIMITED COMMUNITY REDEVELOPMENT AUTHORITY AGENDA

Thursday, September 5, 2019

4:00 p.m.

City Council Chambers, Papillion City Hall

- I. Call Meeting To Order**
- II. Roll Call**
- III. Pledge Of Allegiance**
- IV. Affidavit Of Publication**
- V. Public Announcement That A Current Copy Of The Open Meetings Act Is Posted In The Council Chambers**
- VI. Approval Of The Agenda As Presented**

Documents:

[2019-09-05 LCRA AGENDA.PDF](#)
- VII. Approval Of The Minutes Of The September 12, 2018 LCRA Meeting**

Documents:

[2018-09-12 LCRA MINUTES.PDF](#)
- VIII. Update On The Downtown Papillion Redevelopment Project**
- IX. Motion To Select Two (2) LCRA Members To Serve On The Selection Advisory Board**
- X. Other Business**
- XI. Adjournment**



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- VI.** Approval of the Agenda as Presented
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MINUTES OF MEETING

LIMITED COMMUNITY REDEVELOPMENT AUTHORITY Wednesday, September 12, 2018 @ 4:00 P.M.

The Limited Community Redevelopment Authority (LCRA) met in open and public session in the City Council Chambers at Papillion City Hall on September 12, 2018 at 4:00 PM. Chairperson Melissa Panko called the meeting to order. Secretary Nicole Brown called the roll. Present were Melissa Panko, Cindy Shuck, Bob Lapke, Councilmember Steve Engberg, Councilmember Tom Mumgaard and Councilmember Jim Glover. Also in attendance were Director Amber Powers and Legal Counsel Amber Rupiper. Councilmember Troy Florance was absent.

Chairperson Panko led those present in the Pledge of Allegiance.

Affidavit of Publication: Notice of the meeting was given in the Papillion Times, the designated method of giving notice. A copy is available in the office of the City Clerk. Incorporated herein by reference as if fully set out herein is the audio and visual recording of the council meeting.

Public announcement that a current copy of the open meeting act is posted in the City Council Chambers.

APPROVAL OF THE AGENDA AS PRESENTED: Motion to approve the agenda by Engberg, second by Mumgaard. Upon roll call vote, Mumgaard, Shuck, Glover, Panko, Engberg, and Lapke all voted yes. Voting no: none. Absent: Florance. Motion passed.

APPROVAL OF THE MINUTES OF THE JULY 30, 2018 LCRA MEETING: Motion to approve the minutes of the July 30, 2018 LCRA meeting by Lapke, second by Shuck. Upon roll call vote, Mumgaard, Shuck, Glover, Panko, Engberg, and Lapke all voted yes. Voting no: none. Absent: Florance. Motion passed.

PRESENTATION OF THE REVISED *DOWNTOWN PAPIILLION REDEVELOPMENT PLAN* AND UPDATE ON THE PLANNING COMMISSION'S RECOMMENDATION: Director Amber Powers presented minor changes made to the *Downtown Papillion Redevelopment Plan*. She noted that some residents have expressed concern that the City would be acquiring private property within the redevelopment area through eminent domain. Legal Counsel Amber Rupiper stated that the Plan specifically notes that private properties can only be acquired through voluntary negotiations.

Ms. Powers stated that the LCRA is a recommending body and that the City Council will ultimately approve/disapprove of any proposal that is made for the redevelopment area. She also noted that the Planning Commission unanimously approved the *Downtown Papillion Redevelopment Plan*.

APPROVAL OF THE DOWNTOWN PAPILLION REDEVELOPMENT PLAN: Motion by Glover to recommend approval of the Downtown Papillion Redevelopment Plan to the City Council subject to City staff's ability to make minor adjustments, second by Lapke. Chairperson Panko called for proponents and opponents. None came forward. Upon roll call vote, Mumgaard, Shuck, Glover, Panko, Engberg, and Lapke all voted yes. Voting no: none. Absent: Florance. Motion passed.

DISCUSSION ON THE CURRENT TIMELINE OF EVENTS: Ms. Powers presented the timeline of events and process regarding submission of proposals.

City Administrator Christine Myers stepped forward and discussed the creation of a selection committee, which will review the proposals and make recommendation to the LCRA, which will then provide recommendation to the City Council. She noted that the selection committee will not send through any proposals that are missing necessary information. Ms. Myers lastly discussed the make-up of the selection committee.

Councilmember Mumgaard asked about the plans for relocating the fire station currently in the redevelopment area. Ms. Powers stated that the City is in early stages of researching a new location.

PRESENTATION OF THE DRAFT INVITATION FOR REDEVELOPMENT PROPOSALS: Ms. Powers gave a presentation of the *Invitation for Redevelopment Proposals (IFRP)*, and discussed the various sections.

Mr. Lapke asked about the use of TIF funding. Ms. Rupiper discussed the requirements for TIF funding. She noted that private property owners within the redevelopment area could potentially utilize TIF funding for public improvements, as well.

APPROVAL OF THE DRAFT INVITATION FOR REDEVELOPMENT PROPSALS: Chairperson Panko requested a motion to approve the draft *IFRP*, as to form, to authorize staff's ability to make minor amendments to the draft *IFRP*, as appropriate, and to authorize the publication of the finalized *IFRP* at the LCRA Director's discretion; the motion is made contingent upon City Council approval of the *Downtown Papillion Redevelopment Plan*. Motion was made by Engberg, second by Shuck. Chairperson Panko called for proponents and opponents. None came forward.

Councilmember Mumgaard asked if the redevelopment area could be amended at a later date. Ms. Powers confirmed that it could. Ms. Myers stated that if the redevelopment area was to be expanded, the additional area would have to follow the blight and substandard conditions necessary for redevelopment.

Upon roll call vote, Mumgaard, Shuck, Glover, Panko, Engberg, and Lapke all voted yes. Voting no: none. Absent: Florance. Motion passed.

OTHER BUSINESS: None.

ADJOURNMENT: Motion to adjourn by Glover, second by Lapke. Upon roll call vote, Mumgaard, Shuck, Glover, Panko, Engberg, and Lapke all voted yes. Voting no: none. Absent: Florance. Motion passed. Meeting adjourned at 4:42 PM.

Melissa Panko, Chairperson