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## MINUTES OF MEETING

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### LIMITED COMMUNITY REDEVELOPMENT AUTHORITY

Thursday, September 5, 2019 @ 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 5, 2019 at 4:00 PM. Chairperson Melissa Panko called the meeting to order. Administrative Assistant Taylor Baratta called the roll. Present were Chairperson Melissa Panko, Cindy Shuck, Bob Lapke, Councilmembers Lu Ann Kluch, Steve Engberg, Tom Mumgaard and Jim Glover. Also in attendance were Director Amber Powers and Legal Counsel Alan Thelen.

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 as presented by Councilmember Engberg, second by Councilmember Kluch. Chairperson Panko asked if there was any authority discussion. There was none. Upon roll call vote, voting yes: Chairperson Panko, Mr. Lapke, Ms. Shuck, Councilmembers Kluch, Engberg, Mumgaard and Glover. Voting no: none. Motion passed.

APPROVAL OF THE MINUTES OF THE SEPTEMBER 12, 2018 LCRA MEETING: Motion to approve the LCRA Meeting Minutes from September 12, 2018 by Councilmember Kluch, second by Mr. Lapke. Chairperson Panko asked if there was any authority discussion. There was none. Upon roll call vote, voting yes: Chairperson Panko, Mr. Lapke, Ms. Shuck, Councilmembers Kluch, Engberg, Mumgaard and Glover. Voting no: none. Motion passed.

UPDATE ON THE DOWNTOWN PAPILLION REDEVELOPMENT PROJECT: Mayor Black stepped forward to the podium and provided a detailed update of the Downtown Papillion Redevelopment Project, from when the LCRA last met to present. Mayor Black stated that back in December of 2018 the City received four Invitations for Redevelopment Proposals (IFRP's) and also received feedback from developers. Mayor Black explained that the developers said the project is too small for the large developers and too large for the small developers.

Mayor Black explained that the City met with one developer, who had a conceptual proposal, and stated that no plans for development were included. Mayor Black also

stated that this developer proposed that the City should be the lead developer and seek out new IFRP's. Mayor Black then explained that the City met with two more developers; where both provided plans for the full redevelopment project. Mayor Black stated that both developers are willing and fiscally able to develop only Phase 1 if the City were to pursue a different option for Phase 2. Mayor Black stated that the City then met with the last developer, who provided plans for Phase 2 only.

Mayor Black next explained that City Staff had a follow-up meeting with the three developers who provided plans; along with the City's bond counsel and the City's fiscal advisor to find ways for the projects to work. Mayor Black stated that all three proposals have potential "contingencies" and funding gaps.

Mayor Black next discussed how the City Engineering Department completed a preliminary engineer assessment of the City-owned parcels in the Redevelopment Area. The City Engineering Department determined that all three redevelopment proposals (as proposed) would be feasible without any "major" utility upgrades. Mayor Black explained that the City Engineering Department provided cost estimates for potential work to be done for Phase 1 and Phase 2. The Department stated that such work could include clearing Phase 1 and Phase 2 of unnecessary buildings, burying electric lines, reconstructing Second and Adams Streets, creating public parking lots, and other public improvements.

Mayor Black next stated that the Public Facilities Committee met to discuss the City potentially becoming the Lead Developer for the Redevelopment Project. The Committee tentatively agreed to move forward with the City becoming the Lead Developer, if there are benchmarks from the other developers during the project. Mayor Black explained that the FY2018/2019 Budget, Amendment #4, which was approved by City Council on September 4, 2019, includes funding for the necessary work to be done in Phase 1, to make it development ready, and to reconstruct Second and Adams Streets.

Director Amber Powers next explained the next steps to continue to move forward with the Redevelopment Project. Ms. Powers explained that the LCRA will need to select two of its members to be a part of the Selection Advisory Committee (SAC) to score the three IFRP's. Ms. Powers said that the other SAC members would include various City staff and a Downtown Papillion Business Association member. Ms. Powers explained that the SAC would provide a written recommendation to the LCRA, of which proposal(s)/developer(s) to go with for the Redevelopment Project; then the LCRA will provide a written recommendation to the City Council on which redevelopment proposal(s) to move forward with. The City Council would then review the recommendation(s) and determine if it/they will move forward with any of the proposed redevelopment projects.

Ms. Powers stated that once the City Council has selected the proposal(s), then the City and the selected developer(s) would enter into a Redevelopment Selection Agreement(s) within 30 days of the selection. Ms. Powers stated this agreement would

outline the intent of the redeveloper(s) and allow the developer(s) to have exclusive negotiation rights on City-owned parcels. Ms. Powers explained that then the *Downtown Papillion Redevelopment Plan* would get updated with specific redevelopment project(s) information through the formal amendment process. There would then be a public hearing at the Planning Commission meeting, along with a public hearing in the City Council meeting (this ordinance would have all three readings). Once the ordinance goes through Planning Commission and City Council and is approved, the City and the selected redeveloper(s) would enter into a Redevelopment Contract(s) for the proposed redevelopment project(s).

Ms. Powers lastly explained the Scoring Criteria to be used for the IFRP's, when the SAC meets. Ms. Powers stated that the SAC plans on meeting either on September 12<sup>th</sup> or September 17<sup>th</sup> and review and score the IFRP's. Ms. Powers explained that this process may take up to two hours to complete.

MOTION TO SELECT TWO (2) LCRA MEMBERS TO SERVE ON THE SELECTION ADVISORY COMMITTEE: Motion to select two LCRA members to serve on the SAC by Councilmember Mumgaard, second by Councilmember Kluch. Chairperson Panko called for proponents and opponents. None came forward. Upon roll call vote, voting yes: Chairperson Panko, Mr. Lapke, Ms. Shuck, Councilmembers Kluch, Engberg, Mumgaard and Glover. Voting no: none. Motion passed.

Ms. Shuck was nominated by Councilmember Engberg and Mr. Lapke was nominated by Councilmember Kluch to serve on the SAC. Councilmember Mumgaard stated that he thinks it would be best to have two citizens serve on the Committee instead of councilmembers. Councilmembers Engberg, Kluch and Glover agreed with Councilmember Mumgaard. Mayor Black stated that the two LCRA members would be the voice of the community, and it would be more helpful to have two citizens be on the SAC.

Motion to approve Ms. Shuck to serve on the SAC by Councilmember Kluch, second by Chairperson Panko. Chairperson Panko called for proponents and opponents. None came forward. Upon roll call vote, voting yes: Chairperson Panko, Mr. Lapke, Ms. Shuck, Councilmembers Kluch, Engberg, Mumgaard and Glover. Voting no: none. Motion passed.

Motion to approve Mr. Lapke to serve on the SAC by Councilmember Engberg, second by Councilmember Glover. Chairperson Panko called for proponents and opponents. None came forward. Upon roll call vote, voting yes: Chairperson Panko, Mr. Lapke, Ms. Shuck, Councilmembers Kluch, Engberg, Mumgaard and Glover. Voting no: none. Motion passed.

OTHER BUSINESS: Ms. Powers discussed with Mr. Lapke and Ms. Shuck their availability for the SAC meeting. Ms. Powers confirmed with Mr. Lapke and Ms. Shuck their availability for September 17<sup>th</sup>.

No other business was discussed.

ADJOURNMENT: Motion to adjourn by Chairperson Panko, second by Councilmember Glover. Upon roll call vote, voting yes: Chairperson Panko, Mr. Lapke, Ms. Shuck, Councilmembers Kluch, Engberg, Mumgaard and Glover. Voting no: none. Motion passed. Meeting adjourned at 4:34 PM.

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Melissa Panko, Chairperson