
MINUTES OF MEETING

LIMITED COMMUNITY REDEVELOPMENT AUTHORITY MONDAY, JULY 30, 2018 @ 4:00 P.M.

The Limited Community Redevelopment Authority (LCRA) Committee met in open and public session in the Third Floor Conference Room at Papillion City Hall on July 30, 2018 at 4:00 PM. Mayor Black called the meeting to order. City Clerk Nicole Brown, Agency Secretary, took the roll. Present were Melissa Panko, Cindy Shuck, Bob Lapke, Councilmember Steve Engberg, and Councilmember Troy Florance. Also in attendance were City Administrator Christine Myers, Assistant City Administrator Amber Powers, City Attorney Karla Rupiper, and Assistant City Attorney Amber Rupiper. Councilmembers James Glover and Tom Mumgaard were absent.

Agency Secretary Nicole Brown stated that there is an Affidavit of Publication on file. Mayor Black asked if they had a quorum; Ms. Brown stated that they did. Mayor Black announced that there is a copy of the Open Meetings Act posted in the Third Floor Conference Room.

APPROVAL OF THE AGENDA AS PRESENTED: Mayor Black requested the approval of the agenda as presented. Motion was made by Councilmember Florance to approve the agenda. Second by Councilmember Engberg. There was no further discussion. Upon roll call vote, Panko, Shuck, Lapke, Engberg, and Florance all voted yes. Voting no: none. Absent: Glover and Mumgaard. Motion passed.

OVERVIEW OF THE LCRA: Mayor Black provided an overview of the LCRA. Mayor Black stated there's no intent for eminent domain. He also provided an explanation of impact on private property in the redevelopment area. Mayor Black lastly discussed the importance of community involvement and how the LCRA sends recommendations to the Planning Commission/City Council.

LCRA BY-LAWS: Mayor Black requested a motion to approve the LCRA By-Laws. Mayor Black called for proponents and opponents. None came forward. Assistant City Attorney Amber Rupiper provided an explanation and overview of the LCRA By-Laws. She also discussed a few specific items in detail, such as conflict of interest and quorums. Motion was made by Ms. Panko to approve the By-Laws. Mr. Lapke seconded the motion. Upon roll call vote, Panko, Shuck, Lapke, Engberg, and Florance all voted yes. Voting no: none. Absent: Glover and Mumgaard. Motion passed.

ELECTING A CHAIRPERSON: Mayor Black requested a motion to elect a Chairperson. Mayor Black explained that the term would be for one (1) year and that the name of the person to be nominated needs to be stipulated in the motion. At 4:28 PM, Councilmember Tom Mumgaard arrived. Councilmember Florance nominated Councilmember Mumgaard as Chairperson. Councilmember Engberg nominated Ms. Panko as Chairperson. A ballot was conducted to select a final nominee. Upon ballot count, Mumgaard: 2, Panko: 3. Motion was made by Councilmember Engberg to elect

Ms. Panko as the LCRA Chairperson. Mr. Lapke seconded the motion. Mayor Black asked if there were any proponents or opponents. There were none and no further discussion was held. Upon roll call vote, Panko, Shuck, Lapke, Engberg, Florance, and Mumgaard all voted yes. Voting no: none. Absent: Glover. Motion passed.

ELECTING A VICE CHAIRPERSON: Mayor Black requested a motion to elect the Vice Chairperson. Mayor Black explained that this term would also be for one (1) year and that the name of the person nominated needs to be stipulated in the motion. Councilmember Engberg nominated Councilmember Mumgaard. No other nominations were made. Motion was made by Chairperson Panko to approve Councilmember Mumgaard as the Vice Chairperson. Councilmember Engberg seconded the motion. Mayor Black called for proponents and opponents. None came forward. Upon roll call vote, Panko, Shuck, Lapke, Engberg, Florance, and Mumgaard all voted yes. Voting no: none. Absent: Glover. Motion passed.

DOWNTOWN PAPILLION REDEVELOPMENT PLAN: Mayor Black asked Assistant City Administrator Amber Powers to give a presentation of the *Downtown Papillion Redevelopment Plan*. Ms. Powers explained pages 1-2 provide an introduction to the redevelopment plan. Pages 3-6 acknowledge the requirements that are to be met to allow this plan to move forward. Councilmember Florance asked for clarification of the funding for this project. Mayor Black explained in detail the basics of the TIF funding. Councilmember Florance asked what the repayment schedule would be and Mayor Black stated it would be 15 years. Ms. Powers went on to explain that pages 7-19 describe existing conditions in the redevelopment area. She stated that the area consists of 13 parcels that cover approximately 8 acres of land. Councilmember Florance asked if the current zoning would stay in place. Mayor Black explained that the zoning will remain in place until a plan/proposal comes along to change the zoning.

At 4:46 PM, Councilmember Florance left the meeting. Mayor Black asked if there was still a quorum; Ms. Brown stated that there was.

Councilmember Mumgaard asked if there would be a major impact on 84th Street. City Administrator Christine Myers stated that at this point in time, 84th Street is not included in the redevelopment area. Mayor Black went on to explain that the Comprehensive Plan will help to determine the types of businesses that can locate in the area. He also stated that there are processes in place to help protect the local businesses and community.

Ms. Powers explained that pages 16-17 summarize the Blight and Substandard Determination Study which is a necessary step in designating the redevelopment area. Ms. Powers explained that pages 18-19 of the plan identify issues within the redevelopment area, including roads, alleys, and sidewalks needing to be repaired. Most of the utility lines also need to be updated. Ms. Powers then discussed the actual redevelopment plan on pages 20-36 of the booklet. She explained that the plan can be amended if TIF projects are proposed, and noted that all proposals must be in line with the Comprehensive Plan. This section also addresses how public and private property

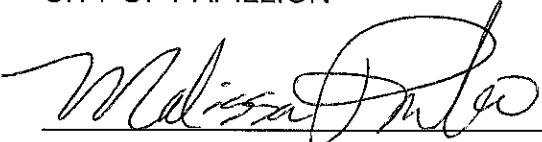
improvements can be made, statutory elements, the cost-benefit analysis (based on City-owned properties), and financing.

After the presentation, Chairperson Panko asked about the floodplains within the redevelopment area. Mayor Black explained that there would be increased requirements due to the floodplain. Chairperson Panko then asked about the timeline for the Fire Station #3. Mayor Black discussed potential plans for relocation of the fire station.

MOTION TO SUBMIT REDEVELOPMENT PLAN: Councilmember Engberg made a motion to submit the *Downtown Papillion Redevelopment Plan* to the Planning Commission for review and recommendation. Councilmember Mumgaard seconded the motion. Mayor Black called for proponents and opponents. None came forward. Upon roll call vote, Panko, Shuck, Lapke, Engberg, and Mumgaard all voted yes. Voting no: none. Absent: Florance and Glover. Motion passed.

ADJOURNMENT: Mr. Lapke made a motion to adjourn; Ms. Shuck seconded the motion. Upon roll call vote, Panko, Shuck, Lapke, Engberg, and Mumgaard all voted yes. Voting no: none. Absent: Florance and Glover. Motion passed. Meeting was adjourned at 5:21 PM.

CITY OF PAPIILLION



Melissa Panko, Chairperson