

Sidney, Nebraska, June 20, 2022

A meeting of the Planning Commission of the City of Sidney, Nebraska, was convened in open and public session at 5:30 p.m., on June 20, 2022 in the City Council Chambers, located at 1115 13<sup>th</sup> Avenue. Present were: Chairman Schmitt and Commissioners: Glenn, Loghry, Long, Smith, Sweetser. Others present: City Manager, David Scott, Chief Building Official, Marshall Hall, Finance Director, Lane Kizzire and City Clerk, Lori Borchert. Notice of the meeting was given in advance thereof by publication in The Sidney Sun Telegraph, the designated method for giving notice, a copy of the proof of publication being attached to these minutes. Advance notice of the meeting was also given to the Chairman and all members of the Commission, and a copy of their acknowledgment of receipt of notice is attached to these minutes. Availability of the agenda was communicated in the advance notice and in the notice to the Planning Commission of this meeting. All proceedings shown hereafter were taken while the convened meeting was open to the attendance of the public.

Chairman Schmitt announced to all in attendance, that a current copy of the Nebraska Open Meetings Act was available for review at the rear of the room.

Chairman Schmitt called for a motion to approve the May 16, 2022 minutes. Glenn moved, Loghry seconded, "That the minutes from May 16, 2022 be approved." Roll call vote: Yeas: Glenn, Loghry, Long, Smith, Schmitt, Sweetser. Nays: None. Absent: Benzel, England. Motion passed.

City Manager Scott brought before the Planning Commission the Redevelopment Area Substandard/Blight Area Study and Maps. Scott stated at the November 23, 2022, City Council meeting, the Council approved engaging with Five Rule Rural Planning to complete a blight and substandard study. The last blight study the city conducted was in 1994. Scott reported that the City is now in the process of that study and have final maps for review. Scott asked to get the Planning Commission's opinion before formal notices are posted. Scott also said the city has completed a housing study and is now working with Michael Sands of Baird Holm to put together an incentive package for developers and builders. Scott continued, that with Tax Incentive Financing (TIF) is one option that the city has to incentivize builders. In order for us to use this incentive we also need an updated blight study. The city entered into an agreement with Five Rule Rural Planning to complete the blight study for a total cost of \$8,500.

Smith asked if this study is mostly for TIF. Scott said it includes TIF but includes granting funds. Glenn asked for confirmation if the blight area was 27% of the city's area. Scott stated it was and that you can't have more than 35% blight in substandard. Loghry asked if TIF only applies to real-estate. Scott said the TIF mostly applies to infrastructure. Loghry asked if infrastructure would include bike paths. Scott said it possibly could be included, if it was part of a neighborhood being built. Scott said that if Loghry had a bike path mapped out, it would be good to include it in the Master Plan. Loghry stated that he would like to see the Northside infrastructure with some connection with the rest of the town. Schmitt inquired about an application north of Love's that previously wanted to start a towing business. Schmitt continued, inquiring about the property on the south side of the interstate. Scott stated that the blight area was taken up to where private land takes over. Sweetser asked about Forrest Street that goes to the north park. Scott stated that this street was included in the 1&6 plan that the city recently presented to Council. Scott reported that this would also be on the upcoming .05 proposed tax renewal that will be on the ballot in November.

There were no further comments.

Meeting adjourned at 5:54 p.m.

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CHAIRMAN

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CITY CLERK