

Planning Commission Meeting

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 November 20, 2023 in the City Council Chambers, located at 1115 13th Avenue. Present were: Vice-Chairman Loghry and Commissioners Benzel, Glenn, Jones, Loghry, Smith, Sweetser. Others present: City Manager David Scott, Chief Building Official, Marshall Hall 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.

Vice-Chairman Loghry announced that a current copy of the Nebraska Open Meetings Act was available for review at the rear of the room.

Loghry called for a motion to approve the August 21, 2023 minutes. Glenn moved, Benzel seconded, "That the minutes from August 21, 2023 be approved." Roll call vote: Yeas: Benzel, Glenn, Jones, Loghry, Sweetser. Nays: None. Absent: Smith, England, Schmitt, Strommen. Motion passed.

Loghry announced, "That the Planning Commission would be considering the Redevelopment Plan for the R Perry Workforce Housing Redevelopment Project, lots 1 through 11, inclusive, Block 4, Prairie Winds Addition to the City of Sidney - Phase 1, an addition to the City of Sidney, Cheyenne County, Nebraska; and recommendation to Council regarding the same." Loghry called the hearing at 5:32 p.m.

Commissioner Smith arrived at 5:33 pm.

City Manager Scott explained to the Commissioners what TIF (Tax Increment Financing) is and how it works. TIF operates by utilizing ad valorem property tax revenue for a specified period to repay debt incurred by the project developer. Scott passed handouts to the Commissioners of the housing options. The City will be working with R Perry Construction to act as the developer and construct eleven new single-family homes. A sale agreement has been reached and signed between R Perry Construction and Fort Sidney Development Group. Loghry asked if Perry will be building from start to finish. Scott replied that Perry would be using local subcontractors as much as possible. Scott stated that Perry would be building in phases, five to six houses, making this a "tiered TIF". Scott recommended approval of the TIF plan so that construction can begin on the new workforce housing as soon as early spring. Loghry asked if there was any more discussion or questions. Scott pointed out the Chief Building Official, Marshall Hall, was available for questions. There were no questions. Loghry closed the hearing at 5:56 pm. Glenn moved, Jones seconded, "That the Redevelopment Plan for the R Perry Workforce Housing Redevelopment Project be approved and recommendation be made to City Council." Yeas: Glenn, Jones, Loghry, Smith, Sweetser, Benzel. Nays: None Absent: England, Schmitt, Strommen. Motion passed.

Loghry asked for a motion for Resolution 20231101. Benzel moved, Sweetser seconded, "That Resolution 20231101, a resolution of the Planning Commission of the City of Sidney, Nebraska, recommending approval of a redevelopment plan entitled, "Redevelopment Plan for the R Perry Workforce Housing Redevelopment Project," to the Mayor and City Council of the City of Sidney, Nebraska, be approved." Yeas: Jones, Loghry, Smith, Sweetser, Benzel, Glenn. Nays: None Absent: England, Schmitt, Strommen. Motion passed.

There were no further comments.

Meeting adjourned at 5:58 p.m.

VICE-CHAIR, DOUG LOGHRY

CITY CLERK, LORI BORCHERT