

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Tuesday, September 20, 2022

Pursuant to due call and notice thereof, a meeting of the Hastings Planning Commission was conducted in the City Building, 220 North Hastings Avenue, Hastings, Nebraska on September 20, 2022.

The meeting was called to order at 4:00 p.m. in Regular Session by Chair Sinner with the following members present: LaDaun Schoenhals, Ann Hinton, Michelle Lewis, Greg Sinner, Rakesh Srivastava, Jacque Cranson, Lou Kully, Brian Hoffman. Absent: Shawn Rossi.

Chair Sinner led the Commission in the recital of the Pledge of Allegiance to the United States of America.

Moved by Ann Hinton, seconded by LaDaun Schoenhals, to adopt the current agenda. Roll Call: Ayes: Rakesh Srivastava, Ann Hinton, Greg Sinner, Michelle Lewis, LaDaun Schoenhals, Lou Kully, Jacque Cranson. Nays: None. Absent: Shawn Rossi. The motion carried.

Public Notice - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, September 9, 2022. Pursuant to Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is located at the back of the Council Chambers. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Council Chambers which is accessible to members of the public.

Moved by LaDaun Schoenhals, seconded by Michelle Lewis, to approve the minutes of the August 16, 2022 Planning Commission meeting. Roll Call: Ayes: Rakesh Srivastava, Ann Hinton, Greg Sinner, Michelle Lewis, LaDaun Schoenhals, Lou Kully, Jacque Cranson. Nays: None. Absent: Shawn Rossi. The motion carried.

Moved by Lou Kully, seconded by Rakesh Srivastava, to approve the minutes of the Planning Commission Worksession of September 8, 2022. Roll Call: Ayes: Rakesh Srivastava, Ann Hinton, Greg Sinner, Michelle Lewis, LaDaun Schoenhals, Lou Kully, Jacque Cranson. Nays: None. Absent: Shawn Rossi. The motion carried.

Presentation from Randy Chick of the Community Redevelopment Authority on the 2021 Tax Increment Financing Annual Report

Randy Chick spoke on the Tax Increment Financing Program. TIF is a very important development tool. It is the only development tool that the state provides for individual communities. The Community Redevelopment Authority, or any community that is using TIF, is required to send a report, not only to the State, but to the City of Hastings and all the different political subdivisions. In our community the CRA accepts applications and negotiates contracts for the redevelopment of property in 15 blighted and substandard areas. A map of the areas was provided in the packet. One area is outside the City limits at the former defense site. All departments play a role in evaluating approval of TIF projects and they are evaluated based on zoning, land utilization, the City's comp plan, and criteria that the CRA has prepared and more importantly, Community Development law. There were 30 active projects being financed in 2021 for about 4.2 million of base value. The base value is the value of the property where we start prior to any improvements. We are collecting at the end of 2021 about \$950,000 to help fund these projects. Where does the \$950,000 go? \$950,000.00 in excess taxes helps fund these projects. Each one of these projects has to create a debt. There is a separate TIF borrowing. There is the borrowing for the project and a separate TIF borrowing. We can collect those excess taxes over a period of 15 years. If the debt is paid off prior to 15 years, we stop collecting and those taxes begin to going to the City, County, NRD, etc. We are utilizing about 2.62% of the total valuation of the city to utilized to fund TIF projects. The State wants us to provide a comparison of the initial projected value. We are projecting a certain amount of value that we are going to receive. In 2021, we had 4 projects that were paid off. That translates to about \$23,000 per year. In 2021, we had 5 projects still under construction. There have been 93 TIF projects approved over 30 years for a total final value of \$120,000.000. Some are still under

construction. Every first-class city is allowed to declare 35% of their community as blighted and substandard. We are at about 28.6%. The report is due to the State in May of each year.

Chair Sinner asked Randy Chick if he would give a report to the Planning Commission each year to update on the current TIF projects.

Randy Chick spoke on comparisons of the other cities of our size. The City of Hastings does not TIF individual homes. Incentives need to be provided if we want to redevelop areas such as the Imperial Mall. We need housing so we provided that incentive. You cannot have more than 35% of your properties blighted and substandard. A property that could be dropped from the blighted and substandard area could be the old landfill, currently the dog park, and pick up land elsewhere.

8. Unfinished Business

b. Tabled Applications

2022-031. Public hearing to consider an Ordinance to amend Hastings City Code sections 34-302 to amend language for Home Occupations and 34-104 regarding definitions of child care.

Brian Hurskainen explained the revisions to the Home Occupations. Staff removed the administrative permit and added a Conditional Use Permit option. This option allows homeowners to go before the elected officials. There is still a 25% of the total square footage.

Brian Hoffman – Believes what is being presented is well received by this Commission.

Chair Sinner asked that the Commission move this forward to the City Council. He asked Taylor Smith to recommend any changes that need to be made at any time.

Moved by Michelle Lewis, seconded by Ann Hinton, to recommend approval to the Mayor and City Council an ordinance to amend the Hastings City Code Section 34-302 to amend language for Home Occupations and 34-104 regarding definitions of child care. Roll Call: Ayes: Rakesh Srivastava, Ann Hinton, Greg Sinner, Michelle Lewis, Brian Hoffman, LaDaun Schoenhals, Lou Kully, Jacque Cranson. Nays: None. Absent: Shawn Rossi. The motion carried.

11. Reports

a. Committee Reports - None

b.

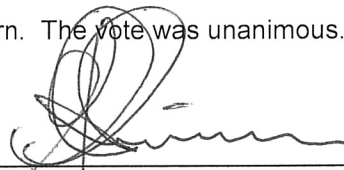
Chairman Comments

Kevin Kubo – Explained the situation at the Bert's Pharmacy site and the need to open up 2nd Street. The facade will be removed and build a temporary façade. Carmichael Construction will do the facade and shore up the building. The flex building at the mall area was discussed. Approval from the FAA is required to bring in a crane for construction. Chair Sinner asked about the retention pond at the Theatre District and car wash on Burlington. Staff has had no contact with the owner for the car wash.

c. Staff Reports

Rakesh Srivastava. He discussed the Theatre District's lack of communication with his business. He has patients coming to his office and wants to make sure his office is accessible during construction.

Moved by Lou Kully, seconded by Brian Hoffman, to adjourn. The vote was unanimous.


Chairman