



MEETING MINUTES
CITY OF LA VISTA PLANNING COMMISSION
8116 PARK VIEW BOULEVARD, LA VISTA, NE 68128
P: (402) 593-6400

THURSDAY, JULY 1, 2021, AT 6:30 P.M.

The City of La Vista Planning Commission held a meeting on Thursday, July 1, 2021 in the Harold “Andy” Anderson Council Chambers at La Vista City Hall, 8116 Park View Boulevard. Legal notice of the public meeting and hearing were posted, distributed, and published according to Nebraska law. Notice was simultaneously given to all members of the Planning Commission. All proceedings shown were taken while the convened meeting was open to the attendance of the public. The following Planning Commission members were present and absent:

PRESENT: Kevin Wetuski, Mike Krzywicki, Gayle Malmquist, Kathleen Alexander, John Gahan, and Josh Frey.

ABSENT: Jason Dale, Mike Circo, Harold Sargus, and Patrick Coghlan.

STAFF PRESENT: Chris Solberg, Deputy Community Development Director; Bruce Fountain, Community Development Director; Meghan Engberg, Permit Technician; and Pat Dowse, City Engineer.

1. Call to Order

The meeting was called to order by Chairman Wetuski at 6:30 p.m. Copies of the agenda and staff reports were made available to the public.

2. Approval of Meeting Minutes From May 20, 2021

Motion: *Krzywicki* moved, seconded by *Malmquist*, to **approve** the May 20th, 2021, minutes.

RESULT:	Motion carried 5-0-1.
MOTION BY:	Krzywicki
SECONDED BY:	Malmquist
AYES:	Krzywicki, Gahan, Frey, Wetuski, and Malmquist
NAYS:	None
ABSTAINED:	Alexander
ABSENT:	Dale, Circo, Sargus, and Coghlan

3. Old Business

None.

4. New Business

A. Rotella's Italian Bakery Blight and Substandard Study

- i. **Staff Report – Bruce Fountain, AICP:** Fountain introduced the agenda item and provided some background on the request. He mentioned that a PUD Site Plan for Rotella's was brought before the Planning Commission in September of 2018, and as the applicant began working on their expansion project and updating cost analyses, they approached the City about the need for Tax Increment Financing in order to make the expansion financially feasible. In looking at the area and process for utilizing TIF under State Statutes, the first step is to conduct a blight and substandard study to see if the area meets all the criteria laid out in the State Statutes. This blight and substandard study is now before the Commission for recommendation and then will go to the La Vista Community Development Agency (City Council) for a final decision as to whether or not that determination should be adopted. Should it be determined that it meets those criteria, and the Council decides to designate the area, there are several additional steps that will be coming down the road with redevelopment plans and TIF agreements. Fountain discussed how the applicant contracted with Hanna: Keelan to conduct their study and that Staff has reviewed it thoroughly. The City also hired Marvin Planning Consultants (MPC) to do a third-party review. A copy of MPC's recommendation letter was included in the Planning Commission's packet. Both Staff and MPC found that, based on the study, the area meets the criteria under State Statutes for the it to be designated as blighted and substandard.

After Staff review, and in consultation with MPC, staff recommends that the Planning Commission find that the area identified within the Rotella's Italian Bakery Blight and Substandard Determination Study qualifies under Nebraska State Statutes to be designated as blighted and substandard and recommend that the La Vista Community Development Agency (City Council) approve the blighted and substandard designation of said area. Staff makes this recommendation with the following conditions:

- 1) All Maps within the Study which identify the area boundaries should be updated to include the public right-of-way adjacent to the identified parcels.
- 2) Table 3 within the Study should be updated to show corrected acreages with the area of the adjacent public right-of-way added into the calculated total of the Study area.

- ii. **Public Hearing: Wetuski Opened the Public Hearing**

Josh Berger, Director of Development for Woodbury Corporation, spoke on behalf of the applicant. He mentioned that the owners have put a lot of thought into their expansion, noting their PUD application in 2018, to allow for growth within their existing campus. Berger expressed that part of the missing link in Rotellas' vertical integration is cold storage. He mentioned that the cold storage building will be going

vertical and will be almost fully automated. Berger then talked about the drastically increased cost of construction and why Rotella’s must ask for TIF in order for the project to proceed.

Wetuski closed the Public Hearing as no members of the public came forward.

Fountain delivered an explanation of TIF financing, at member Krzywicki’s request.

Krzywicki asked if it is a relief of increased property taxes of the 20 years for the increment. Fountain said that it is for up to 20 years, but that is part of the negotiated agreement with the City.

Krzywicki asked for clarification that if the development did not occur, that there would not be the additional taxes, as the resulting increase in valuation from the development would not occur. Fountain confirmed.

Solberg clarified that this is a blight study for the entire area, not just the proposed project location, so the opportunities for redevelopment and the use of TIF would apply to the whole area identified in the blight study. He then mentioned that the concept and terminology of the “blighted area” is commonly misunderstood, and the use of this tool has been very effective for the City in creating reinvestment and redevelopment on 84th Street.

Fountain agreed that the terminology is often difficult because it makes it sound negative, but when you look at the State Statutory requirements, it is just the term that classifies that the area has certain issues that warrant redevelopment and public investment.

Solberg reiterated that upon positive recommendation from the Planning Commission as well as approval from La Vista Community Development Agency (City Council) of the blight and substandard study, the next step would be the preparation and submittal of a redevelopment plan that is specific to a project, which in this case would be the cold storage facility.

- iii. **Recommendation:** *Malmquist* moved, seconded by *Krzywicki*, to recommend **approval** of the Rotella’s Italian Bakery Blight and Substandard Study as presented, with the inclusion of the public-right of way in the map and the correct representation of the acreage calculations with the right-of-way included.

RESULT:	Motion carried 6-0.
MOTION BY:	Malmquist
SECONDED BY:	Krzywicki
AYES:	Krzywicki, Gahan, Frey, Alexander, Wetuski, and Malmquist
NAYS:	None
ABSTAINED:	None

ABSENT:	Dale, Circo, Sargus, and Coghlan
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5. Comments from the Floor

None.

6. Comments from the Planning Commission

None.

7. Comments from Staff

Fountain said that they are working on a few things for the July 15th meeting and will keep the commission updated.

8. Adjournment

Wetuski adjourned the meeting at 6:48 p.m.

Reviewed by Planning Commission:

Planning Commission Secretary

Planning Commission Chair

Date