

Ralston City Council and
Ralston Community Redevelopment Authority
Combined Meeting
Tuesday, April 11, 2018

The Ralston City Council and the Ralston Community Redevelopment Authority met in special session on Wednesday, April 11, 2018 at 5:30 PM at Ralston City Hall. The Pledge of Allegiance was recited. Roll was called with the following present: Mayor Groesser and Council members Fideline, Alberhasky, Krause, and Preis. Konwinski and Sanchez were absent. Community Redevelopment Authority members present: Mayor Groesser, Krause, Haas, and Kjar. Absent: Konwinski. The agenda was available at City Hall for public inspection and posted prior to the meeting. The legal notice for the meeting was published in the Ralston Recorder.

Groesser said the meeting is subject to the Nebraska Open Meetings Act and a copy of the Act is posted at the rear of the Council Chambers.

Groesser said the purpose of the meeting is to conduct a public hearing for the purpose of hearing testimony and taking action on the Rescission of the Shoppes at Lakeview Tax Increment Financing (TIF) Redevelopment Project Plan.

Groesser opened the public hearing at 5:33 PM. Groesser indicated this is the lot that Steve Champoux currently owns, Lot 9, Independence City Center. The TIF has been in existence for several years. Groesser explained the TIF process and the reason for the meeting is that redevelopment has not taken place on that property.

Klinker said the issue is that there has not been any development of any great measure. The City has been in contact with John Hoich, former owner of the property, and Steve Champoux, current owner of the property, to impress upon them that development needs to be done. It was determined that if nothing is going to get done, the City would take action on rescinding the TIF. The TIF has been in place since 2006. Klinker said that everyone will see that rescinding the TIF is probably the right thing to do.

Steve Champoux, 2045 S. Folsam Street, Lincoln, and his brother purchased the property. He understands the City wanting to eliminate the TIF because it hasn't gone anywhere and he has had the lot for sale for 11 to 12 years. There hasn't been the comfort level or the market or security to think about doing something with it.

The cell tower could have been a negative aspect to people that were looking to buy it. Champoux doesn't own the lease on the tower and didn't have a way to move that tower. Champoux is currently working through an agreement to leave the tower where it is because it is too expensive to move but he is planning on moving the building to make the lot more usable. He is working with Ayers and Ayers and his intention is to move forward with development while the market is up. They have engaged a couple of commercial brokers with a pre-lease. They plan to break ground this year and get the

building up and done. There are quite a few easements across the lot with regard to the cell tower. It is a challenge and will take some time. The cell tower people have been good to work with. The lease on the tower is coming due this year and at that point Champoux will own the tower.

Champoux understands the City's desire to end this TIF and would like to leave the possibility of coming forward with a new TIF. They will be back in touch with the City and would like to have the incentive. It is planned to have two strip malls at a cost of \$5 million and TIF is a good tool to have.

Discussion was held on what the buildings will look like and Champoux said the buildings will be a brick and stucco type product. The fiber optics will have to be dealt with and moved around. The current building will probably be moved within six months.

Fideline inquired if it would help to move the tower off of the property onto City property and Champoux said it wouldn't help because the tower is on the back of the property. Fideline said it would help Champoux and the City if he would move the tower to the rear of the arena property and then he would have a bigger piece of property. Discussion was held on the site plan approval received by the Planning Commission.

Champoux said they hope to have the brokers find some possible tenants so the building can be pre-leased. Kjar inquired if he has done developments like this before and Champoux indicated he has not done a commercial development. They are working with Ayers and Ayers on this project and someone else will build it.

There being no further discussion, Groesser closed the public hearing at 5:48 PM. Groesser indicated that Champoux will come back and request another TIF on this project; therefore, the current TIF should be rescinded. Groesser said it will be good to get the building up as soon as possible and commented on the turn-back tax. The City is very interested in having tenants generating sales tax and it will be an additional benefit to the City.

Alberhasky stressed that it needs to be something that looks nice and Champoux said it will look like a modern day strip mall. Fideline commented that this is a benefit to both entities. Klinker said it is a good idea.

The Community Redevelopment Authority members voted on the rescission. Krause moved and Kjar seconded to rescind the Tax Increment Financing (TIF) for Lot 9, Independence City Center, the Shoppes at Lakeview Redevelopment Project Plan. All voted yes. Konwinski absent. Motion carried.

Council member Alberhasky moved and Fideline seconded to rescind the Tax Increment Financing (TIF) for Lot 9, Independence City Center, the Shoppes at Lakeview Redevelopment Project Plan. All voted yes. Konwinski and Sanchez absent. Motion carried.

There being no further business, the meeting was adjourned at 5:52 PM.

Rosemarie D. Russell
City Clerk

Donald A. Groesser
Mayor