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## CRETE PLANNING COMMISSION MEETING

May 22, 2023 at 7:00 PM  
Crete City Hall, 243 East 13<sup>th</sup> Street

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### MINUTES

Notice of the meeting was given by posting, the appointed method for giving notice as shown by the attached notice, at the following locations:

City Hall, 243 East 13th Street  
Post Office, 1242 Linden Avenue  
City Bank and Trust, 1135 Main Avenue

Advance notice of the meeting was also given to committee members. Pursuant to Section 84-1412(8) of the Nebraska Open Meetings Act, the City has posted a current copy of the Open meetings Act, Laws of the State of Nebraska, in the back of the council chambers. All proceedings shown were taken while the meeting was open to the attendance of the public.

#### 1. Open Meeting

#### 2. Roll Call

Drew Rische:	Absent
Brent Cole:	Present
Ryan Jindra:	Present
Dave Jurena:	Present
Justin Kozisek:	Present
Scott Kunch:	Present
Tom Ourada:	Present
Jay Quinn:	Present
Jennifer Robison:	Present
Jeff Wenz:	Present

Present: 9, Absent: 1.

City Administrator Tom Ourada (alternate member) was present for the meeting but did not vote.

### **3. Items of Business**

#### **3.A. Election of Officers**

Elected Dave Jurena as planning commission chair. Carried with a motion by Jennifer Robison and a second by Justin Kozisek.

Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncel: Aye, Jay Quinn: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye

Aye: 8, No: 0

#### **3.B. Approve Planning Commission Minutes**

Scott Kuncel mentioned that there are two corrections to be made on the minutes (correct who second) and add adjournment.

Approved the Planning Commission Minutes Carried with a motion by Scott Kuncel and a second by Ryan Jindra.

Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncel: Aye, Jay Quinn: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye

Aye: 8, No: 0

#### **3.C. Public Hearing on Cardinal Ventures Redevelopment Project**

Opened Public Hearing on Cardinal Ventures Redevelopment Project Carried with a motion by Scott Kuncel and a second by Justin Kozisek.

Brent Cole: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncel: Aye, Jay Quinn: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye

Aye: 8, No: 0

City Attorney Alison J Borer gave a presentation for the Cardinal Ventures Redevelopment Mentioned the following;

- It conforms with the comprehensive plan. This is Area #3 13<sup>th</sup> and Iris.
- There will be 33 lots, public infrastructure, preliminary site plan, streets, water, and sewer. The project would start in 2024. Private improvements would be \$11 million.
- Difference in property tax before and after construction. Have everything built by 2029 to maximize Tax Increment Financing (TIF). TIF can only be used for eligible expenditures. Zone R2 Residential
- The comprehensive plan calls for new houses 184 needed by 2024. A portion of the project will be rezoned R3 and replotted. Will see additional taxes. The current site value is \$180,000 after plotting \$955,000. Will see immediate benefits. The project will increase the population density. There will be more children in school districts. The school district is in favor
- It will increase the variety of housing and generate sales tax. Build infrastructure and reduce blighted areas

Darcy Ross stated the following;

- They have studied the comprehensive plan and TIF and there is a lack of housing. They will have 33 lots available. Thinking of building row houses.
- The timeline will be early 2024. It will be built in 6-9 months. The cost is very high per lot about \$60,000 per lot. That is why they are requesting TIF. Anyone could have bought the property but no one did

Steven Reisdorff commented the following;

- There are subdivision regulations and there should be a personal guarantee. To justify that the area is blighted is a stretch. Developers in town have done their own finances. Other projects in town have used TIF

City Attorney, Alison J Borer stated the following;

- The area is already declared blighted and substandard. The developer will pay for all the infrastructure and the land is private property. The developer purchased land and it's not city property.

Steven Reisdorff stated he wanted to see the following;

- Would have liked to see other proposals, not just the one being presented, the preliminary and final plats and where the sewer and water will be at.

An Attorney from Omaha for Cardinal Ventures stated the following:

- There will be a variety of price points and this bridges the gap for housing. The property will continue to sit undeveloped if TIF is not used. After 15 years, tax money will be revenue to the City of Crete. There are currently very few tools that help developers and TIF gives broad authority to develop your community.

City Attorney Alison J Borer stated that developers present the TIF proposals first so that they know if they are able to secure TIF

Ron Sack: Mentioned that he asked for TIF

City Administrator Tom Ourada mentioned that the land was not in a redevelopment area. The developers tonight have paid for a blighted study.

Ron Sack stated that the direction he received was that it wasn't possible.

Ron Sack: Mentioned that he thinks the development of this property being talked about tonight is good but the city needs to be consistent with policy.

City Attorney Alison J Borer asked to focus on whether this conforms with the comprehensive plan.

Closed Public Hearing on Cardinal Ventures Redevelopment Project at 7:50pm Carried with a motion by Justin Kozisek and a second by Ryan Jindra.

Brent Cole: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Jay Quinn: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye

Aye: 8, No: 0

**3.D. Consider a recommendation to the City Council on a Redevelopment Plan Amendment for the Cardinal Ventures Redevelopment Project.**

Brent Cole mentioned that he was uninformed on the matter and would abstain from voting.

Scott Kunch Abstained

Jeff Wenz Abstained from voting due to conflict of interest

Approved the Resolution #PC23-01 Carried with a motion by Justin Kozisek and a second by Jay Quinn.

Brent Cole: Abstained, Scott Kunch: Abstained, Jeff Wenz: Abstain (With Conflict), Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Jay Quinn: Aye, Jennifer Robison: Aye  
Aye: 7, No: 0, Abstained: 3

**3.E. Public Hearing on Crete Senior Villas Redevelopment Project**

Opened Public Hearing on Crete Senior Villas Redevelopment Project Carried with a motion by Ryan Jindra and a second by Jennifer Robison.

Brent Cole: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Jay Quinn: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye

Aye: 8, No: 0

City Attorney Alison J Borer explained the following;

- This is the Crete Senior Villas Redevelopment Project Area #1. This is the preliminary site plan. This will be a 30-unit apartment building for affordable senior housing 55 years and older at or below the 60% poverty line. The start date will be at the end of this year and finish towards the end of 2024. This will be tax credit project and will cost approximately 8.7 million dollars. The developer is requesting \$223, 000 in Tax Increment Financing. It is in the comprehensive plan zone R3. It was rezoned last year. Will be subdivided. Has reviewed all statutory elements. There was a cost benefit analysis.

Ryan Stoll- Redeveloper explained the following;

- This will be senior housing in close proximity to Wal-Mart and the hospital. The building will be 3 stories. The apartments will be 2 bedrooms and one bath. The property is governed by the state and there will only be a 2-3% rent increase. There will be income requirements. There will be 7 apartments that will rent for \$407, 9 apartments for \$735, and 14 apartments for \$795.

City Administrator Tom Ourada mentioned that NIFA projects are highly competitive.

Closed Public Hearing on Crete Senior Villas Redevelopment Project Carried with a motion by Ryan Jindra and a second by Jay Quinn.

Brent Cole: Aye, Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kunch: Aye, Jay Quinn: Aye, Jennifer Robison: Aye, Jeff Wenz: Aye

Aye: 8, No: 0

### **3.F. Consider a recommendation to the City Council on a Redevelopment Plan Amendment for the Crete Senior Villas Redevelopment Project.**

Approved Resolution #PC23-02. Carried with a motion by Jennifer Robison and a second by Jay Quinn.

Brent Cole: Abstained, Scott Kunch: Abstained, Jeff Wenz: Abstained (With Conflict), Ryan Jindra: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Jay Quinn: Aye, Jennifer Robison: Aye  
Aye: 7, No: 0, Abstained: 3

### **4. Officers' Reports**

Officers Reports:

City administrator Tom Ourada stated the following;

- The developers want to know if they are approved for TIF before they start spending.
  - This is a redevelopment area.
  - A blight study was completed and factors were met.
  - The planners conducted the study, not the city.
- City Attorney Alison J Borer mentioned that only a percentage of the city can be classified as bighted and substandard (30% of a city of the first class)

### **5. Adjournment**

The meeting adjourned at 8:43pm