

# **City of Seward Planning Commission**

## **Minute Record      May 17, 2022**

The City of Seward Planning Commission met in regular session at 6:00p.m. May 17, 2022, in the Council Chambers at the Municipal Building at 142 North 7<sup>th</sup> Street, Seward, Nebraska. Upon roll call the following Commission Members were present: Clarence Kotera, Dan Ellis, Ron Wallman, Jeremy Tonniges, Ron Niemoth, and Scott Seevers. Other Officials present: City Administrator, Greg Butcher, Building and Zoning Director, Tim Dworak, and Administrative Assistant, Sara Van Cura.

Absent members were: Russ Souchek, Sue Bowen, and Lacey Koch.

All proceedings hereafter shown were taken while the convened meeting was open to the public. The meeting with the Planning Commission was called to order by Chairperson Wallman at 7:30 p.m. He requested that all individuals speaking during the public hearing limit their comments to five minutes.

1. Public Hearing 6:00pm: TIF application by IHC Properties LLC for 836 Aspen St – Parcel ID 800229450.

Chairperson Wallman opened the public hearing.

Andrew Willis, TIF Attorney, the proposed plan is for commercial manufacturing building. Primary use is fabrication repair of heat exchangers. 27500 square feet with room for expansion. Based on construction schedule, starting quickly, and finishing 2022. Effective date for TIF purposes of January 2023. Purchase agreement went through City Council. Zoned properly for the use. Based on the current use, 31 parking spaces required.

Kotera asked Dworak if there are any requirements on commercial sites for what buildings should look like.

Dworak stated we do not have any design standards set for the Rail Campus, but they did go to the rail campus committee, and they are aware of the design.

Wallman asked if there is still a “but for” law.

Willis stated the “but for” law still exists.

Kotera asked if any projects that go forward without TIF financing.

Willis stated there are some, but with construction cost and a new area it is hard. TIF is one of the few economic tools for development in Nebraska.

Troy Bridgeford, 1862 hardwood St Lincoln 68502, WCR short listed the City of Seward and the City of Lincoln and the committed to coming to Seward. WCR is a large multinational organization that fabricates and remanufactures heat exchangers for a lot of industrial plants. It will be servicing surrounding the ethanol plants. They are committed

to 10 years, then after year 10 they will renegotiate for 2, 5 year leases. They're projection is 18 months for expansion. TIF will benefit the project by keeping the lease rate down and that's what attracted them here. We are projecting after year 10, paying back tif is not a concern.

Wallman Closed the public hearing.

Commission Member Kotera made a motion to adopt Resolution No. 2022-03, recommending the Redevelopment Plan for 836 Aspen St; Commission Member Tonniges seconded.

Planning Commission does feel it meets all the criteria for TIF application.

Aye: Kotera, Ellis, Wallman, Tonniges, Niemoth, SeEVERS

Nay: None.

Absent: Soucek, Bowen, Koch. Motion carried.

2. Administrative Items

3. Reports

4. Agenda Items

None

5. Upcoming Events

Meeting adjourned 6:18 PM.

Sara Van Cura  
Administrative Assistant