

## **MINUTES OF THE CITIZENS ADVISORY REVIEW COMMITTEE**

A meeting of the Citizens Advisory Review Committee was held on the 26<sup>th</sup> day of May, 2015 at 5:30 p.m. in the City Hall Conference Room, 400 Ella Street, Beatrice, Nebraska.

### **ROLL CALL**

Attending: Committee Members: Chairman Jones, Doyle, and Russell  
Absent: Committee Members: Johnsen and White

Committee Chairman Jones announced that a copy of the Open Meetings Act is posted in the meeting room and is accessible to members of the public.

### **CONSENT AGENDA**

- a. Approve agenda as submitted.
- b. Receive and place on file all notices pertaining to this meeting.
- c. Receive and place on file all materials having any bearing on this meeting.
- d. Approval of minutes of April 23, 2015 meeting.

Moved by Russell, seconded by Doyle, that the items listed under the consent agenda be approved as presented.

Roll Call: Yea: Doyle, Jones, Russell  
Nay: None

**MOTION CARRIED.**

### **FINANCIAL UPDATE**

Tobias Tempelmeyer, City Administrator, advised the Committee that the current LB840 funds balance as of April 30, 2015 is \$836,620.45 and the CDBG Reuse Loan Fund balance is approximately \$46,746.83

Moved by Doyle, seconded by Russell to receive and place on file.

Roll Call: Yea: Doyle, Jones, Russell  
Nay: None

**MOTION CARRIED.**

### **DISCUSSION ITEMS**

#### **Review LB840 Application of Nu Nebraska RC, LLC.**

Bryan Mellage of Nu Nebraska RC, LLC was present and discussed their application. Mellage advised that the LLC is a regional center under the federal EB-5 program, which allows for accelerated visa and citizenship in return for a capital investment and job creation in the United States. Mellage advised that the money received from the foreign investors is a loan to the LLC. The plan is for the LLC to build an assisted living facility in Beatrice. Mellage advised that he is looking at a couple parcels of land in and around Beatrice, but he has no signed agreement as of this time.

Committee Member Russell asked about the size of the current project. Mellage advised that they are looking to build a 15 apartment assisted living facility to start with, then look to expand the assisted living facility, and build a nursing home with a memory care center.

Discussion ensued about the amount of guarantee that Mellage and his partners were willing to give to the City. Mayor Wirth then asked Mellage if they would be willing to give personal guarantees in the amount of 50% of the loan and a copy of the studies that are completed if the entire loan became forgivable upon the construction of the 15 unit buildings as previously discussed. Mellage indicated that he would be agreeable to those terms.

Moved by Doyle, seconded by Russell, that the LB840 Funding Request from Nu Nebraska RC, LLC be recommended to the City Council for approval based upon the agreement being structured as a loan equal to 50% of the cost of the market need study, business plan, work business schedule, financial performance, architectural drawings, engineer rendering, and attorney services needed by the LLC to determine the feasibility of this project up to a maximum of \$35,000, the partners personally guaranteeing 50% of the amount loaned to them by the City, the City receiving copies of all of the studies, and that the loan is forgivable if the LLC builds the 15 unit assisted living facility in Beatrice, NE.

Roll Call:     Yea: Doyle, Jones, Russell  
                  Nay: None

MOTION CARRIED.

### **ADJOURNMENT**

Moved by White, seconded by Russell, that the meeting be adjourned at 6:30 p.m.

Roll Call:     Yea: Doyle, Jones, Russell  
                  Nay: None

MOTION CARRIED.