

City of Scottsbluff, Nebraska

Monday, May 9, 2016

Regular Meeting

Item NewBiz2

Five 22 Developing LLC Redevelopment Plan

Applicant(s): Stephen & Lynette Adams

Owner(s) Five 22 Developing LLC

Location: Ave G between W. Overland & 11th St

Staff Contact: Annie Folck



SCOTTSBLUFF PLANNING COMMISSION Staff Report

To: Planning Commission
From: Development Services Department
Date: May 9, 2016
Subject: Five 22 Redevelopment Plan
Location: Lot 1-10 and 12-23, Rosenberg Addition

Background

Stephen & Lynette Adams have requested TIF funds for a redevelopment plan on property described as lots 1 through 10 and lots 12 through 13, Rosenberg Addition. These lots are located in a Blighted and Substandard area and are eligible for tax increment financing. The Adams plan on developing all the lots with single family residential homes. This subdivision was platted in 1952 and has remained undeveloped. The lots have access to water along Avenue G and sewer in the alleys. Public improvements to the property will include curb & gutter, concrete pavement, sidewalk, handicap ramps, storm drain pipe, street inlets and earthwork, a resolution with the Planning Commission's recommendation is attached for your approval and signature. The resolution states that the plan conforms to the comprehensive development plan and recommends approval to the Community Redevelopment Authority and City Council.

Staff review noted and agrees that the redevelopment plan conforms to the City's Comprehensive Development Plan.

The Redevelopment Plan and Resolution are attached for your review.

RECOMMENDATION

Approve

Make a motion to approve the Redevelopment Plan for Five 22, (Lot 1 – 10 & 13-23, Rosenberg Addition) subject to the following condition(s):

Deny

Make a motion to disapprove the Redevelopment Plan for Five 22, (Lot 1-10 & 13-23 Rosenberg Addition) for the following reason(s):

Table

Make the motion to TABLE the Redevelopment Plan for Five 22, (Lot 1-10, & 13-23 Rosenberg Addition) the following reason(s):



APPLICATION FOR TAX INCREMENT FINANCING

1. Five 22 Developing, LLC

Stephen Adams and Lynette Adams
180304 County Road B
Mitchell, NE 69357
(308) 765-0124
(308) 672-7447
sadams930@gmail.com
nette_adams@yahoo.com

John Adams and Brenda Adams
30746 Hwy 71
Scottsbluff, NE 69361
(308) 631-7126
(308) 641-4189

2. The lots to be developed are located on Avenue G in Scottsbluff, south of West Overland, north of 11th. Lots 1-10 and 13-23 map and parcel numbers attached.
3. The current condition of these lots has been deemed blighted and substandard. The lots are vacant and Avenue G is unpaved.
4. We have a written purchase agreement with the current owner of the aforementioned lots.
5. Redevelopment plan of the project site:
- A. The lots will all be single family residential. There are currently no structures on the project site needing demolished.
 - B. Each lot will contain one single family home.
 - C. Population densities for projected site will remain average for neighborhood.
 - D. No changes are proposed for zoning, street layouts, building codes, or ordinances.
 - E. Not intended to be a planned subdivision
 - F. No additional public facilities or utilities are required after redevelopment.
 - G. No employment within the project site before and after redevelopment.
6. Itemized estimated project costs:
- | | |
|-----------------------------|--------------|
| A. Land Acquisition: | \$105,000 |
| B. Site development: | |
| a) Street & sidewalk | \$340,106.25 |
| b) Dirt work fill & grading | \$25,200 |

c) Alley prep and approach	\$24,000
d) Landscaping	\$42,000
e) Utility infrastructure	\$252,000
C. Building Costs:	
a) General construction	\$3,057,600
b) Plumbing	\$108,000
c) HVAC	\$90,000
d) Electrical	\$90,000
e) Drywall	\$126,000
D. Architectural and Engineering Fees:	\$
E. Legal Fees:	\$
F. Financing Costs:	\$
G. Broker Costs:	\$
H. Contingencies:	
I. Other:	\$
TOTAL:	\$4,259,906.25

7. Names and addresses of architects, engineers, and contractors will be available closer to beginning construction date.

8. Valuation of the project site:

A. Total assessed value at completion:	\$2,520,000
B. Latest property valuation:	\$68,310

9. Itemized projected source of financing for the Project

A. Equity:	\$
B. Bank Loan:	\$contingent on TIF
C. Tax Increment Financing	\$788,306.25
D. Other:	\$

10. Project Schedule.

- A. Expected acquisition date: contingent on availability of funds
- B. Demolition start date: Not applicable
- C. Construction start date: summer 2016
- D. Construction completion date: 2019

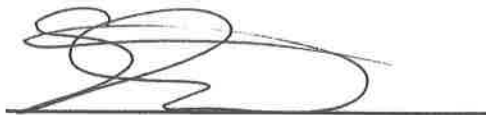

11. No involvement in any other municipality within the last five years.

12. Tax Increment Financing Request:

- A. Requesting \$788,306.25 for the redevelopment of 21 blighted and substandard lots located on Ave. G in Scottsbluff. The proposed housing project on West Overland and Avenue G is designed to meet the needs of the demographic within the Scottsbluff region. Worker recruitment and worker retention surveys have consistently shown a need for entry-level or young single-family available homes that would fall within the price range of \$150,000. This project will

initially plan on 6-8 homes of approximately 1200 ft.² with a three-bedroom two-bath design. In order to make this a successful housing development project TIF assistantship is critical. The cost of developing streets, curbs and utility infrastructure is a cost component that makes entry-level homes virtually impossible to keep on a cost-efficient profitable margin. In order to provide quality housing units in the price range as described above, it is critical to have the quality streets, curbs, alleys and utility infrastructure accepted as part of the funding service that should be provided within a TIF contract.

- B. Project cannot be completed without Tax Increment funding.
- C. Have not filed an application to receive tax incentives.


Stephen Adams
Lynette Adams
John Adams
Brenda Adams



Great Western Bank®
Making Life Great®

Member FDIC

May 4, 2016

Stephen & Lynette Adams
180304 CR B
Mitchell, NE 69357

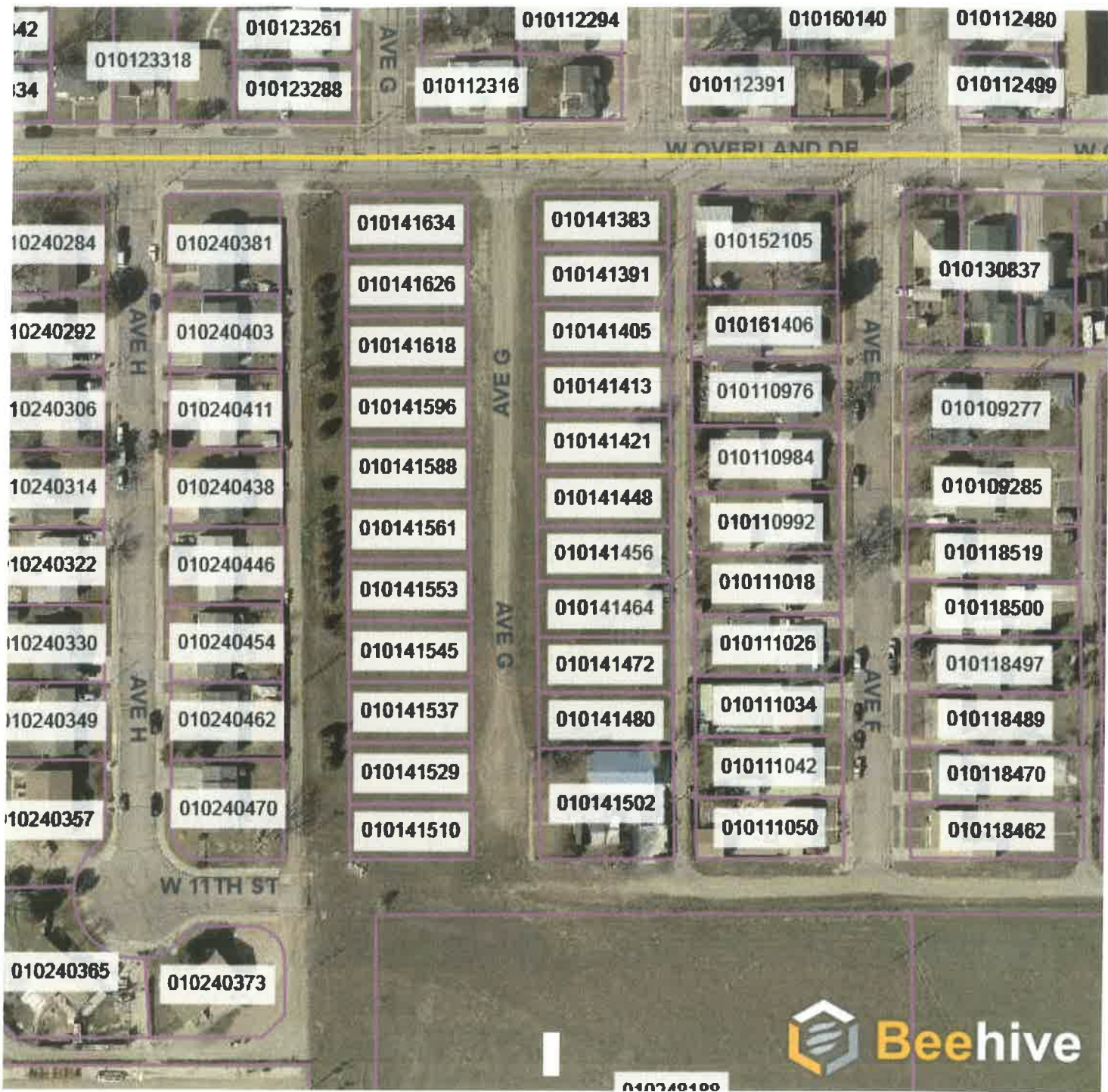
To Whom It May Concern:

Let this letter show, on behalf of Stephen and Lynette Adams that Great Western Bank intends to proceed with financing for planned Single Family Residence project located at 1101 Ave G, Scottsbluff, NE, or LOTS 1-10 & 13-23 ROSENBERGER ADDITION. Final approval for financing is pending results from the engaged appraisal and feasibility study, review of the financial standing of the developers, and further bank due diligence. Please call 308-635-3400 if you should have any questions.

Sincerely,

Nate Merrigan
Business Banker
Great Western Bank





[illegible]

the above Plat App
day of April 1952.

Emmett A. Roub

Preliminary Construction Cost Estimate

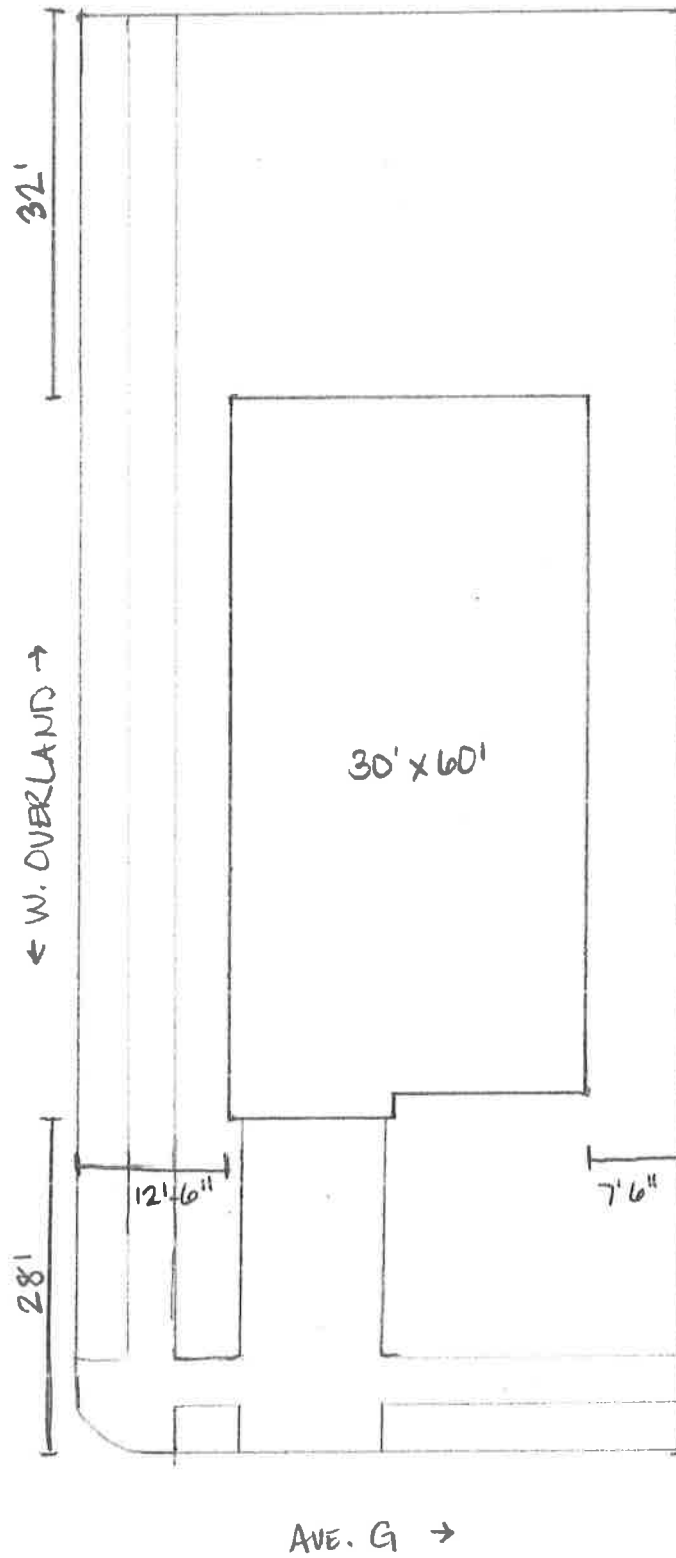
Project: Rosenbergers Addition
 Location: Avenue G & 11th St
Scottsbluff, NE
 Date: 3/14/2016

Estimator Don Dye
 MCSA No. _____

Item	Description	Quantity	Unit Price	Extension
1	30" Curb and Gutter	1,650.00 L. F.	\$20.00 L. F.	\$33,000.00
2	6" P. C. Concrete Pavement	3,000.00 S. Y.	\$50.00 S. Y.	\$150,000.00
3	4" x 5' Sidewalk	8,250.00 S. F.	\$5.00 S. F.	\$41,250.00
4	Handicap Ramp	4.00 Each	\$600.00 Each	\$2,400.00
5	Intersection Radii	2.00 Each	\$1,200.00 Each	\$2,400.00
6	18" Storm Drain Pipe	80.00 LF	\$60.00 LF	\$4,800.00
7	Std Inlets	4.00 Each	\$1,500.00 Each	\$6,000.00
8	Earthwork	1,500.00 C. Y.	\$5.00 C. Y.	\$7,500.00
Estimated Construction Cost				\$247,350.00
Contingencies 10%				\$24,735.00
Total Estimated Construction Cost				\$272,085.00
Engineering , Legal, and Miscellaneous Costs 25%				\$68,021.25
Total Estimated Project Cost				\$340,106.25

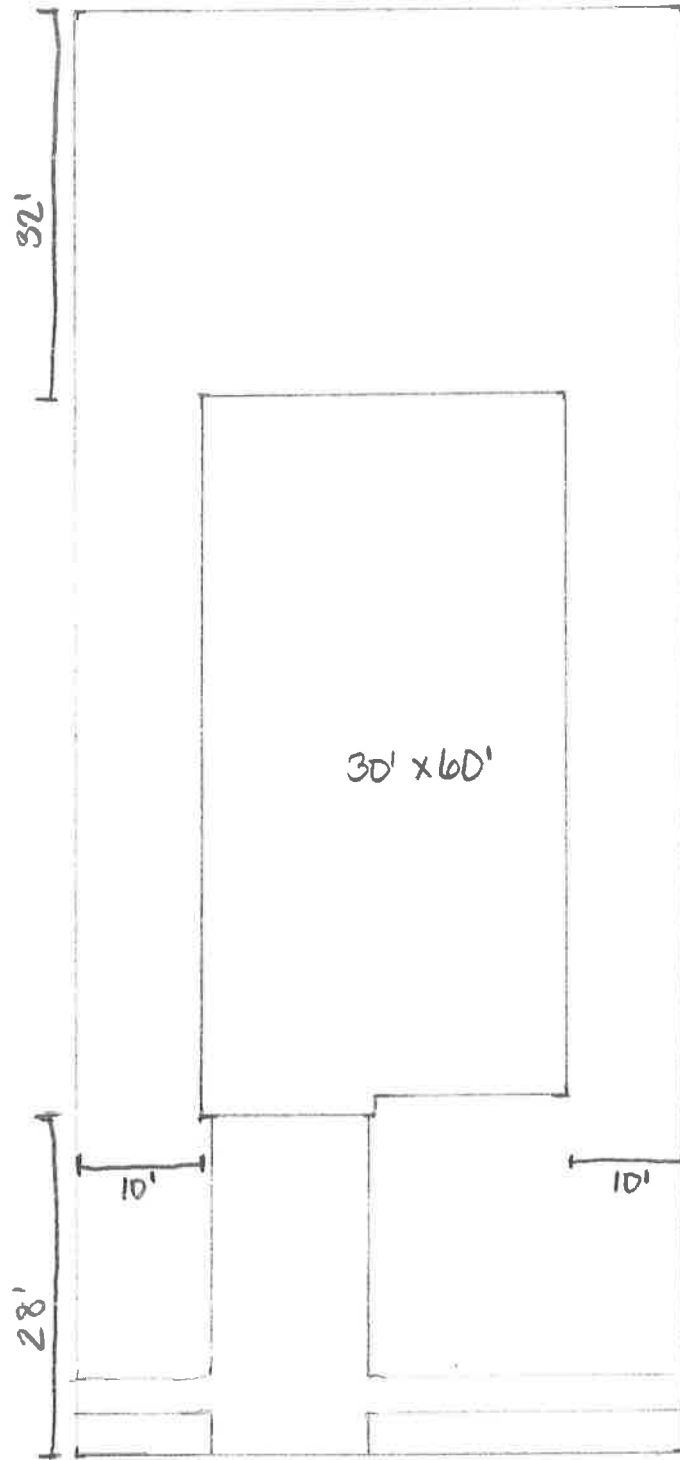
LOT 1. E. side of AVE. G
SIZE 50' x 120'

N ↑



LOT 2-10, E Side of AVE G
SIZE 50' x 120'

N ↑



← AVE G →



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Plan Number
11739HZ

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Plan Set Options

5 Set \$695

Foundation Options

Slab (no charge)

Options

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Give us your building location and we'll get you a report giving you the cost to build and access to our customization tool.

Plan 11739HZ - Narrow Lot Cottage Home Plan

1,250
SQ. FT.

3
BEDS

2
BATHS

1
FLOORS

1
CAR GARAGE

About This Plan

[Buy a QuikQuote \(/orders/quikquote?plan=11739\)](#)

• This attractive 3 bedroom 2 bath cottage home plan creates a very warm and inviting place for you and your family to call home.

• Only 29' wide, the home is packed with features including large bedrooms, a private master suite with large walk-in closet

Regular Meeting - 5/9/2016

Floor Plan

Main Level



Optional

Optional Basement
Stair Location
 (increases total depth by approx. 4')



Plan Details

Save

Total Living Area:

Total Living Area: 1,250 sq. ft.
First Floor: 1,250 sq. ft.

Front Porch: 68 sq. ft.
Rear Porch: 70 sq. ft.
Storage: 26 sq. ft.

Beds/Baths

Bedrooms: 3 **Full Bathrooms:** 2

Dimensions:

Width: 29' 6"
Depth: 59' 10"
Max Ridge Height: 17' 0"

Garage

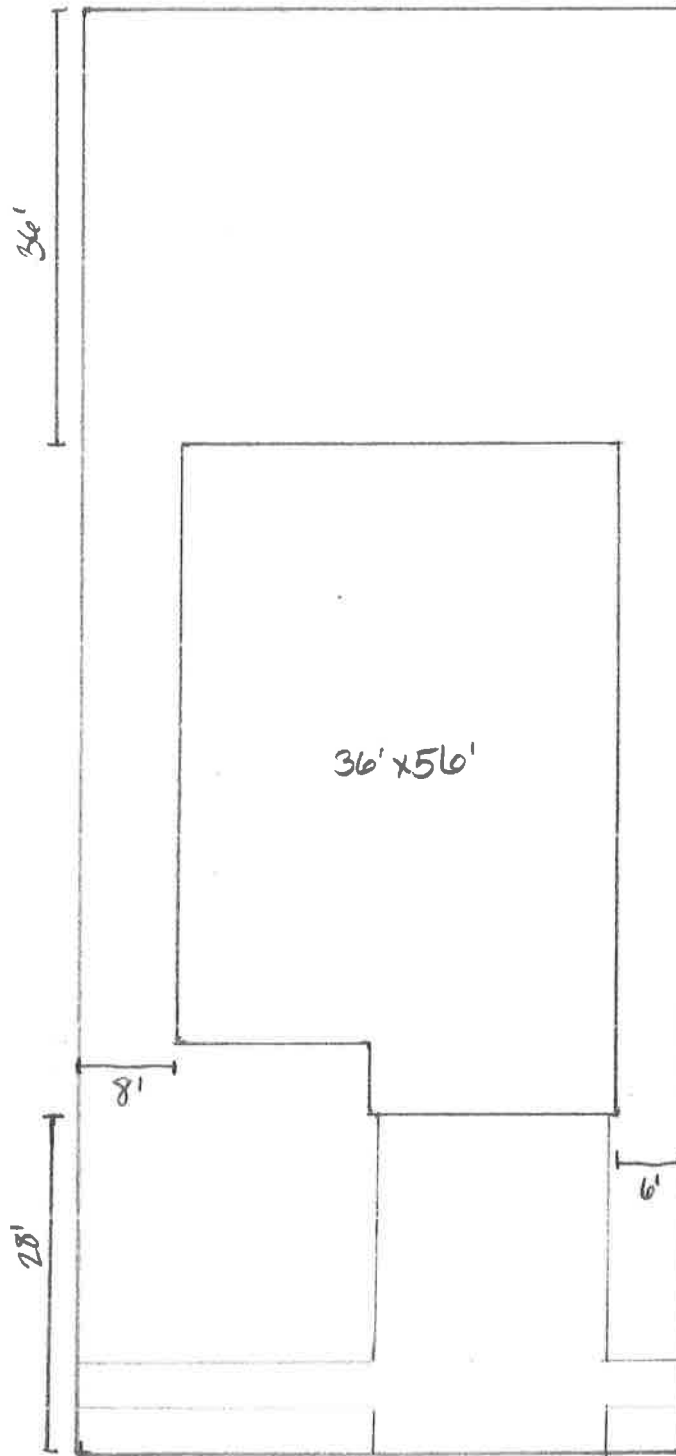
Type: Attached
Details: 1 Cars
 315 Sq. Ft.

Foundation Type

Standard Foundations: Slab. Crawl **Optional Foundations:** Basement

LOTS 2-10 - E. SIDE OF AVE. G,
SIZE 50' x 120'

N ↑



← AVE. G →



Plan 12725MA

ArchitecturalDesigns.com

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Plan Number
12725MA

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Plan Pricing What's Included?

Plan Set Options

5 Set \$450

Foundation Options

Slab (no charge)

Options

Select your options

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Give us your building location and we'll get you a report giving you the cost to build and access to our customization tool.

Plan 12725MA - Classy 3 Bed Cottage House Plan

1,216
SQ. FT.

3
BEDS

2
BATHS

1
FLOORS

2
CAR GARAGE

About This Plan

Buy a QuikQuote (/orders/quikquote?plan=12725)

- This classy cottage house plan gives you 3 bedrooms and a very manageable home to enjoy your time in.

- Step in off the front porch and enjoy the open views. The living room flows into the kitchen and dining room. The lack of

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Receive a free modification quote within two business days.

Modify this Plan (/services/modification-request?plan_id=127257) Related Plan: See house plan 12726MA (<http://www.architecturaldesigns.com/house-plan-12726MA.asp>) for a different exterior.

walls is a great thing!

- The master bed has his-and-her linear closets. Two additional bedrooms round out the design on the inside.
- A covered patio in back gives you a nice place to relax and enjoy the fresh air.
- The plan comes in a basement and non-basement version. And we show both floor plans so you can decide which suits you best.

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BEDS

BATHS

FLOORS

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Search Plan Number

Floor Plan

Main Level



Optional



Slab and crawlspace floor plan



Plan Details

Total Living Area:	Total Living Area:	1,216 sq. ft.	Front Porch:	93 sq. ft.
	First Floor:	1,216 sq. ft.	Porch Rear:	93 sq. ft.

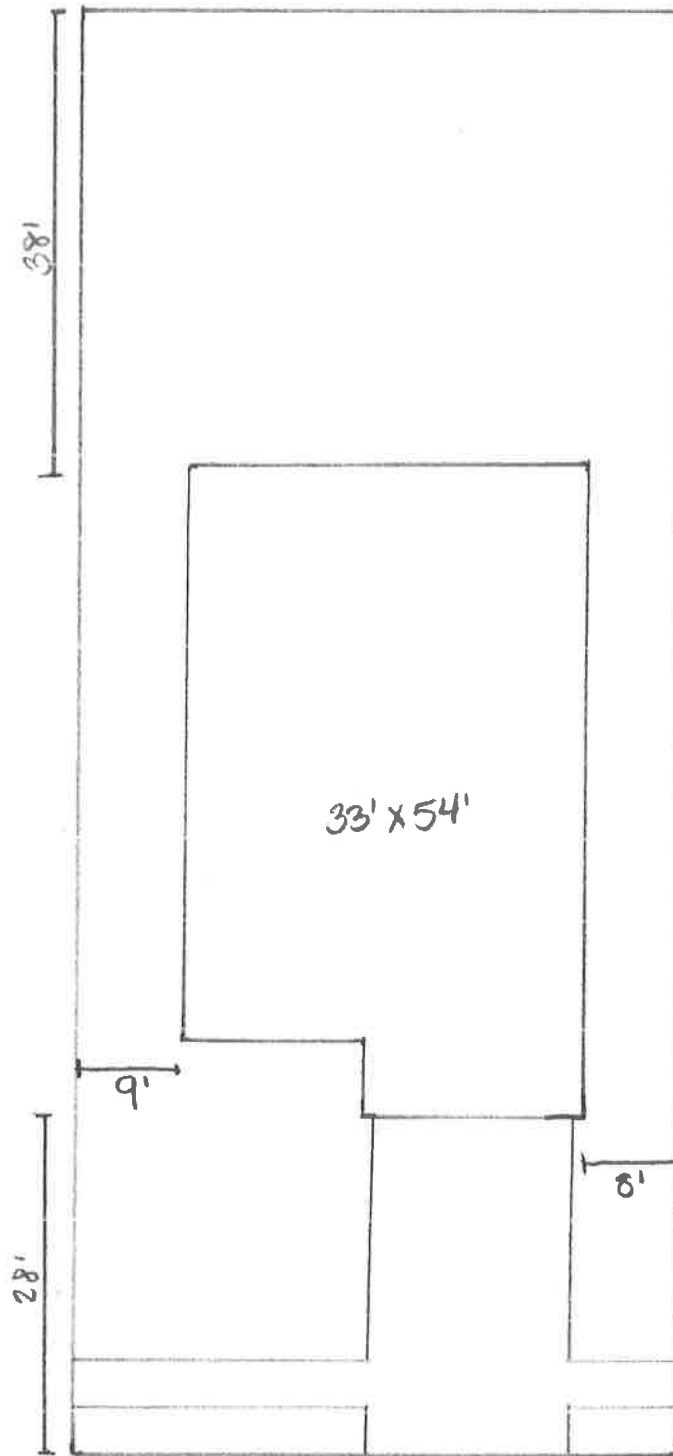
Save

Beds/Baths	Bedrooms:	3	Full Bathrooms:	2
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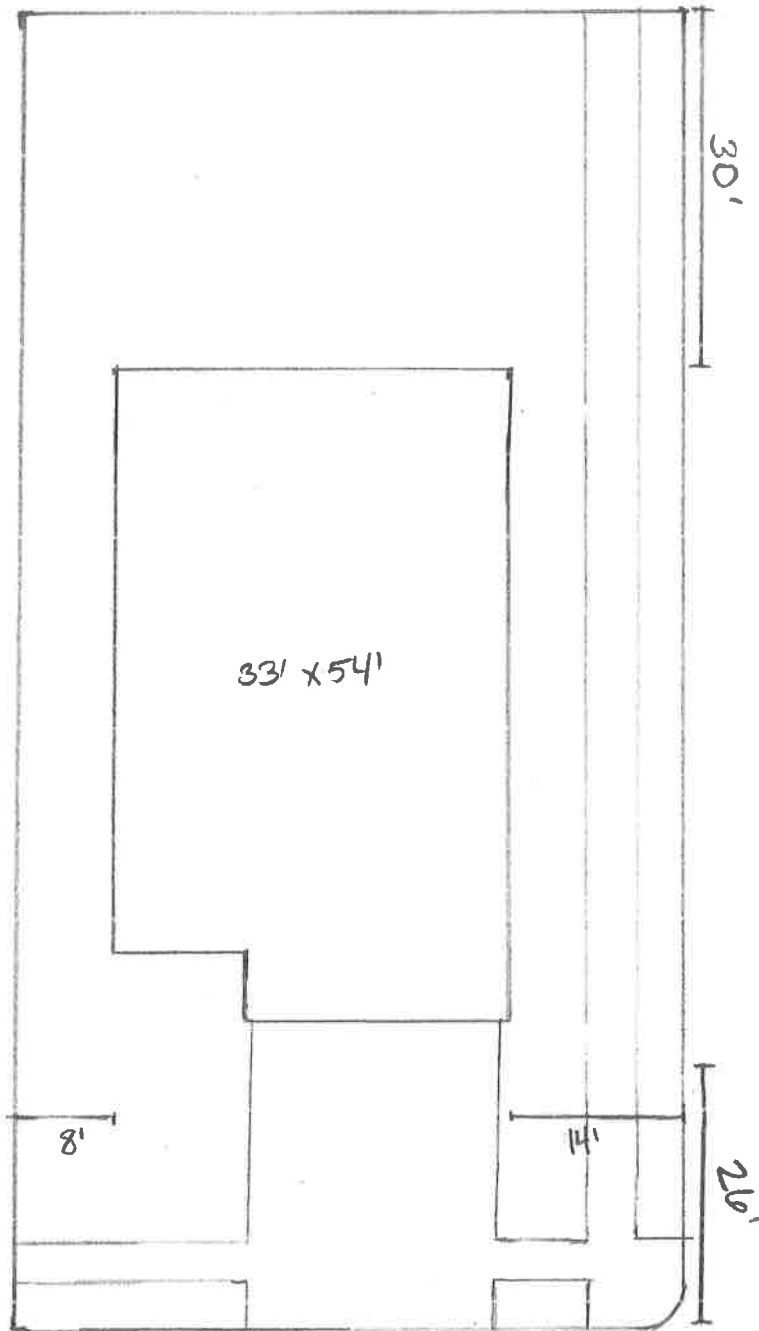
Dimensions:	Width:	36' 0"
	Depth:	56' 0"
	Max Ridge Height:	28' 0"

Garage	Type:	Attached
	Details:	2 Cars
		390 Sq. Ft.

LOTS 2-10 E. SIDE OF AVE. G.
SIZE 50'x120'



← AVE. G →



LOT 23 W. SIDE OF AVE. G
SIZE 55 x 110

← W. OVERLAND →

← AVE. G



Plan 60634ND

ArchitecturalDesigns.com

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Plan Number
60634ND

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Min

Max

BEDS

BATHS

FLOORS

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Plan Pricing What's included?

Plan Set Options

5 Set \$680

Foundation Options

Slab (no charge)

Options

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Plan 60634ND - Starter Home Plan With Vaulted Ceilings

1,198
SQ. FT.

3
BEDS

2
BATHS

1
FLOORS

2
CAR GARAGE

About This Plan

Buy a QuikQuote (/orders/quikquote?plan=60634)

- A great starter home, this brick and shake siding home offers 3 bedrooms and 2 bathrooms.

- The master suite has a boxed ceiling and a large walk-in closet and its own private bathroom. The two other bedrooms

are in back of the home and share the hall bath. A linen closet is conveniently placed in the hall.

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Floor Plan
Main Level



Plan Details

Total Living Area:	Total Living Area:	1,198 sq. ft.	Front Porch:	84 sq. ft.
	First Floor:	1,198 sq. ft.		

Beds/Baths	Bedrooms:	3	Full Bathrooms:	2

Dimensions:	Width:	33' 0"
	Depth:	53' 8"
	Max Ridge Height:	20' 0"

Garage	Type:	Attached
	Details:	2 Cars
		403 Sq. Ft.

Foundation Type	Standard Foundations:	Slab, Crawl	Optional Foundations:	None

Exterior Walls	Standard Type(s):	2x4	Optional Type(s):	2x6

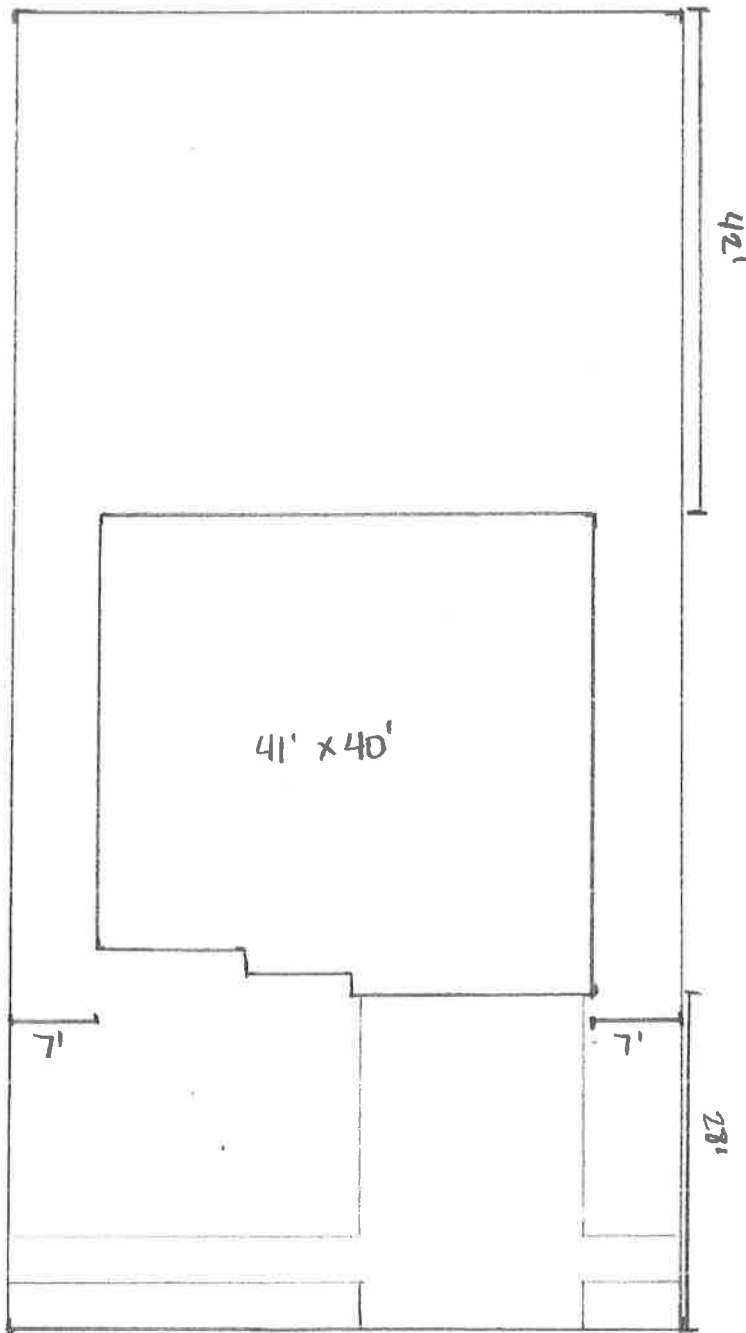
Ceiling Heights	First Floor	8' 0"	Great Room, Dining & Kitchen; 9' Box 0' 0"
			MBR

Roof	Primary Pitch:	8 On 12	Framing Type:	Stick

Architectural Style	Cottage	Mountain

Special Features	1st Floor Master Suite	CAD Available
	PDF	

Plan Collections	Narrow Lot
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N ↑
LOTS 22-13 W. SIDE OF AVE. G
SITE 55' x 110'



Plan 59604ND

ArchitecturalDesigns.com

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Thumbnails



Favorite

Plan Number
59604ND

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Plan Pricing [What's Included?](#)

Plan Set Options

5 Set \$580

Foundation Options

Slab (no charge)

Options

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Plan 59604ND - Every Square Inch

1,106
SQ. FT.

3
BEDS

2
BATHS

1
FLOORS

2
CAR GARAGE

About This Plan

[Buy a QuikQuote \(/orders/quikquote?plan=59604\)](#)

• This home plan utilizes every square inch! An 8-inch round column on the quaint entry porch gives an elegant flair to the exterior while angled walls create a unique interior design.

• A step-down kitchen blends with the breakfast room and has a nearby garage entry for convenience.

Floor Plan

Main Level



Plan Details

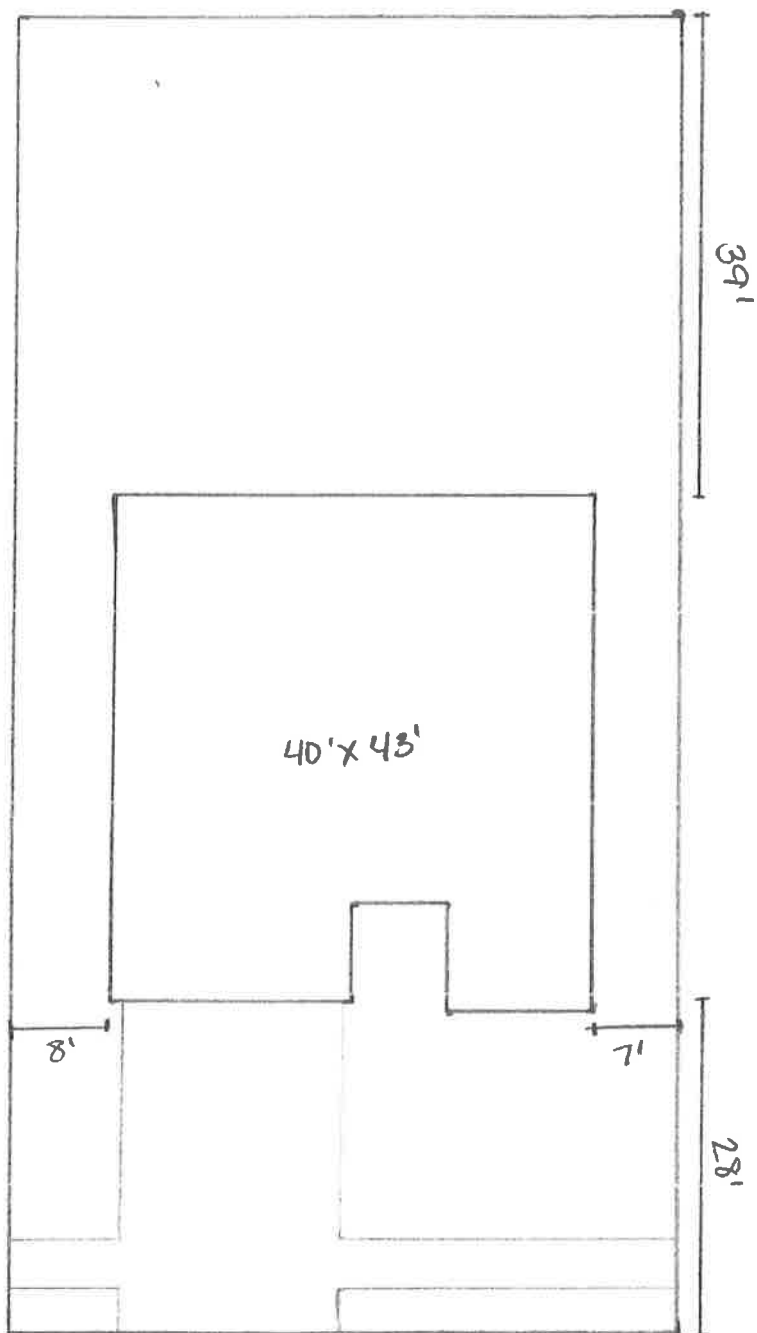
Total Living Area:	Total Living Area:	1,106 sq. ft.
	First Floor:	1,106 sq. ft.

Beds/Baths	Bedrooms:	3	Full Bathrooms:	2
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Dimensions:	Width:	41' 4"
	Depth:	39' 8"

N ↑

LOTS 22-13 W. SIDE OF AVE. G.
SIZE 55' X 110'



← AVE. G →



Plan 59303ND

Architectural Design



Favorite

Plan Number
59303ND

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Plan Pricing [What's included?](#)

Plan Set Options

5 Set \$580

Foundation Options

Slab (no charge)

Options

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Plan 59303ND - Quaint Covered Entry

1,250
SQ. FT.

3
BEDS

2
BATHS

1
FLOORS

2
CAR GARAGE

About This Plan

[Buy a QuikQuote \(/orders/quikquote?plan=59303\)](#)

- A starter home or empty nest home best describes this traditional style home plan. A quaint covered entry welcomes you into a foyer leading you past two bedrooms and a full bath to the master suite. Convenient to the living area, this

Modify This Plan (/modifications)

Receive a detailed color plot within 10 business days.

- The great room has a vaulted ceiling, plenty of wall space and a sliding glass door to the back yard.
- A quaint dining area has two large windows and opens to the kitchen.
- The garage accesses the home through the laundry room.

For more information on these related house plans, click on the links below: 59059ND (<http://www.architecturaldesigns.com/house-plan-59059nd.asp>), 59137ND (<http://www.architecturaldesigns.com/house-plan-59137nd.asp>), 59138ND (<http://www.architecturaldesigns.com/house-plan-59138nd.asp>), 59780ND (<http://www.architecturaldesigns.com/house-plan-59780nd.asp>), and 59782ND (<http://www.architecturaldesigns.com/house-plan-59782nd.asp>).
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Square
Footage

Min

Max

BEDS

BATHS

FLOORS

MORE

Search

Search Plan Number

Floor Plan

Main Level



Plan Details

Total Living Area:

Total Living Area:

1,250 sq. ft.

Entry:

40 sq. ft.

First Floor:

1,250 sq. ft.

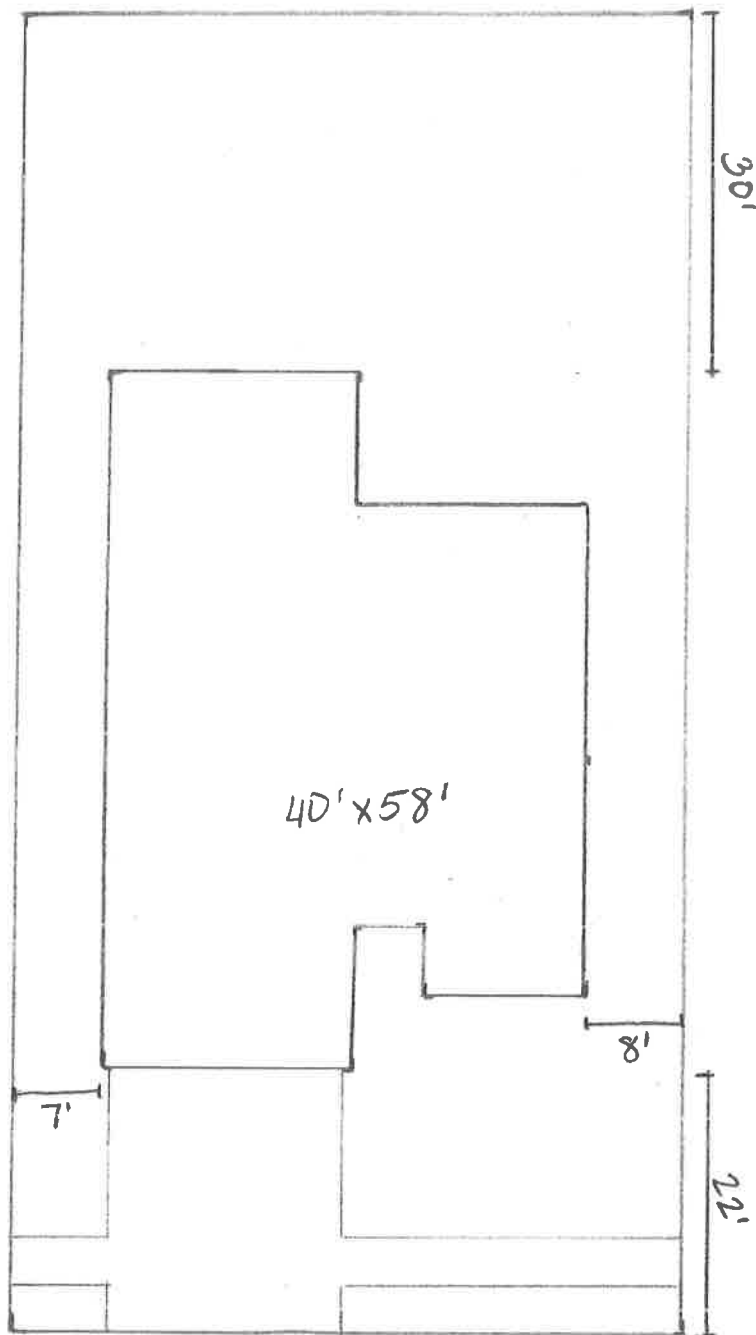
Beds/Baths

Bedrooms:

3

Full Bathrooms:

2



N ↑

LOTS 22-13 W. SIDE OF AVE. G
SIZE 55' x 110'

← AVE. G →



Favorite

Plan Number
69013AM

NEED HELP ?
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Plan Pricing What's Included?

Plan Set Options

Reproducible Set \$800

Foundation Options

Crawl (no charge)

Options

Select your options

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Plan 69013AM - Open Cottage Home Plan

1,275
SQ. FT.

3
BEDS

2
BATHS

1
FLOORS

2
CAR GARAGE

About This Plan

[Buy a QuikQuote \(/orders/quikquote?plan=69013\)](#)

- Arches accented with keystones, a mix of siding materials, a trio of roof peaks, and a covered porch stamp this home with time-honored appeal.

Exterior: Siding and stone veneer, the roof plan includes a dormer, entry porch, and living room. The open plan works

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Receive a free modification quote within two business days.

Modify this Plan (/services/modification-request-plan-18-250-18-251)

well for day-to-day family life and also for entertaining. The kitchen features an island and built-in pantry. Those who love to barbecue will appreciate the nearby patio, accessible through the sliding patio doors in the dining area. The living room is defined by a series of columns and the vaulted ceiling. It features a fireplace.

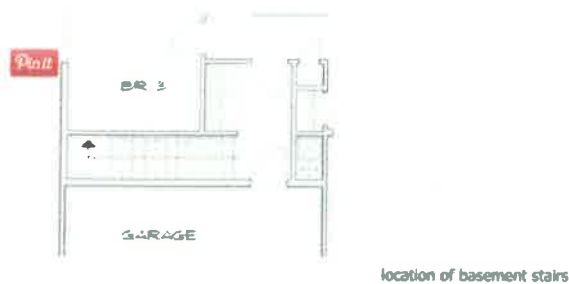
- In the left wing of the home, the master suite, two additional bedrooms, a bath, and the laundry room are aligned along a central hall.
- **Related Plans:** For alternate elevations, see house plans **69250AM** (<http://www.architecturaldesigns.com/house-plan-69250am.asp>) (front-entry garage) and **69251AM** (<http://www.architecturaldesigns.com/house-plan-69251am.asp>) (side-entry garage).

Floor Plan

Main Level



Optional



Plan Details

RESOLUTION _____

**BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF
SCOTTSBLUFF, NEBRASKA:**

Recitals:

a. Pursuant to the Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.*, a redevelopment plan by Five 22 Developing, LLC (the “Redevelopment Plan”) has been submitted to the Planning Commission.

b. The Planning Commission has reviewed the Redevelopment Plan as to its conformity with the 2016 Scottsbluff Comprehensive Plan (the “Comprehensive Plan”).

Resolved:

1. The Planning Commission finds that Redevelopment Plan conforms to the Comprehensive Plan and recommends approval of the Redevelopment Plan to the Scottsbluff Community Redevelopment Authority and City Council.

2. All prior resolutions of the Commission in conflict with the terms and provisions of this Resolution are repealed to the extent of such conflicts.

3. This Resolution shall become effective immediately upon its adoption.

PASSED and APPROVED on May ___, 2016.

**PLANNING COMMISSION OF THE CITY
OF SCOTTSBLUFF, NEBRASKA**

ATTEST:

By: _____
Chair

By: _____
Recording Secretary