

# **City of Scottsbluff, Nebraska**

**Monday, May 2, 2016**

**Regular Meeting**

## **Item Reports3**

**Council to consider an offer from James Becker to purchase six acres of city owned property located at Immigrant Trail Subdivision.**

**Staff Contact: Nathan Johnson, City Manager**

**J. L. Becker Trucking, Inc.  
2523 2<sup>nd</sup> Avenue  
Scottsbluff, NE 69361  
(308) 641-5110**

**April 18, 2016**

**City Of Scottsbluff  
2525 Circle Drive  
Scottsbluff, NE 69361**

**City Manager and Council Members,**

**My name is James L. Becker and I am a small business owner of a trucking company in Scottsbluff. I have been in the logistics industry for over 20 years and have been able to grow my current business from one truck and being self-employed to a total of five trucks. Currently I am leasing a Comm Shop for my business, but have outgrown the available space.**

**There are many small businesses in the area that are in need of quality commercial space as evidenced by the occupancy of the current space being leased and the waiting list for these spaces. My business plan would be to build nine (9) commercial shops to make room for small business start-up and growth.**

**I would like to purchase 6 (six) acres of available land in the 43 acre mixed use business park in the city limits of Scottsbluff located along Highway 26 and 25th Street. This area is ideal for the logistics industry because of the excellent access to major highways.**

**The proposal includes a bid of \$8,000 per acre of land and the construction of nine (9) commercial shops; one measuring 50' X 80' for my business and eight (8) additional spaces measuring 25' X 80' to be made available for other businesses to lease. The entire finished building would be 80' X 250'**

**Thank you for your consideration of this offer and look forward to hearing from you soon.**

**Sincerely,**



**James L. Becker, President  
J. L. Becker Trucking, Inc.**



November 30, 2015

Mr. Rick Kuckkahn  
City Manager  
City of Scottsbluff  
2525 Circle Drive  
Scottsbluff, Nebraska

Subject: Light Manufacturing & Industrial Land,  
Immigrant Trail Road,  
Scottsbluff, Nebraska

Dear Mr. Kuckkahn,

At your request we have made a personal inspection of the above referenced property for the purpose of forming an opinion of the market value of the subject property. The use of this appraisal by anyone other than the stated intended users and for any other use than the stated intended use is prohibited. The subject property is legally described herein.

The methods we have used and all pertinent data gathered in our investigation have been included in this report. The "Limiting Conditions and Assumptions" apply to this report and the "Appraiser's Certification" and "Qualifications" are in the final pages of the report.


This is an Appraisal Report and was made in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation. The Appraisal was made in conformance with the Federal Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA), the Office of the Comptroller of the Currency (OCC). The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

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As a result of an inspection of the subject and analysis of pertinent data, it is my opinion that the market value of the fee simple interest of the subject property "as is", as of February 23, 2016 was:

**\$297,500**

Respectfully Submitted,

  
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Gary Brandt, MAI, CCIM  
Nebraska Certified General Appraiser  
State Certification #CG920235

## PROPERTY ANALYSIS

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### Summary of Salient Facts and Conclusions

| Subject              |  |
|----------------------|--|
| Location             | Immigrant Trail Road, Scottsbluff, Nebraska      |
| Owner of Record      | City of Scottsbluff                              |
| Date of Inspection   | February 23, 2016                                |
| Land Area            | 43.14 ± acres - Total<br>35.00 ± acres - Useable |
| Improvements         | None   |
| Zoning               | "M-1" Light manufacturing & Industrial           |
| 2015 Taxes           | Tax Exempt                                       |
| Highest and Best Use | Light Manufacturing & Industrial                 |

| Valuations (Fee Simple)   |           |
|---------------------------|-----------|
| Sales Comparison Approach | \$297,500 |
| Final Opinion of Value    | \$297,500 |

## Date of Opinion of Value

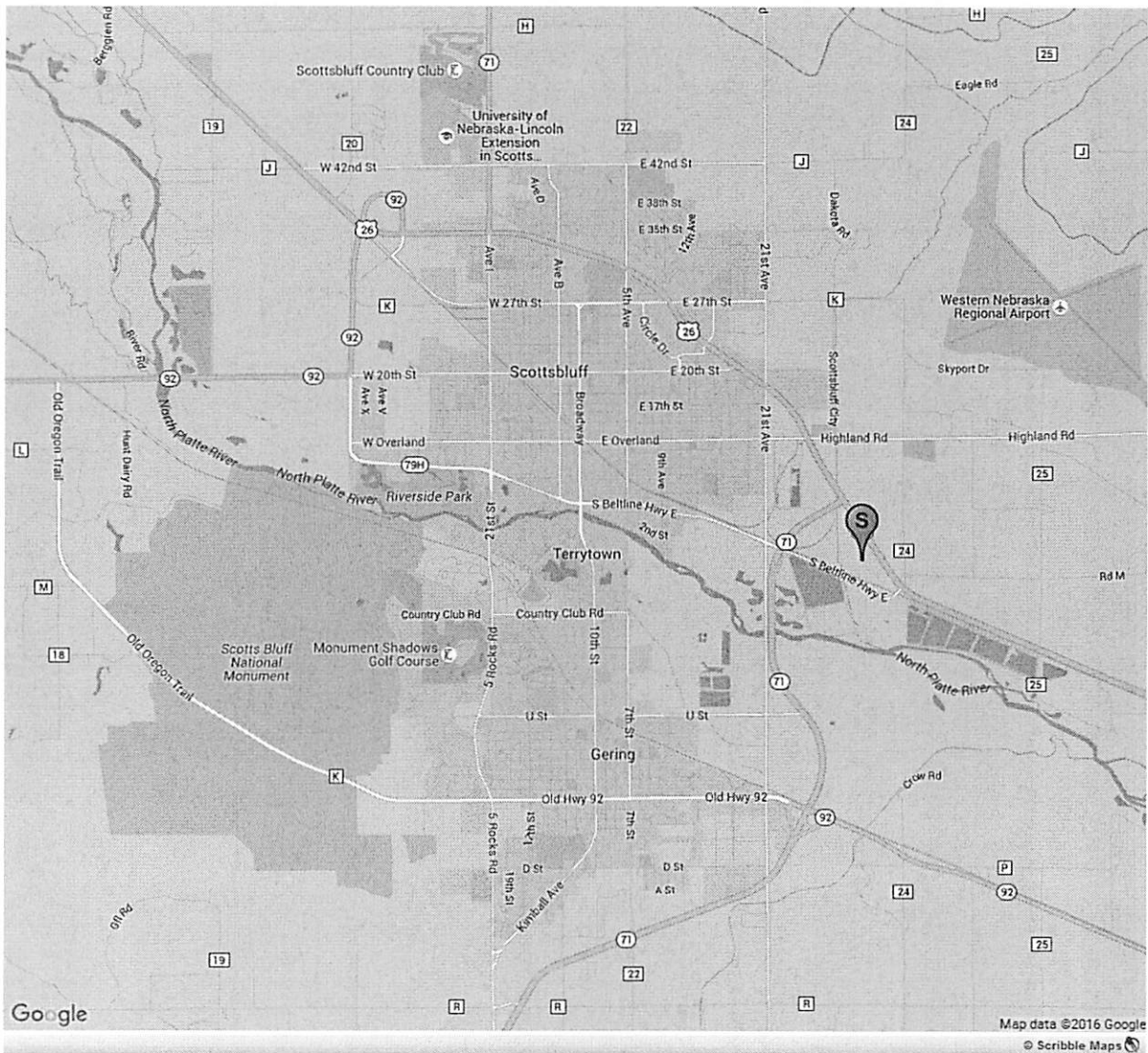
The effective date of the appraisal is February 23, 2016, the date the property was initially inspected for appraisal purposes. Appraisals have specific effective dates because the value of real estate is subject to change both up and down over time. The currently recognized value trend for the subject property is that of a stable market.

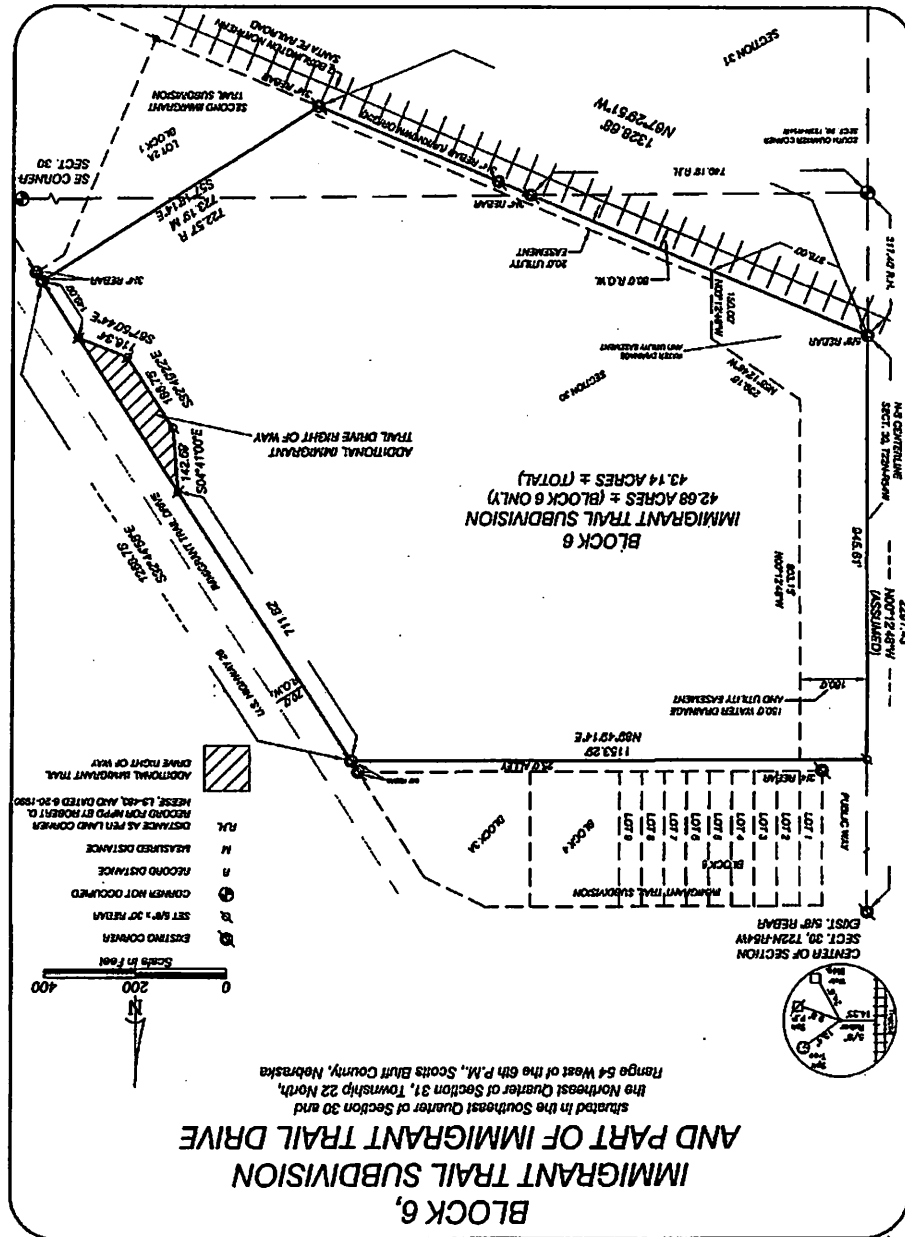
## Identification of the Property

The subject property is Light Manufacturing & industrial zoned land adjoining the south side of Immigrant Trail Road, Gering, Nebraska. The legal description is:

Block 6, Immigrant Trail Subdivision, Scottsbluff, Scotts Bluff County, Nebraska

## Location Map





Plat Map