

CITY OF SCOTTSBLUFF
City of Scottsbluff Council Chambers
2525 Circle Drive, Scottsbluff, NE 69361
COMMUNITY REDEVELOPMENT AUTHORITY

Regular Meeting
November 21, 2018
12:00 PM

1. Roll Call
2. **For public information, a copy of the Nebraska Open Meetings Act is posted in the back of the room on the north wall.**
3. Notice of changes in the agenda by the city manager (Additions may not be made to this agenda less than 24 hours before the beginning of the meeting unless added under Item 4 of this agenda.)
4. Citizens with business not scheduled on the agenda (As required by state law, no matter may be considered under this item unless the committee determines that the matter requires emergency action.)
5. 5. Minutes
 - a) Approve Minutes of the October 10, 2018 Meeting
6. 6. East Overland Facade Grant Program
 - a) Review and make recommendations on updated form.
7. 7. PIVO Redevelopment Plan
 - a) Review Redevelopment Plan by PIVO, Inc.
 - b) Conduct initial cost benefit analysis of Redevelopment Plan by PIVO, Inc.
 - c) Approve Redevelopment Plan by PIVO, Inc. for submission to Planning Commission
8. 8. Auto Spa, LLC Redevelopment Plan
 - a) Review Redevelopment Plan by Auto Spa, LLC.
 - b) Conduct initial cost benefit analysis of Redevelopment Plan by Auto Spa, LLC.
 - c) Approve Redevelopment Plan by Auto Spa, LLC for submission to Planning Commission.
9. 9. Staff Reports
 - a) East Overland Update
10. Other Business
 - a) Other items of business to discuss.
11. Closed Session (to consider any of the above matters, where a Closed Session is appropriate.)

- a) Following passage of motion to enter into executive session, presiding officer must state purpose of executive session.
- 12. Adjournment.

City of Scottsbluff, Nebraska
Wednesday, November 21, 2018
Regular Meeting

Item 1

Approve Minutes of the October 10, 2018 Meeting

Staff Contact: Starr Lehl

City of Scottsbluff
Community Redevelopment Authority
October 10, 2018

A meeting of the Community Redevelopment Authority (CRA) was held on Wednesday, October 10th at 12:00p.m. at City Hall, 2525 Circle Drive, Scottsbluff, NE.

Notice of the meeting was published in the Star-Herald on September 11, 2018.

The meeting convened at 12:06 p.m. by Chairman Trumbull. Roll call was taken. The following committee members were present: Bill Trumbull, Cathy Eastman, Robert Franco, Joanne Phillips, and Absent Bill Knapper. In attendance on behalf of the city were City Manager, Nathan Johnson, Economic Development Director, Starr Lehl and legal counsel, John Selzer.

Chairman Trumbull informed those in attendance that a copy of the Nebraska Open meetings Act is available for the public's review.

Chairman Trumbull asked if there were changes to the agenda and there were no changes.

Motion by Phillips, second by Eastman to approve the minutes from the September 14, 2018 meeting. "Yeas" Franco, Phillips, Trumbull, Eastman. "Nays", none, absent Knapper.

Chairman Trumbull asked if members had a chance to review the proposed changes to the East Overland Façade Improvement Grant Program and talk about including demolition in the allowable expenses. Lehl mentioned the PADD Brownfields Program that may be able to be used for the demolition. Franco wanted to clarify that our funds would be able to be used for demolition and the property owner would have to come up with the matching funds above and beyond the city funding. Discussion included what addresses qualified for the grants and if the word corridor should be used or addresses actually on East Overland. Several changes were recommended and noted by Lehl, who will get a draft back to the committee.

Chairman Trumbull opened discussion regarding the Scottsbluff Infrastructure Agency Interlocal Agreement and asked members if they had a chance to review the information. There were no changes from the past agreement. Selzer informed the committee that the council would have three members or designees on the committee and two would be filled by CRA members. The new committee would decide how the new funds would be prioritized and final decisions would be made by the city council. Selzer said there would need to be a motion and vote to approve the agreement prior to December. Motion by Franco, second by Eastman to approve the Interlocal Cooperative Agreement. "Yeas", Franco, Phillips, Trumbull, Eastman, "Nays", None, Absent, Knapper

Lehl reported that a news release had been sent to the media about the success of the East Overland Façade Improvement Program and they had asked for before and after pictures of some of the properties, which were sent. Chairman Trumbull's contact information was on the news release so media could contact him for comments.

Trumbull asked Johnson about the education piece to LB357 and Johnson responded that there is a citizens group promoting and marketing the initiative. There will also be a flyer printed and made available printed in English and in Spanish to promote the ballot measure. The promotion will happen towards the end of the month so it will be fresh on voters' minds when going to the polls.

Motion by Franco, second by Eastman to adjourn the meeting "Yeas", Phillips, Trumbull, Eastman, Franco. "Nays", none, absent, Knapper.

Nathan Johnson

Starr Lehl

City of Scottsbluff, Nebraska
Wednesday, November 21, 2018
Regular Meeting

Item 1

Review and make recommendations on updated form.

Staff Contact: Starr Lehl



CITY OF SCOTTSSLUFF

EAST OVERLAND FAÇADE IMPROVEMENT GRANT PROGRAM

The City of Scottsbluff has committed \$100,000 to a program for façade improvements along the East Overland corridor. Grants will be available to all properties, residential and commercial, that are located on East Overland. The grant funds must be used to improve the appearance of the exterior of the property. Program guidelines are below:

1. Grant amount: Minimum grant amount is \$100, and maximum grant amount is \$10,000 per property.
2. Required cash match: The property owner is required to match every dollar of grant money with one dollar of their own funds. Grant funds must be spent on the exterior of the property. Matching funds may be spent on the exterior or the interior of the property.

Eligible improvements that may be supported by grant funds or matching funds include, but are not limited to:

- | | | |
|------------------------|-----------------------|--------------|
| -Paint (exterior only) | -Roof Repairs | - Siding |
| -Masonry | -Sidewalk repair | - Awnings |
| -Signage | -Windows | - Doors |
| -Landscaping | - Parking Lot Repairs | - Demolition |

Improvements that may be funded by match funds only include, but are not limited by:

- | | |
|---|---------------------------------|
| - Insulation/Energy efficiency improvements | - Parking Lot Improvements |
| - Paint (interior or exterior) | -Electrical or plumbing repairs |

4. Applicants must have actual bids or estimates from a contractor for work to be done at the time of application.
5. Funds may not be spent until after an application is approved. Funds spent before approval is granted will not be reimbursed.
6. Applicant must keep all receipts for materials and work done and submit to the City in order to be reimbursed. Work must be completed and receipts submitted for reimbursement within 6 months of project approval. Applicants may apply for one 3 month extension if needed to

complete the work. The Community Redevelopment Authority (CRA) has the discretion to extend the timeframe on a case by case basis due to extenuating circumstances within the current fiscal year.

7. Applications will be reviewed by staff and presented to the City's Community Redevelopment Authority at their monthly meetings. The CRA will make recommendations to the City Council, who has final say in approving projects.

8. Approved applicants must give monthly reports to the city regarding the progress of the project until completed.

9. Application Period will begin on _____ and end on _____

10. All proposed improvements must meet requirements of the City's building, fire, and zoning codes.

East Overland Façade Improvement Program Application

Project Information

1. Applicant Name _____
Applicant Address _____
Telephone No. _____
Property Owner (if different than applicant) _____

2. Project Site Address _____

4. Land Use of Project (Circle one)

Residential

Restaurant

Retail

Service

Other (Please specify) _____

5. Utilities (Circle one) Gas Electric Both

6. Proposed Project: Describe in detail; attach plans and specifications:

7. Estimated Project Costs

Exterior Improvements (grant or matching funds) \$_____

Interior Improvements (matching funds only) \$_____

Total \$_____

Grant Funds Requested* \$_____

*Grant funds requested must not exceed the \$10,000 maximum

*Bids or estimates from contractors must be included at the time of application

8. Person doing work (if different than applicant)_____

Address_____

Phone No._____

8. Project Construction Schedule (estimated)

Start Date _____

Completion Date _____

***ALL WORK MUST BE COMPLETED AND RECEIPTS SUBMITTED TO THE CITY NO LATER THAN SEPTEMBER 1, 2019.**

To be completed by Staff:

Zoning of Property_____

Square footage of building_____

City of Scottsbluff, Nebraska
Wednesday, November 21, 2018
Regular Meeting

Item 1

Review Redevelopment Plan by PIVO, Inc.

Staff Contact: Starr Lehl

City of Scottsbluff, Nebraska
Wednesday, November 21, 2018
Regular Meeting

Item 2

**Conduct initial cost benefit analysis of Redevelopment Plan by
PIVO, Inc.**

Staff Contact: Starr Lehl

City of Scottsbluff, Nebraska

Wednesday, November 21, 2018

Regular Meeting

Item 3

**Approve Redevelopment Plan by PIVO, Inc. for submission to
Planning Commission**

Staff Contact: Starr Lehl

CITY OF SCOTTSBLUFF REDEVELOPMENT PLAN

HPB Expansion

By PIVO, Inc.

1. Introduction/Executive Summary

PIVO, Inc. (the “Redeveloper”) submits this Redevelopment Plan (“Plan”) to the City of Scottsbluff City Council (the “City”), the City of Scottsbluff Planning Commission (“Planning Commission”), and the City of Scottsbluff Community Redevelopment Authority (the “CRA”), pursuant to the Nebraska Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.*

Under this Plan, the Redeveloper proposes to expand its building on the “Project Site” to make room for expanded operations. The Project Site has been declared to be blighted and substandard. On the Project Site the Redeveloper will build an addition to its current building (the “Project”). The Project will require demolition a portion of the City’s storm drain, which runs east/west through the Project Site, and re-routing the storm drain in City right-of-way, north of the Project Site. The Redeveloper is requesting tax increment financing for certain eligible costs and expenses related to the Project.

2. Blighted and Substandard Condition of Project Site (NEB. REV. STAT. §§ 18-2103 (3) and (31) and 18-2109)

On November 20, 2017, the City declared the Project Site and surrounding areas as blighted and substandard as defined in the Nebraska Community Development Law.

3. Statutory Elements (NEB. REV. STAT. §§ 18-2103(27) and 18-2111)

- A. *Boundaries of the Project Site:*** The Project Site is located at 2810 Avenue M and is legally described as Lot 3B, Block 2, Amended Plat of Lots 3A and 5, Block 2, Case Subdivision to the City of Scottsbluff, Scotts Bluff County, Nebraska and the adjacent City right-of-way. Aerial maps of the Project Site are found in Attachment 1.
- B. *Land Acquisition:*** No land acquisition is contemplated under this Plan. The Redeveloper owns the Project Site.
- C. *Land Coverage, and Building Intensities:*** The Project Site is 153,767 square feet (3.53 acres). The current warehouse building is 41,870 square feet, with additional paving. There is a utility building on the north area of the Project Site which is 3,600 square feet. See Attachment 2. The new expansion will be an additional 11,955 square feet.
- D. *Land Uses:*** See Attachment 3 for existing land uses of the area surrounding the Project Site. This Project is the expansion of a current business operation, so no changes in land uses of the Project Site are contemplated.
- E. *Existing Uses and Condition:*** The south portion of the Project Site includes the Redeveloper’s current warehouse and office building. This Plan primarily addresses the expansion of the building to the northwest portion of the Project Site which currently is vacant, unused land.
- F. *Site Plan:*** See Attachment 4.

- G. Demolition and Removal of Structures:** The City's storm drain running east/west through the Project Site will need to be demolished and removed. For timing purposes, site preparation and this demolition may begin prior to Plan approval so development can begin immediately after approval of this Plan. The lean-to structure on the northwest side of the building will also be demolished and abandoned electrical and refrigeration components will be removed. See Attachment 5 for a picture of the lean-to to be demolished.
 - H. Population Densities:** The Plan does not contemplate a change in population densities around the Project Site.
 - I. Zoning Changes:** The Project Site is zoned as C-3 (Heavy Commercial), which includes warehousing/wholesaling activities as a permitted use. Thus, no zoning changes are necessary.
 - J. Additional Public Facilities and Utilities:** The City storm drain will be reconstructed as shown on the Site Plan. This Plan may also include improvements to the alley on the west side of the Project Site, to the extent tax increment financing is available.
 - K. Street Layouts, Street Levels, and Grades:** No changes to street layouts, street levels, and grades are needed for this Plan.
 - L. Ordinance and Building Code Changes:** No ordinance or building code changes are contemplated by the Plan.
4. **Conformity to General Plan of the City (NEB. REV. STAT. §§ 18-2112, 18-2113(1), and 18-2116(1)(a)).**

The Planning Commission, City, and CRA are all tasked with determining whether this Plan conforms to the general plan for the development of the City as a whole. NEB. REV. STAT. §§ 18-2112, 18-2113(1), and 18-2116(1)(a).

According to the 2016 Scottsbluff Comprehensive Plan, the Project Site is in the Northwest District and in an Automobile Commercial Neighborhood, which contemplates daytime and nighttime activity, commercial vehicle access, and a wide variety of building types and sizes. The Redeveloper's potential expansion of its business on the Project Site is consistent with the Comprehensive Plan.

5. **Proposed Financing**

A. Tax Increment Financing. The Redeveloper is requesting tax increment financing to pay for statutorily eligible expenses, to the extent such funds are available. The tax increment financing will be generated from the increased property taxes to be paid on the Project Site after development. The amount of the available proceeds from tax increment financing ("TIF Revenues") is estimated at approximately \$276,000.00, calculated as follows:

2019 Assessed Value:		
Land:	\$ 114,256.00	
Building/Improvements	<u>\$1,837,360.00</u>	
Total		<u>\$1,951,616.00</u>
Estimated Value after Completion		
Land:	\$ 114,256.00	
Building:	<u>\$2,685,744.00</u>	
Total		<u>\$2,800,000.00</u>
Increment Value:		\$848,384.00
Multiplied by approximate 2.17% levy	x 0.0217	
Annual TIF Revenues Generated (Rounded)		\$ 18,400.00
Multiplied by 15 years (Maximum Duration of TIF)	x 15	
Estimated TIF Revenues Available:		<u>\$276,000.00</u>

This estimated amount must be reduced to present value based on an interest rate to be agreed upon by the Redeveloper and the City to support a tax increment financing bond ("TIF Indebtedness").

Because the Plan proposes the use of tax increment financing, the City must find that the Plan would not be economically feasible without the use of tax increment financing and the Project would not occur in the blighted and substandard area without the use of tax increment financing. The City and the CRA must also find that the costs and benefits of the Project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed and been found to be in the long-term best interest of the community. NEB. REV. STAT. §§ 18-2113(2) and 18-2116(1)(b).

The Redeveloper certifies that this Plan would not be economically feasible, and the Project would not occur at the Project Site without the use of tax increment financing. The City storm drain was not located on City maps prior to project conception and was not marked by the City during location services. However, re-routing the drain is necessary to preserve the integrity of the building expansion and to avoid future issues the City may face in terms of accessing the drain. Demolishing and moving the drain was an unanticipated expense not originally accounted for by the Redeveloper and not typical in regular development. Upon discovery of the storm drain issue, the Redeveloper sought options from the City for addressing the issue and tax increment financing became the public/private solution. Other eligible expenses were also identified to enhance the feasibility of the Project.

Notwithstanding the foregoing, the Redeveloper understands the liability of the CRA and City shall be limited to the TIF Revenues received by the CRA with respect to the Project available to pay the TIF

Indebtedness issued for this Project and the Redeveloper shall look exclusively thereto for the payment on any TIF Indebtedness. The Redeveloper acknowledges that the above figures are, and any TIF Indebtedness will be set, based on estimates and assumptions, including expectations as to the completion of construction and valuations, suggested by the Redeveloper, which may alter substantially and materially, and that tax increment revenues may be altered or eliminated entirely based on future decisions of the Nebraska Legislature or the voters of the State of Nebraska or by future court decisions.

Below are the portions of the project, and estimated costs, which the Redeveloper proposes to be paid for with TIF Revenues:

<u>Description</u>	<u>Estimated Cost</u>
Site Preparation	\$ 16,032.00
Storm Drain Demolition and Reconstruction	\$ 81,250.00
Civil Engineering/Site Design	\$ 13,500.00
Plan Preparation/Legal	\$ 10,000.00
Demolition/Relocation of abandoned	
Electrical and refrigeration	\$ 5,000.00
Storm Water Retention/Fee	\$ 20,000.00
<u>Alley Improvements*</u>	<u>\$ 12,000.00</u>
TOTAL	\$ 157,782.00

*Alley improvements on the west side of the Project Site may be added based on final costs of other items and remaining TIF Revenues available.

A statutory Cost-Benefit Analysis of the Project is attached as Attachment 6

B. Private Investment/Financing. The Redeveloper will make a substantial private investment in and obtain private financing for in the private improvements such as the building and personal property estimated between \$600,000.00 and \$800,000.00.

Please note that all the figures in this Plan are estimates.

This Redevelopment Plan is submitted by the Redeveloper on the date set forth below.

Dated: _____

PIVO, Inc.

By: _____
Jeffrey J. Scheinost, President

**HPB Expansion Redevelopment Plan
Attachment 1
Aerial Maps**

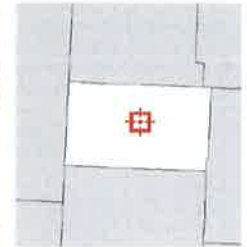


Beacon™

Scotts Bluff County, NE



Overview



Legend

- Parcels
- Subdivisions
- Roads

Parcel ID	010246223	Alternate ID	n/a	Owner Address	PIVO INC
Sec/Twp/Rng	15/22/55	Class	n/a		D/B/A HIGH PLAINS BUDWEISER
Property Address	2810 AVE M	Acreage	n/a		PO BOX 771
					SCOTTSBLUFF NE 69363
District	n/a				
Brief Tax Description	LT 3B, BLK 2, AMENDED PLAT OF LTS 3A & 5, BLK 2, CASE SUB				
	(Note: Not to be used on legal documents)				

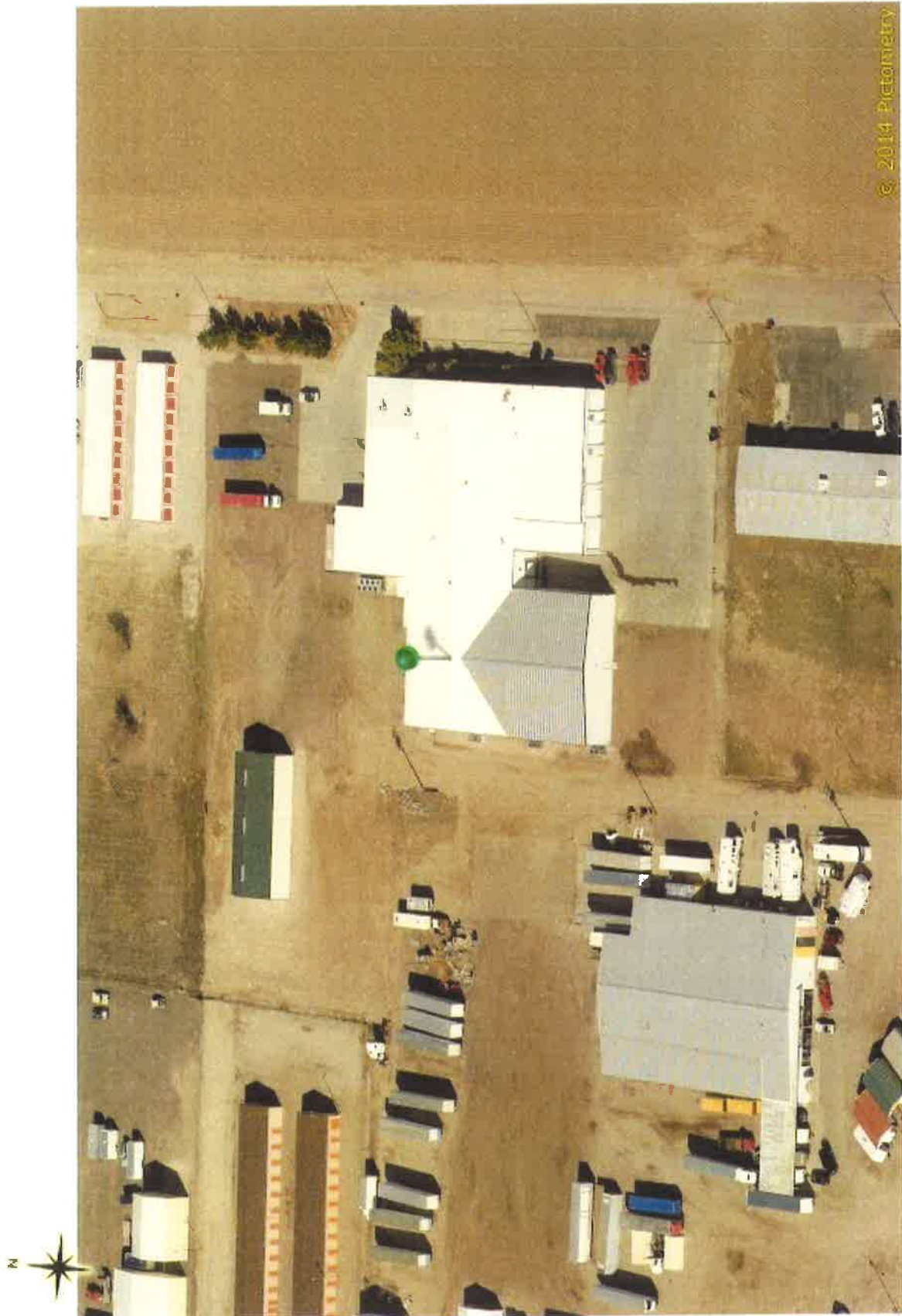
DISCLAIMER: This map measurement's and all associated data are approximate and not to be used for any official purposes. Scotts Bluff County assumes no liability associated with the use or misuse of this information.

Date created: 11/16/2018

Developed by Schneider
GEOSPATIAL

Project Site



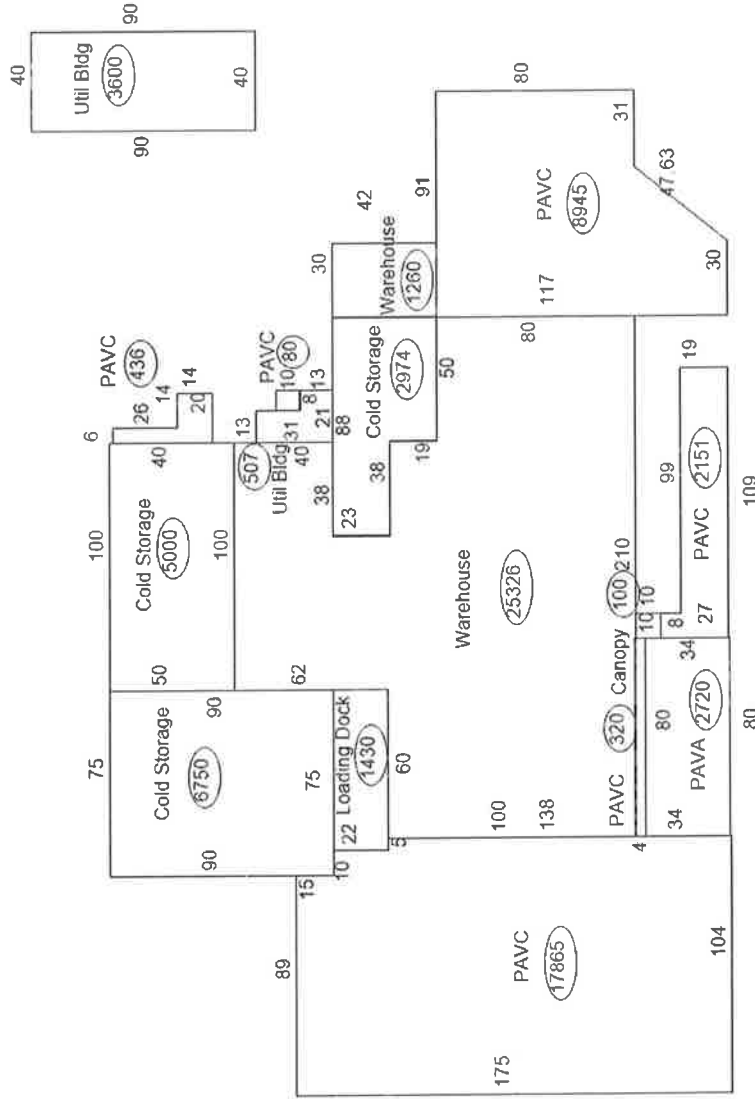


**HPB Expansion Redevelopment Plan
Attachment 2
Land Coverage**

SCOTTS BLUFF COUNTY

Appraisal Sketch

Parcel ID 010246223	Legal (19456)	Cadastral ID 1673-15-451-010
Owner PIVO INC	LT 3B, BLK 2, AMENDED PLAT OF LTS 3A & 5, BLK 2, CASE SUB	PAD Class Code 01-03-03-01-03-05
Situs 2810 AVE M SCOTTSBLUFF NE 69361		State GEO 1673-15-0-09477-002-0003
Neighborhood 1010 - E OVERLD, IND, OUTSKIRTS		



Sequence	Code	Description	Base Area	Multiplier	Total Area
1	COMM	Cold Storage	5,000	1.00	5,000
2	COMM	Cold Storage	6,750	1.00	6,750
3	COMM	Cold Storage	2,974	1.00	2,974
4	COMM	Warehouse	1,260	1.00	1,260
5	COMM	Util Bldg	507	1.00	507
6	COMM	Util Bldg	3,600	1.00	3,600
7	COMM	Warehouse	25,326	1.00	25,326
8	COMM	PAVC	436	1.00	436
9	COMM	Loading Dock	1,430	1.00	1,430
10	COMM	PAVC	8,945	1.00	8,945

SCOTTS BLUFF COUNTY

Appraisal Sketch

Sequence	Code	Description	Base Area	Multiplier	Total Area
11	COMM	PAVA	2,720	1.00	2,720
12	COMM	PAVC	17,865	1.00	17,865
13	COMM	PAVC	320	1.00	320
14	COMM	Canopy	100	1.00	100
15	COMM	PAVC	2,151	1.00	2,151
16	COMM	PAVC	80	1.00	80
Total Building Area			79,464		79,464

**HPB Expansion Redevelopment Plan
Attachment 3
Land Use**



Existing Land Use

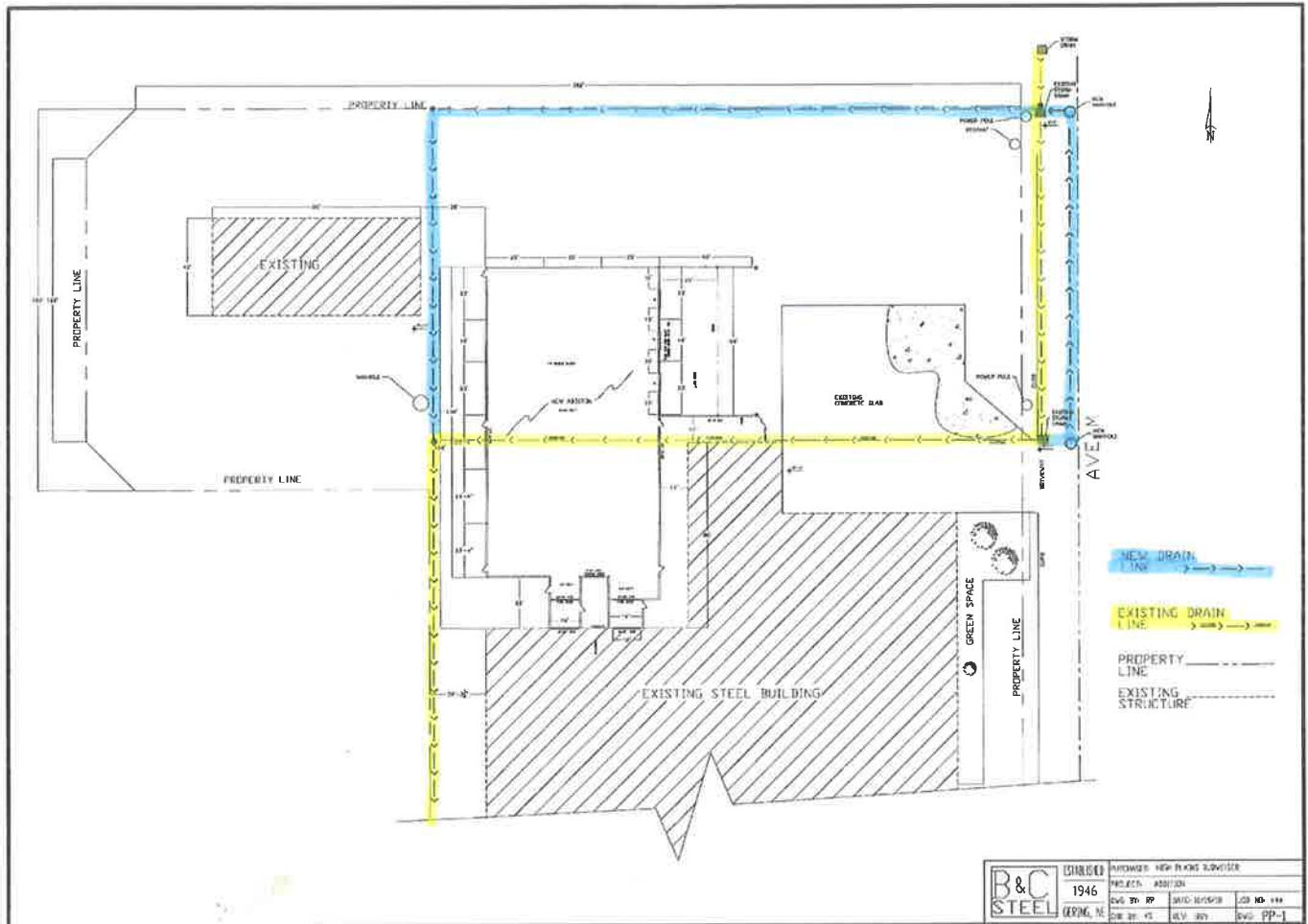
City of Scottsbluff
Scotts Bluff County, NE

Data Sources:
Land Use: City, 2005 with field updates
Parcels: Scotts Bluff County, 2016
Aerial: US Army Corps of Engineers, 2011

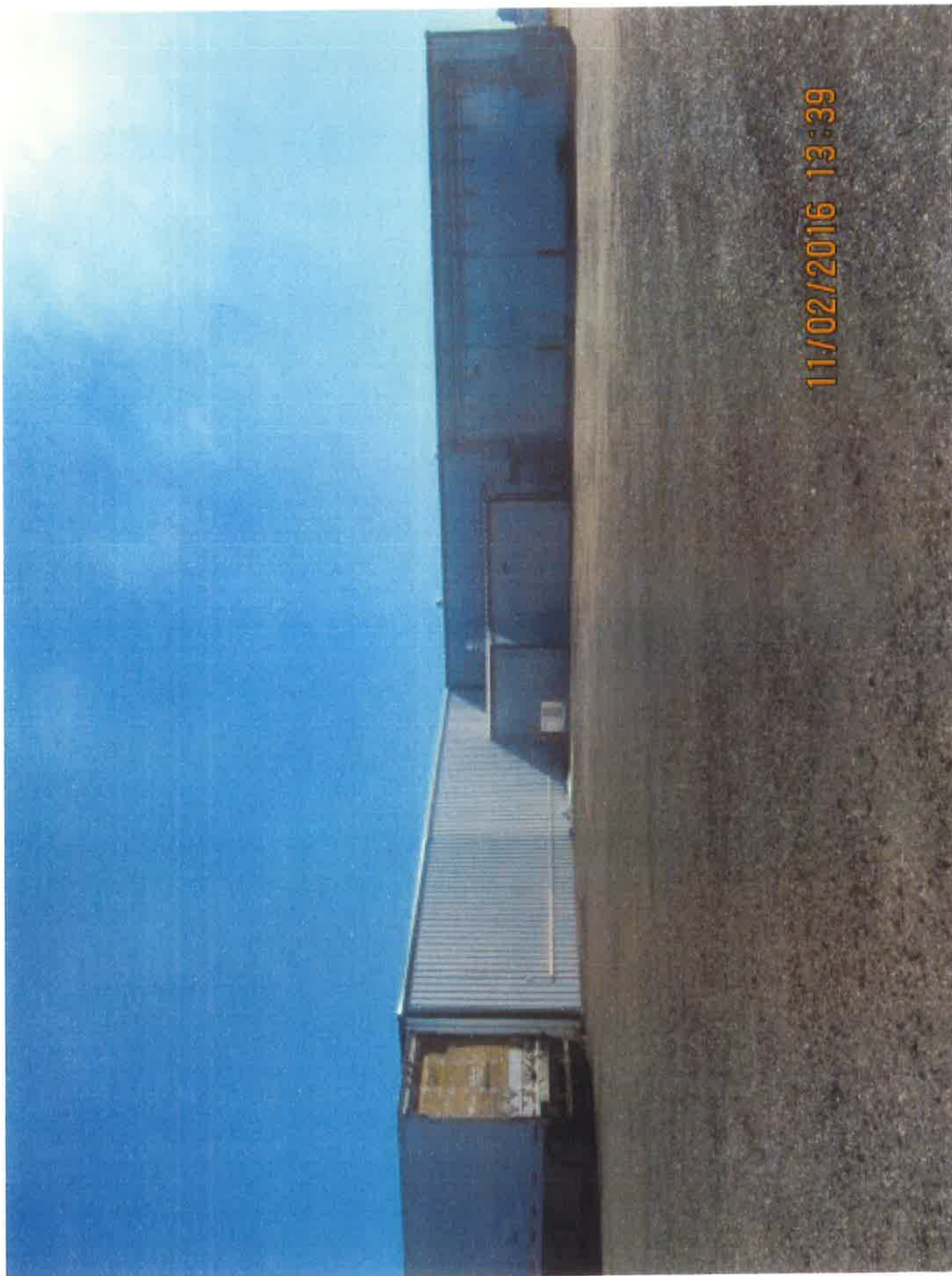
- | | |
|--|--|
| <ul style="list-style-type: none"> Blight Analysis Area Parcels Land Use Agricultural Central Business District Neighborhood Commercial Heavy Commercial Commercial—Traveler Serv Light Commercial Heavy Commercial Public Water Facility | <ul style="list-style-type: none"> Light Mfg & Industrial Heavy Mfg & Industrial O&P Park Single Family Residential Heavy Density Multi-Family Rural Residential Semi-Public Undeveloped Blight Study Area Corporate Limits |
|--|--|



**HPB Expansion Redevelopment Plan
Attachment 4
Site Plan**



**HPB Expansion Redevelopment Plan
Attachment 5
Lean-To to be Demolished**



**HPB Expansion Redevelopment Plan
Attachment 6
Cost-Benefit Analysis**

CITY OF SCOTTSBLUFF REDEVELOPMENT PLAN

*HPB Expansion
By PIVO, Inc.*

Cost Benefit Analysis

A. *Tax Revenues and Tax Shifts Resulting from the Division of Taxes.* The base values of the Project Site will be available to the local taxing jurisdictions regardless of the tax increment financing. The local taxing jurisdictions are the City, Scotts Bluff County, Scottsbluff Public Schools, WNCC, ESU 13, and North Platte NRD. It is anticipated that the assessed value will increase in the Project Site by approximately \$850,000.00 resulting in a tax increase after completion of approximately \$18,400.00 annually for the years 2020-2034. This tax increment will not be available to local taxing jurisdictions until approximately 2035, or earlier if the TIF Revenues pay off the TIF Indebtedness early. During those times, the tax increments from the Project Site will be used to reimburse the Redeveloper for the eligible development costs (with interest) necessary for the Project, as set forth in the Redevelopment Plan.

B. *Public Infrastructure and Community Public Service Needs Impacts and Local Tax Impacts Arising from Project Approval.* This Project will demolish portion of the City's storm drain which runs under and directly across the Project Site. The storm drain will be rebuilt and identified in City right-of-way and easements, thus addressing an element of blight in the area. If tax increment financing is available, alley improvements on the west side of the Project Site may also be made to enhance drainage from the Project Site and the property to the west of the Project Site. Tax increment financing will pay for these improvements, and thus, no additional local tax impacts, except those identified in section A above will result from the Project.

C. *Impacts on Employers and Employees of Firms Locating or Expanding Within the Boundaries of the Redevelopment Project Area.* Employment on the Project Site could increase from approximately 20 employees to 25 employees due to business expansion.

D. *Impacts on other Employers and Employees within the City and immediate area located outside the Redevelopment Project Area.* No negative impacts on other employers and employees in the area are expected.

E. *Impacts on Student Populations of School Districts within the City.* No negative impacts on the student population at Scottsbluff Public Schools are expected.

F. *Other Impacts.*

- The Redeveloper estimates approximately \$20,000.00 of personal property to be added as a result of this Project. Personal property taxes are not included in tax increment financing and are immediately available to the local taxing jurisdictions.
- The expansion of the building on the Project Site will enable the Redeveloper to expand its business operations in Scottsbluff.
- Local contractors and financial institutions will be used for this Project. Tax increment financing in this case will leverage approximately \$600,000.00 to \$800,000.00 in private investment in the community.

**This Cost Benefit Analysis may be revised upon further review of the Redevelopment Plan by the Scottsbluff Community Redevelopment Authority.*

City of Scottsbluff, Nebraska
Wednesday, November 21, 2018
Regular Meeting

Item 1

Review Redevelopment Plan by Auto Spa, LLC.

Staff Contact: Starr Lehl

City of Scottsbluff, Nebraska

Wednesday, November 21, 2018

Regular Meeting

Item 2

Conduct initial cost benefit analysis of Redevelopment Plan by Auto Spa, LLC.

Staff Contact: Starr Lehl

City of Scottsbluff, Nebraska

Wednesday, November 21, 2018

Regular Meeting

Item 3

Approve Redevelopment Plan by Auto Spa, LLC for submission to Planning Commission.

Staff Contact: Starr Lehl

CITY OF SCOTTSBLUFF REDEVELOPMENT PLAN

Auto Spa, LLC

1. Introduction/Executive Summary

Auto Spa, LLC (the “Redeveloper”) submits this Redevelopment Plan (“Plan”) to the City of Scottsbluff City Council (the “City”), the City of Scottsbluff Planning Commission (“Planning Commission”), and the City of Scottsbluff Community Redevelopment Authority (the “CRA”), pursuant to the Nebraska Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.*

Under this Plan, the Redeveloper proposes to develop the “Project Site” into a single-bay car wash facility (the “Project”). The Project Site has been declared to be blighted and substandard. The Redeveloper is requesting tax increment financing for certain eligible costs and expenses related to the Project.

2. Blighted and Substandard Condition of Project Site (NEB. REV. STAT. §§ 18-2103 (3) and (31) and 18-2109)

The City has declared the Project Site and surrounding areas as blighted and substandard as defined in the Nebraska Community Development Law.

3. Statutory Elements (NEB. REV. STAT. §§ 18-2103(27) and 18-2111)

- A. *Boundaries of the Project Site:*** The Project Site is located near the intersection of 27th Street and Avenue I and is legally described as Lot 1, Block 1, Plat of Burlington Northern Subdivision of Blocks One, Two, Three, Four Five, and Six, a Subdivision to the City of Scottsbluff, Scotts Bluff County, Nebraska. The Project will also involve the adjacent City owned property, for which Redeveloper will obtain a license from the City. Aerial maps of the Project Site are found in Attachment 1.
- B. *Land Acquisition:*** The Redeveloper acquired the Project Site on September 8, 2018 in contemplation of this Project.
- C. *Land Uses:*** See Attachment 2 for existing land uses of the area surrounding the Project Site. The Project Site will be used for a single bay car wash facility. Adjacent City property will be used, under a license from the City, for ingress and egress to and from the Project Site.
- D. *Land Coverage, and Building Intensities:*** The Project Site is currently vacant. The Project Site is approximately 6,490 square feet. The building will be 1,200 square feet.
- E. *Site Plan:*** See Attachment 3.
- F. *Existing Uses and Condition:*** The Project Site is currently vacant, unused land.
- G. *Demolition and Removal of Structures:*** None
- H. *Population Densities:*** The Plan does not contemplate a change in population densities around the Project Site. The intersection of 27th and Avenue I is already a busy intersection and thus increased traffic will be slight.

- I. **Zoning Changes:*** The Project Site is zoned as C-2 (Neighborhood Commercial), which includes “automated or coin-operated car wash” as a permitted use. Thus, no zoning changes are necessary.
 - J. **Additional Public Facilities and Utilities:*** The adjacent City property will be used by the Redeveloper under a license agreement with the City for ingress and egress to and from the Project Site. The Redeveloper will also need to obtain City water and sewer connections to the Project Site.
 - K. **Street Layouts, Street Levels, and Grades:*** No changes to street layouts, street levels, and grades are needed for this Plan.
 - L. **Ordinance and Building Code Changes:*** No ordinance or building code changes are contemplated by the Plan.
4. **Conformity to General Plan of the City (NEB. REV. STAT. §§ 18-2112, 18-2113(1), and 18-2116(1)(a)).**

The Planning Commission, City, and CRA are all tasked with determining whether this Plan conforms to the general plan for the development of the City as a whole. NEB. REV. STAT. §§ 18-2112, 18-2113(1), and 18-2116(1)(a).

According to the 2016 Scottsbluff Comprehensive Plan, the Project Site is in the Northwest District and in and Northwest Commercial Neighborhood, which contemplates heavier daytime use, traveler activity, and multi-model accommodations. The Redeveloper’s Project is consistent with the Comprehensive Plan.

5. Proposed Financing

A. Tax Increment Financing. The Redeveloper is requesting tax increment financing to pay for statutorily eligible expenses, to the extent such funds are available. The tax increment financing will be generated from the increased property taxes to be paid on the Project Site after development. The amount of the available proceeds from tax increment financing ("TIF Revenues") is estimated at approximately \$77,400.00, calculated as follows:

2019 Assessed Value:		
Land:	\$ 25,960.00	
Building/Improvements	\$ 0.00	
Total		\$ 25,960.00
Estimated Value after Completion		
Land:	\$ 25,960.00	
Building:	\$ 237,925.00	
Total		\$263,885.00
Increment Value:		\$237,925.00
Multiplied by approximate 2.17% levy	x 0.0217	
Annual TIF Revenues Generated (Rounded)		\$ 5,160.00
Multiplied by 15 years (Maximum Duration of TIF)	x 15	
Estimated TIF Revenues Available:		\$ 77,400.00

This estimated amount must be reduced to present value based on an interest rate to be agreed upon by the Redeveloper and the City to support a tax increment financing bond ("TIF Indebtedness").

Because the Plan proposes the use of tax increment financing, the City must find that the Plan would not be economically feasible without the use of tax increment financing and the Project would not occur in the blighted and substandard area without the use of tax increment financing. The City and the CRA must also find that the costs and benefits of the Project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed and been found to be in the long-term best interest of the community. NEB. REV. STAT. §§ 18-2113(2) and 18-2116(1)(b).

The Redeveloper certifies that this Plan would not be economically feasible, and the Project would not occur at the Project Site without the use of tax increment financing. Tax increment financing is needed to keep the debt service ratio acceptable to Redeveloper's lender.

Notwithstanding the foregoing, the Redeveloper understands the liability of the CRA and City shall be limited to the TIF Revenues received by the CRA with respect to the Project available to pay the TIF Indebtedness issued for this Project and the Redeveloper shall look exclusively thereto for the payment on any TIF Indebtedness. The Redeveloper acknowledges that the above figures are, and any TIF Indebtedness will be set, based on estimates and assumptions, including expectations as to the completion of construction and valuations, suggested by the Redeveloper, which may alter substantially and materially, and that tax

increment revenues may be altered or eliminated entirely based on future decisions of the Nebraska Legislature or the voters of the State of Nebraska or by future court decisions.

Below are the portions of the project, and estimated costs, which the Redeveloper proposes to be paid for with TIF Revenues to the extent available:

<u>Description</u>	<u>Estimated Cost</u>
Site Acquisition	\$ 33,500.00
Site Preparation	\$ 7,500.00
Access License/Improvements	\$ 49,500.00
Sewer/Water connections	\$ 8,500.00
<u>Plan preparation/legal</u>	<u>\$ 6,192.00</u>
TOTAL	\$ 105,192.00

A statutory Cost-Benefit Analysis of the Project is attached as Attachment 4.

B. Private Investment/Financing. The estimated TIF Revenues available will not be sufficient to cover the eligible costs. The Redeveloper will make a substantial private investment in and obtain private financing for in the private improvements such as the building and personal property estimated at \$410,000.00.

Please note that all the figures in this Plan are estimates.

This Redevelopment Plan is submitted by the Redeveloper on the date set forth below.

Dated: _____

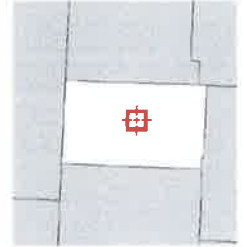
Auto Spa, LLC.

By: _____
Casey York, Sole Member

**Auto Spa Redevelopment Plan
Attachment 1
Aerial Maps**



Overview



Legend

-  Parcels
-  Subdivisions
-  Roads

Parcel ID	010294910	Alternate ID	n/a	Owner Address	AUTO SP LLC
Sec/Twp/Rng	22/22/55	Class	n/a		902 MOCKINGBIRD DR
Property Address	2424 AVE I	Acreage	n/a		SCOTTSBLUFF NE 69361
District	n/a				
Brief Tax Description	LT 1, BLK 1, BURLINGTON NORTHERN SUB				
	(Note: Not to be used on legal documents)				

DISCLAIMER: This map measurement's and all associated data are approximate and not to be used for any official purposes. Scotts Bluff County assumes no liability associated with the use or misuse of this information.

Date created: 11/18/2018

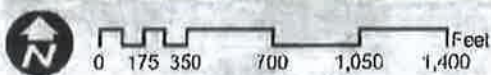
Developed by  **Schneider**
GEOSPATIAL

Project Site



04/02/2017

**Auto Spa Redevelopment Plan
Attachment 2
Land Use**



- Legend**
- Blight Analysis Area Parcels
 - Land Use
 - Agricultural
 - Central Business District
 - Neighborhood Commercial
 - Heavy Commercial
 - Commercial—Traveler Serv
 - Light Commercial
 - Heavy Commercial
 - Public Water Facility
 - Light Mfg & Industrial
 - Heavy Mfg & Industrial
 - O&P
 - Park
 - Single Family Residential
 - Heavy Density Multi-Family
 - Rural Residential
 - Semi-Public
 - Undeveloped
 - Blight Study Area
 - Corporate Limits



Existing Land Use

City of Scottsbluff
Scotts Bluff County, NE

Data Sources:
Land Use: City, 2007 with field updates
Parcels: Scotts Bluff County, 2016
Aerial: US Army Corps of Engineers, 2011



M.C. SCHAFF
AND ASSOCIATES, INC.

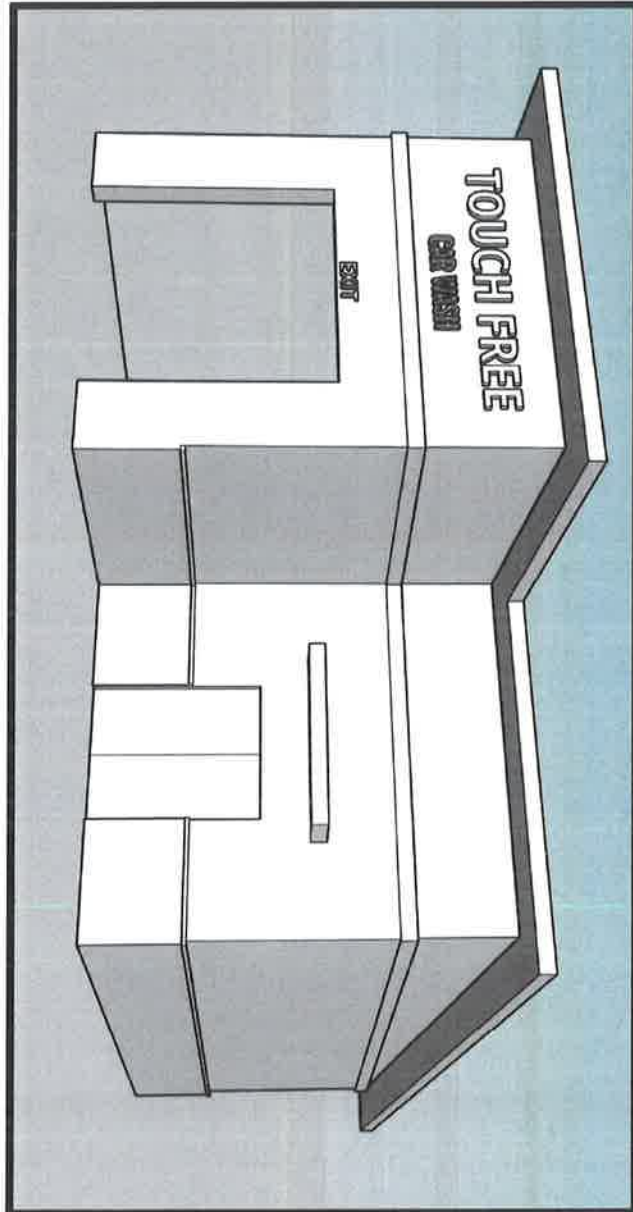
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(e) ENVIRONMENTAL SERVICE

City of Scottsbluff
Blight Study

page 8

**Auto Spa Redevelopment Plan
Attachment 3
Site Plan**



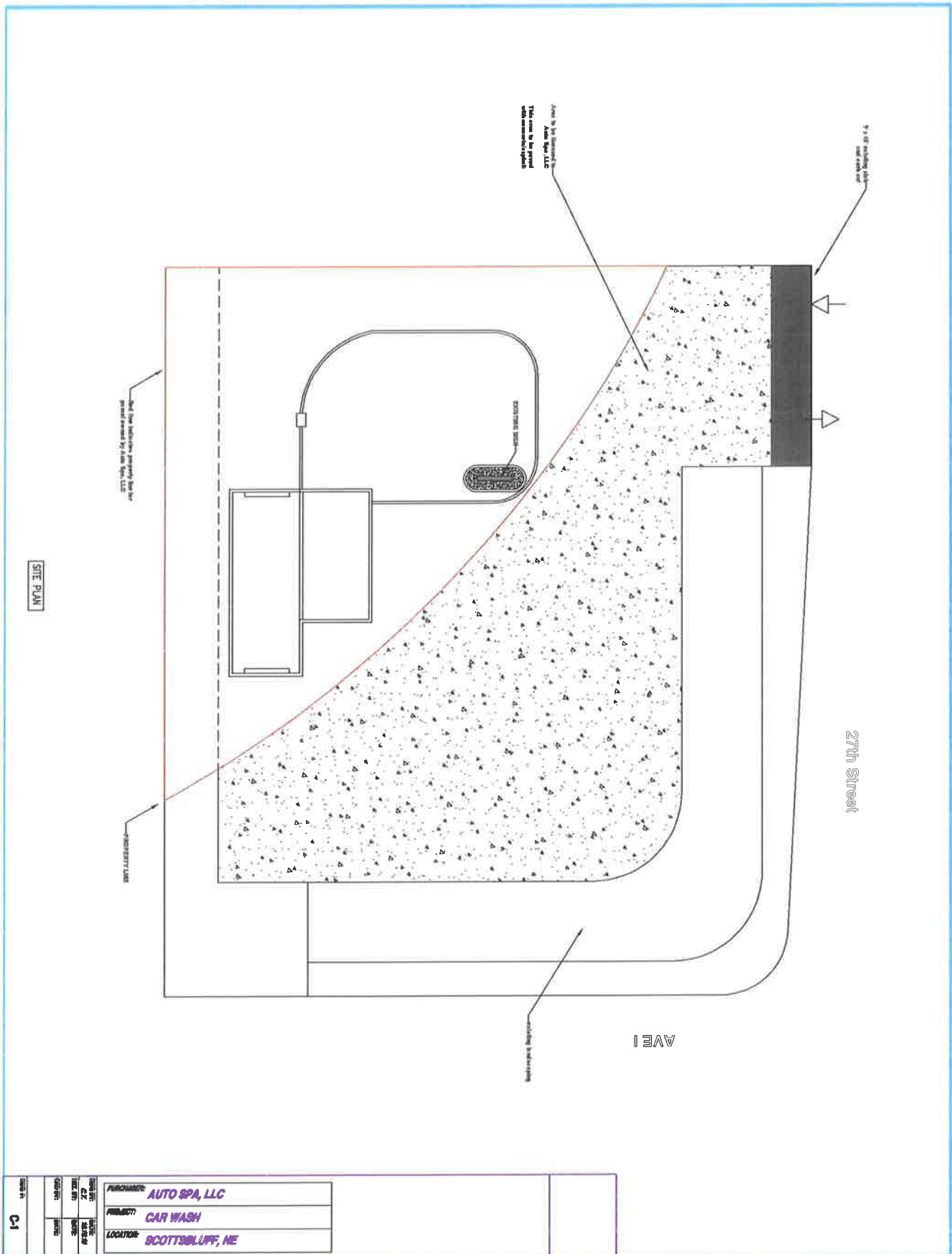
AUTO SPA, LLC

SCOTTSBLUFF, NE 69361

WELLS FARGO
MORTGAGE
SCOTTSDOWN

PURCHASER: **AUTO SPA, LLC**
PROJECT: **CAR WASH**
LOCATION: **SCOTTSBLUFF, NE**

DATE	TIME	DATE	TIME
11/21/2018	10:00 AM	11/21/2018	10:00 AM
11/21/2018	10:00 AM	11/21/2018	10:00 AM
11/21/2018	10:00 AM	11/21/2018	10:00 AM





PROD BY:	PROD BY
AL	AL
GEN BY:	GEN BY
GEN BY:	GEN BY

**Auto Spa Redevelopment Plan
Attachment 4
Cost-Benefit Analysis**

CITY OF SCOTTSBLUFF REDEVELOPMENT PLAN

Auto Spa, LLC

Cost Benefit Analysis

A. *Tax Revenues and Tax Shifts Resulting from the Division of Taxes.* The base values of the Project Site will be available to the local taxing jurisdictions regardless of the tax increment financing. The local taxing jurisdictions are the City, Scotts Bluff County, Scottsbluff Public Schools, WNCC, ESU 13, and North Platte NRD. It is anticipated that the assessed value will increase in the Project Site by approximately \$240,000.00 resulting in a tax increase after completion of approximately \$5,160.00 annually for the years 2020-2034. This tax increment will not be available to local taxing jurisdictions until approximately 2035, or earlier if the TIF Revenues pay off the TIF Indebtedness early. During those times, the tax increments from the Project Site will be used to reimburse the Redeveloper for the eligible development costs (with interest) necessary for the Project, as set forth in the Redevelopment Plan.

B. *Public Infrastructure and Community Public Service Needs Impacts and Local Tax Impacts Arising from Project Approval.* This Project will require public utilities (sewer and water) to the Project Site. Tax increment financing will pay for these improvements, and thus, no additional local tax impacts, except those identified in section A above will result from the Project.

C. *Impacts on Employers and Employees of Firms Locating or Expanding Within the Boundaries of the Redevelopment Project Area.* No impact on employment of the Project Site is contemplated.

D. *Impacts on other Employers and Employees within the City and immediate area located outside the Redevelopment Project Area.* No negative impacts on other employers and employees in the area are expected.

E. *Impacts on Student Populations of School Districts within the City.* No negative impacts on the student population at Scottsbluff Public Schools are expected.

F. *Other Impacts.* Local contractors will be used for this Project. Tax increment financing in this case will leverage approximately \$410,000.00 in private investment in the community.

**This Cost Benefit Analysis may be revised upon further review of the Redevelopment Plan by the Scottsbluff Community Redevelopment Authority.*

City of Scottsbluff, Nebraska
Wednesday, November 21, 2018
Regular Meeting

Item 1

East Overland Update

Staff Contact: Starr Lehl

City of Scottsbluff, Nebraska
Wednesday, November 21, 2018
Regular Meeting

Item 1

Other items of business to discuss.

Staff Contact: Starr Lehl

City of Scottsbluff, Nebraska
Wednesday, November 21, 2018
Regular Meeting

Item 1

**Following passage of motion to enter into executive session,
presiding officer must state purpose of executive session.**

Staff Contact: Starr Lehl