

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

Regular Meeting
December 12, 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. Minutes
 - a) Approve Minutes of the November 21, 2018 Meeting
6. HPB Expansion Redevelopment Plan by PIVO, Inc.
 - a) Review Redevelopment Plan.
 - b) Conduct Cost-Benefit Analysis of Redevelopment Plan.
 - c) Review and approve Resolution to:
 - i) approve Redevelopment Plan;
 - ii) confirm Cost-Benefit Analysis;
 - iii) forward Planning Commission recommendation to City Council;
 - iv) forward and recommend approval of Redevelopment Plan to City Council.
7. Auto Spa Redevelopment Plan by Auto Spa, LLC
 - a) Review Redevelopment Plan.
 - b) Conduct Cost-Benefit Analysis of Redevelopment Plan.
 - c) Review and approve Resolution to:
 - i) approve Redevelopment Plan;
 - ii) confirm Cost-Benefit Analysis;
 - iii) forward Planning Commission recommendation to City Council;
 - iv) forward and recommend approval of Redevelopment Plan to City Council.

8. East Overland Facade Improvement Program
 - a) Review Final Draft of Guidelines and Application.
 - b) Approve Guidelines and Application for submission to City Council.
9. Staff Reports
 - a) Reports from Staff.
10. Other Business
 - a) Other Business
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, December 12, 2018
Regular Meeting

Item Min1

Approve Minutes of the November 21, 2018 Meeting

Staff Contact: Starr Lehl

City of Scottsbluff
Community Redevelopment Authority
November 21, 2018

A meeting of the Community Redevelopment Authority (CRA) was held on Wednesday, November 21st at 12:00p.m. at City Hall, 2525 Circle Drive, Scottsbluff, NE.

Notice of the meeting was published in the Star-Herald on November 16, 2018.

The meeting convened at 12:03 p.m. by Chairman Trumbull. Roll call was taken. The following committee members were present: Bill Trumbull, Robert Franco, and William Knapper, absent, Joanne Phillips, Cathy Eastman. 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. Chairman Trumbull moved item #6 on the agenda to the end to allow those present at the meeting to conduct their business first.

Motion by Franco, second by Trumbull to approve the minutes from the October 10, 2018 meeting. "Abstain" Knapper, "Yeas" Franco, Trumbull, Nays", none, absent Phillips, Eastman.

Cathy Eastman arrived at 12:08 p.m.

Chairman Trumbull stated the main reason for the meeting was to discuss two TIF applications and asked Selzer to explain some changes in the TIF law that had taken place last year. The new law requires the Cost Benefit Analysis to be a part of the Public Notice for the TIF Application and Public Hearing process with the Planning Commission, thus adding an additional step through the CRA. The CRA will review the preliminary plan and cost benefit analysis and forward on to the planning commission for their meeting on December 10th and should have everything ready to go for the final application for thorough review to come to the CRA on Wednesday, December 12th and to the council on December 17th. Selzer feels these two applications are fairly complete so there should not be many changes.

Selzer introduced members of High Plains Budweiser (HPB) or PIVO, Inc. Jeff and Mary Kate Scheinost explained their project and need to expand their facility because their company is moving into the non-alcoholic beverage business. They plan to expand the northwest portion of their building by 11,995 sq. ft. to accommodate for more product warehousing. As they were investigating the possibilities to expand, a drain pipe was discovered running under the existing building extending to where they would like to expand. The pipe will have to be relocated to the alley or easement area prior to the expansion. The plan also includes demolition of a small building on the site and land preparation for addition to the existing building to begin this spring. The project may result in up to five additional jobs being created. Selzer mentioned the alley to the west of the property may need some work because of drainage and use issues.

Selzer further explained the TIF process and reviewed the cost benefit analysis for this project and the minimal tax shift a project like this has. Value of the property is estimated at a \$150,000 increase in property valuation which would mean approximately \$18,400 annually for 15 years of the project. Franco said he appreciates a local company growing in the community, Trumbull restated the main reason for the TIF is the unforeseen utility situation of the cost to move a drainage pipe discovered during the preliminary planning of the building expansion and felt the project would fit the TIF definition and funds would be put to good use and did not see any reason for the project not to be approved.

Motion by Knapper to approve the redevelopment by PIVO, Inc. to forward on to the planning commission, second by Franco, "Yeas" Franco, Trumbull, Eastman, Knapper, "Nays" none, Absent Phillips.

Motion by Knapper, second by Eastman to approve the PIVO, Inc. Cost Benefit Analysis portion of the proposed project. "Yeas" Trumbull, Eastman, Knapper, Franco, "Nays" none, Absent Phillips.

Casey York introduced himself as the owner of Auto Spa, LLC proposing a single bay fully automatic car wash with a location on the corner of southwest corner of 27th Street and Avenue I. The property is unique because it is land locked by city property and requires a license agreement with the city. TIF funds are anticipated to be used for cost of

site acquisition, site preparation, the driveway to the property and utilities. Trumbull asked Selzer to explain the before and after expenses of a TIF project regarding the statute and there is now a list of items that can be paid for prior to the TIF and a few of those include land acquisition, preparation of materials and paperwork for TIF application, cost benefit analysis, site preparation to name a few. Trumbull mentioned these had changed since the last TIF project which would have been the Webb development. Selzer then reviewed the Cost Benefit Analysis of the project including estimated property improvement of \$240,000 increase in property, \$5,160 annually for 15 years likely all of the TIF will be used because of the eligible expenses anticipated.

Motion by Franco to approve the redevelopment plan as submitted by Casey York, DBA Auto Spa, LLC. Second by Eastman, “Yeas” Trumbull, Eastman, Knapper, Franco, and “Nays” none, Absent Phillips

Motion by Franco, second by Eastman to approve the Cost Benefit Analysis of the Auto Spa, LLC project, “Yeas” Eastman, Knapper, Franco, Trumbull, “Nays” none, Absent Phillips.

Selzer informed the CRA that there would need to be another meeting scheduled between the planning commission meeting on December 10th and the regular city council meeting on December 17th. Chairman Trumbull asked that members schedule a meeting now so we have a time we could get a quorum of the CRA. Selzer reported it should be a short meeting and a review of the planning commission recommendation. It was recommended the next meeting of the CRA be scheduled for December 12th at noon to review both TIF applications.

Discussion was held on the East Overland Façade Improvement Program. Trumbull recommended that the form be more specific in regard to the eligible properties and asked that the word “corridor” be removed and the addition of eligible properties to include East Overland from Broadway to 21st Street., also discussed was raising the minimum grant amount from \$100 to \$500. Franco would like to include a stipulation that the applicant appear before the CRA during the initial discussion of project funding. A final revision will be brought back to the CRA before it is taken to the city council for approval. Lehl reported the city had applied for a grant through Panhandle Partnership for their Greater Good Grant in the amount of \$50,000.

Under staff reports, Lehl reported the East Overland Steering Committee met and discussed signage on Broadway directing motorist to the East Overland Corridor as well as some beautification projects to be worked on . Johnson reported there will be another TIF project coming to the committee by Eric Reichert, as he has purchase some property on East Overland just south of the Western Sugar Facility. Trumbull asked about additional annexation of property along the Hwy 26 corridor and Johnson replied that the city was working on the annexation.

Motion by Knapper, second by Franco to adjourn the meeting at 1:05 p.m. “Yeas” Eastman, Knapper, Franco, Trumbull, “Nays”, none, Absent, Phillips.

Nathan Johnson

Starr Lehl

City of Scottsbluff, Nebraska
Wednesday, December 12, 2018
Regular Meeting

Item PIVO1

Review Redevelopment Plan.

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” (as defined below) to make room for expanded operations. The Project Site has been declared to be blighted and substandard. On the Project Site the Redeveloper desires to build an addition to its current building (the “Project”). The Project will require demolition of a portion of the City’s storm drain, which runs east/west through the Project Site, and re-routing of the 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. 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 must be reconstructed as shown on the Site Plan. This Plan also includes the potential 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:

Current 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. This unanticipated expense adds approximately \$100,000.00 to the cost of the Project. Demolishing and moving the drain was an unanticipated expense not originally accounted for by the Redeveloper, is not typical in a development project, and has inhibited development potential in this case. 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 for the Project to move forward. Other eligible expenses were also identified to enhance the feasibility of the Project, which will incentivize this development.

Notwithstanding the foregoing, the Redeveloper understands the liability of the CRA and City is limited to the TIF Revenues received by the CRA related to the Project to pay the TIF Indebtedness. The Redeveloper shall look exclusively to the TIF Revenues related to this Project for the payment of 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 property 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: 12/06/2018

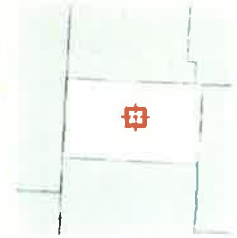
PIVO, Inc.

By: Jeffrey J. Schinost
Jeffrey J. Schinost, President

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



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





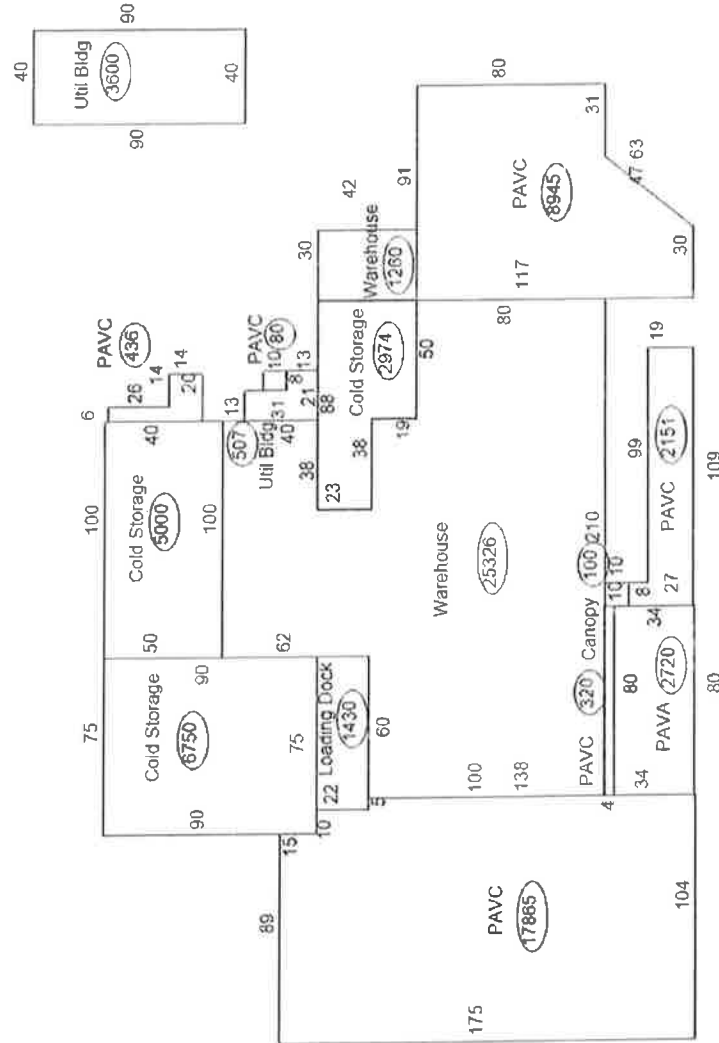
**HPB Expansion Redevelopment Plan
Attachment 2
Land Coverage**

SCOTTS BLUFF COUNTY

Appraisal Sketch

MIPS Inc.
www.nebraskassessorsonline.us

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

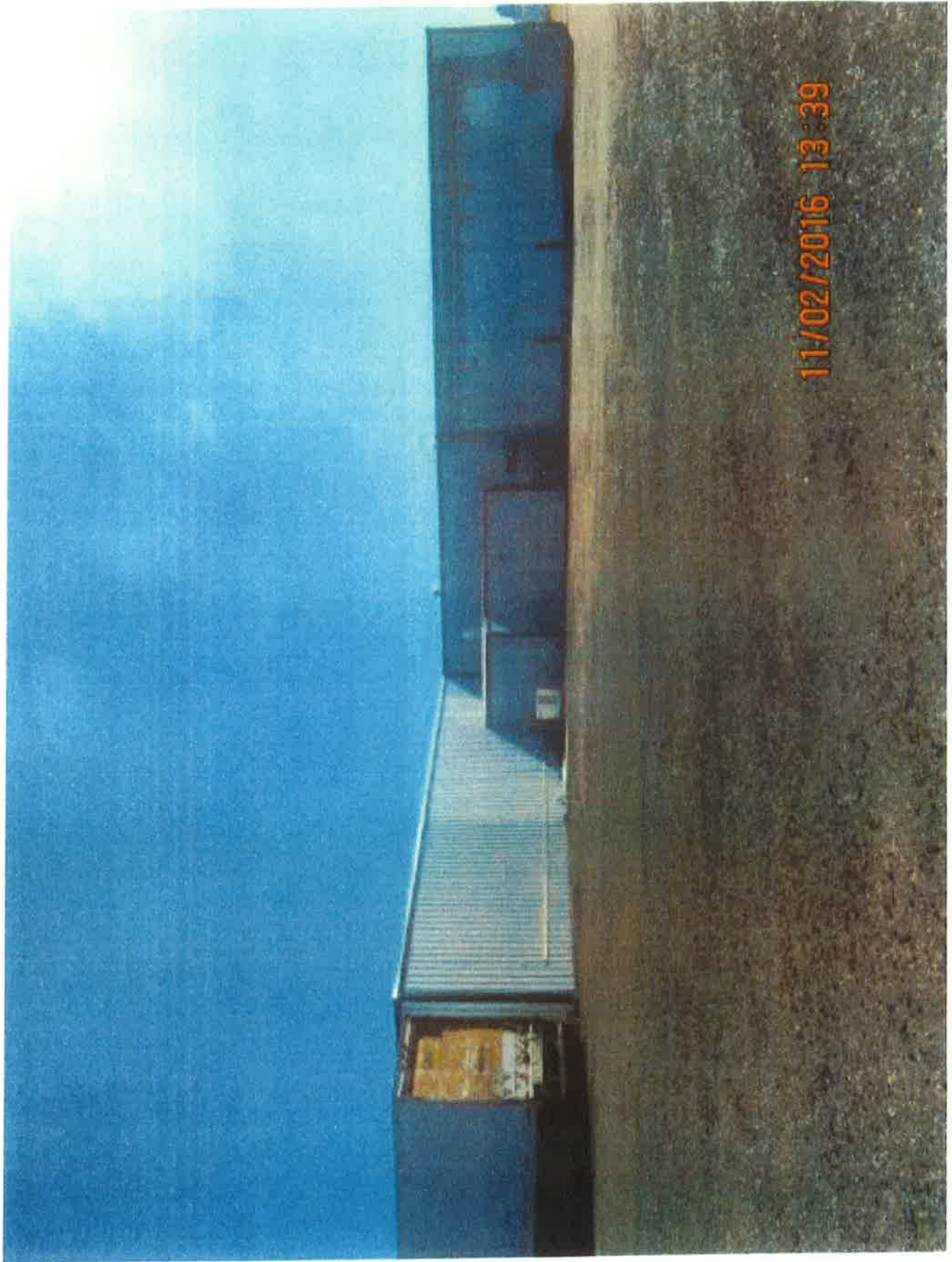
SCOTTS BLUFF COUNTY
Appraisal Sketch

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**

**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. This tax increment will not be available to local taxing jurisdictions for 15 years after the effective date of the division of taxes, 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. Currently the employment on the Project Site is approximately 20 employees. Employment on the Project Site could increase as a result of the Project due to the possibility of 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, December 12, 2018

Regular Meeting

Item PIVO2

Conduct Cost-Benefit Analysis of Redevelopment Plan.

Staff Contact: Starr Lehl

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 value 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. This tax increment will not be available to local taxing jurisdictions for 15 years after the effective date of the division of taxes, 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.* Currently the employment on the Project Site is approximately 20 employees. Employment on the Project Site could increase as a result of the Project due to the possibility of 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.

Approved by the Scottsbluff Redevelopment Authority on December ___, 2018

Chair

Attest:

Secretary

City of Scottsbluff, Nebraska
Wednesday, December 12, 2018
Regular Meeting

Item PIVO3

Review and approve Resolution to:

approve Redevelopment Plan;

confirm Cost-Benefit Analysis;

forward Planning Commission recommendation to City Council;

forward and recommend approval of Redevelopment Plan to City Council.

Staff Contact: Starr Lehl

RESOLUTION _____

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

Recitals:

a. Pursuant to the Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.*, a redevelopment plan titled *HPB Expansion*, prepared by Pivo, Inc. (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 December __, 2018

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

ATTEST:

By: _____
Chair

By: _____
Recording Secretary

RESOLUTION NO. ____

BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF SCOTTSBLUFF, NEBRASKA:

Recitals:

a. Pursuant to the Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.*, a redevelopment plan for the *HPB Expansion Project*, submitted by Pivo, Inc. (the “Redevelopment Plan”) has been submitted to the Scottsbluff Community Redevelopment Authority (“CRA”). The Redevelopment Plan proposes to redevelop an area of the City which the City Council has declared to be blighted and substandard and in need of redevelopment. The Redevelopment Plan includes the use of tax increment financing.

b. The Redevelopment Plan has been reviewed by the Planning Commission, which found that the Redevelopment Plan conforms to the 2016 Scottsbluff Comprehensive Plan (the “Comprehensive Plan”). The Planning Commission recommended approval of the Redevelopment Plan to the CRA and City Council.

c. The CRA has reviewed and conducted a cost-benefit analysis of the Redevelopment Plan and makes the findings and recommendations as set forth in this Resolution.

Resolved:

1. The proposed land uses and building requirements in the Redevelopment Plan are designed with the general purposes of accomplishing, in conformance with the Comprehensive Plan, a coordinated, adjusted, and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the provision of adequate transportation, water, sewerage, and other public utilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of conditions of blight.

2. The CRA has conducted a cost benefit analysis for the project in accordance with the Community Redevelopment Law, and finds that the project as proposed in the Redevelopment Plan would not be economically feasible or occur in the project area without tax increment financing and 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, are in the long term best interests of the community. The CRA Chair is authorized to execute the cost benefit analysis to show the CRA’s review and discussion thereof.

3. The CRA states: (a) the Redeveloper owns the project area and thus there will be no acquisition costs involved in the project; (b) the estimated cost of preparing the project area for redevelopment is \$16,032.00; (c) the Redevelopment Plan does not propose that either the CRA or City will acquire the project area and neither the CRA nor City will receive proceeds or revenue from disposal of the project area to the Redeveloper; (d) the proposed methods of financing of the project are (i) tax increment financing for eligible costs and (ii) private investment and borrowing for the remainder of the project costs; and (e) no families or businesses will be displaced as a result of the project.

4. The CRA recommends approval of the Redevelopment Plan to the City Council.
5. This Resolution along with the recommendation of the Planning Commission shall be forwarded to the City Council for its consideration when reviewing the Redevelopment Plan.
6. All prior resolutions of the CRA in conflict with the terms and provisions of this Resolution are repealed to the extent of such conflicts.
7. This Resolution shall become effective immediately upon its adoption.

PASSED AND APPROVED on December ____, 2018

**COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF
SCOTTSBLUFF**

ATTEST:

Secretary

Chair

City of Scottsbluff, Nebraska

Wednesday, December 12, 2018

Regular Meeting

Item Auto Spa1

Review Redevelopment Plan.

Staff Contact: Starr Lehl

CITY OF SCOTTSBLUFF REDEVELOPMENT PLAN

Auto Spa Development

By: 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)

On July 6, 2010, 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 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 M-1 (Light Manufacturing and Industrial), 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	\$	<u>25,960.00</u>
Estimated Value after Completion		
Land:	\$	25,960.00
Building:	\$	<u>237,925.00</u>
Total		<u>\$263,885.00</u>
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	<u>15</u>
Estimated TIF Revenues Available:		<u>\$ 77,400.00</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. 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 is limited to the TIF Revenues received by the CRA related to the Project to pay the TIF Indebtedness. The Redeveloper shall look exclusively to the TIF Revenues related to this Project for the payment of 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 property 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:

Description	Estimated Cost
Site Acquisition	\$ 33,500.00
Site Preparation	\$ 7,500.00
Access License/Improvements	\$ 49,500.00
Sewer/Water connections	\$ 8,500.00
Plan preparation/legal	\$ 6,192.00
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 approximately \$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: 12/05/2018

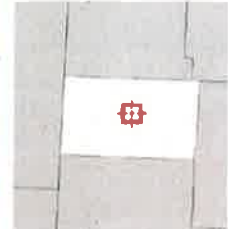
Auto Spa, LLC.

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 SPALLC
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**



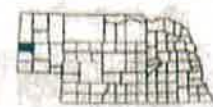
- | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <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 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



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



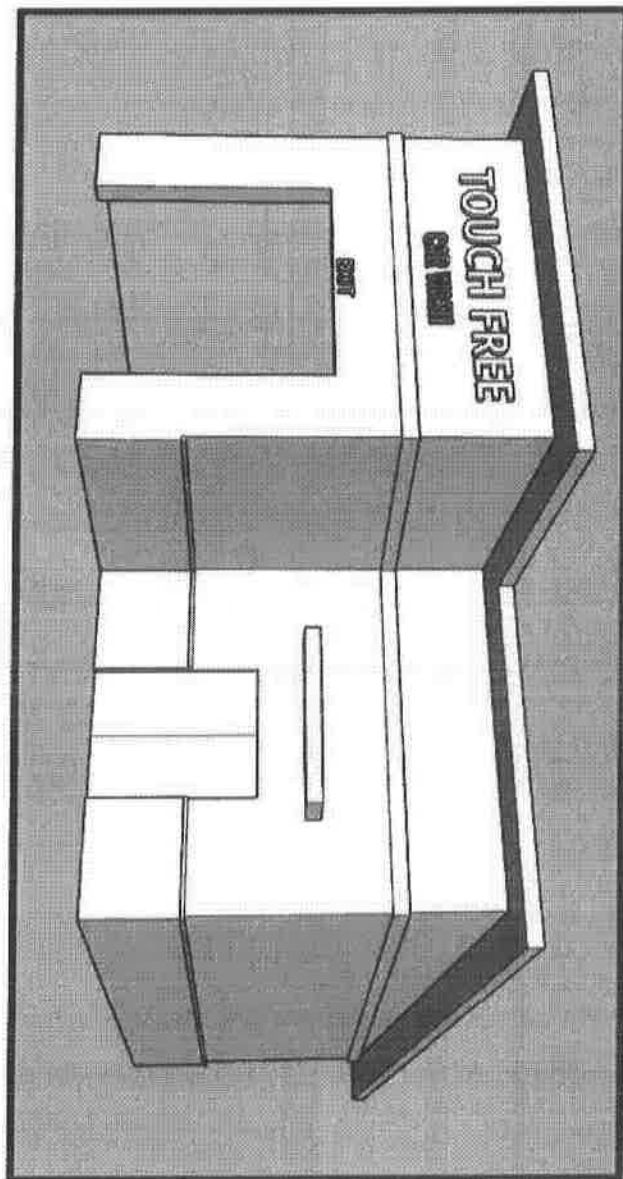
M.C. SCHAFF
AND ASSOCIATES, INC.

PGE **(e)** **ENERGY SERVICES**

City of Scottsbluff
Blight Study

page 8

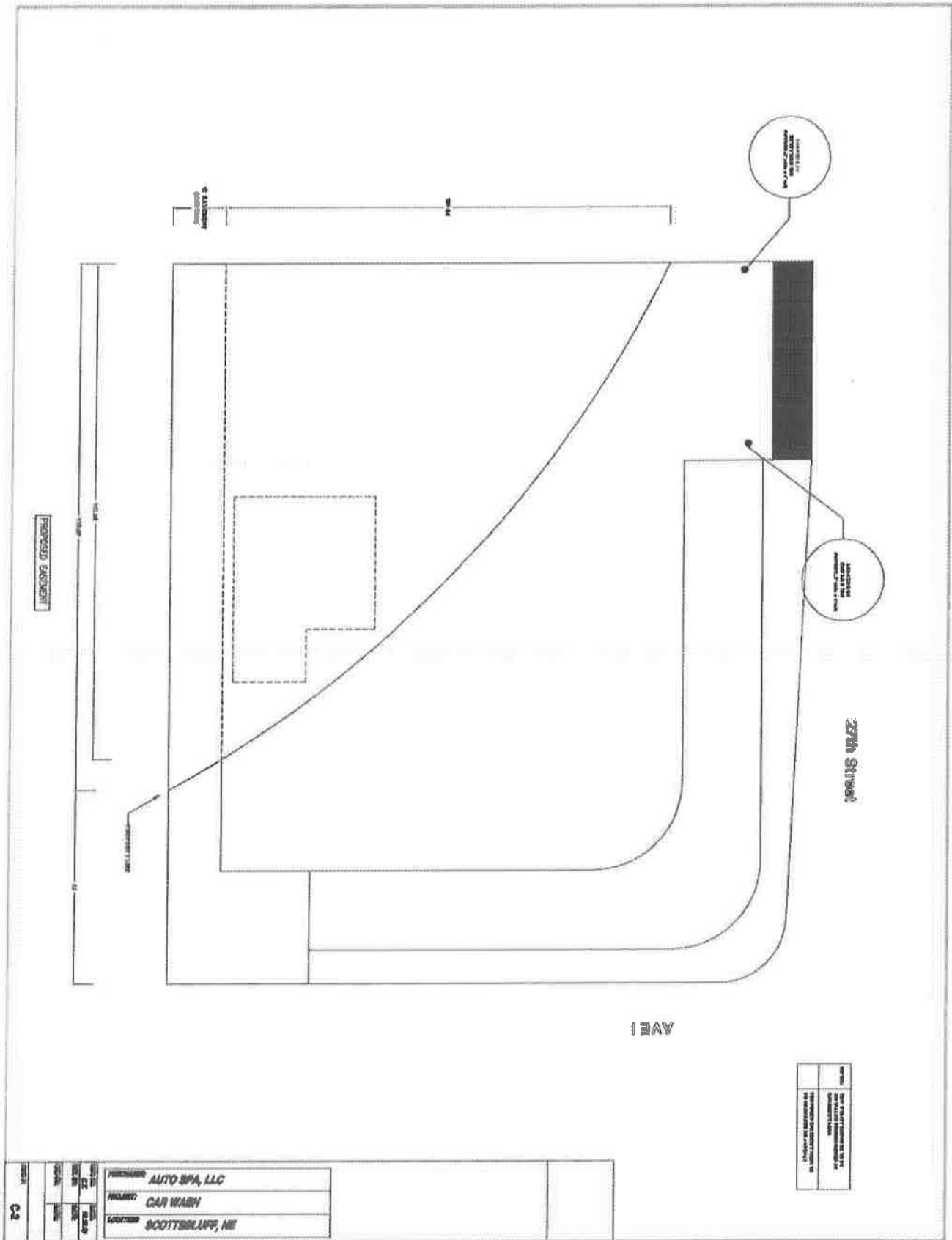
**Auto Spa Redevelopment Plan
Attachment 3
Site Plan**

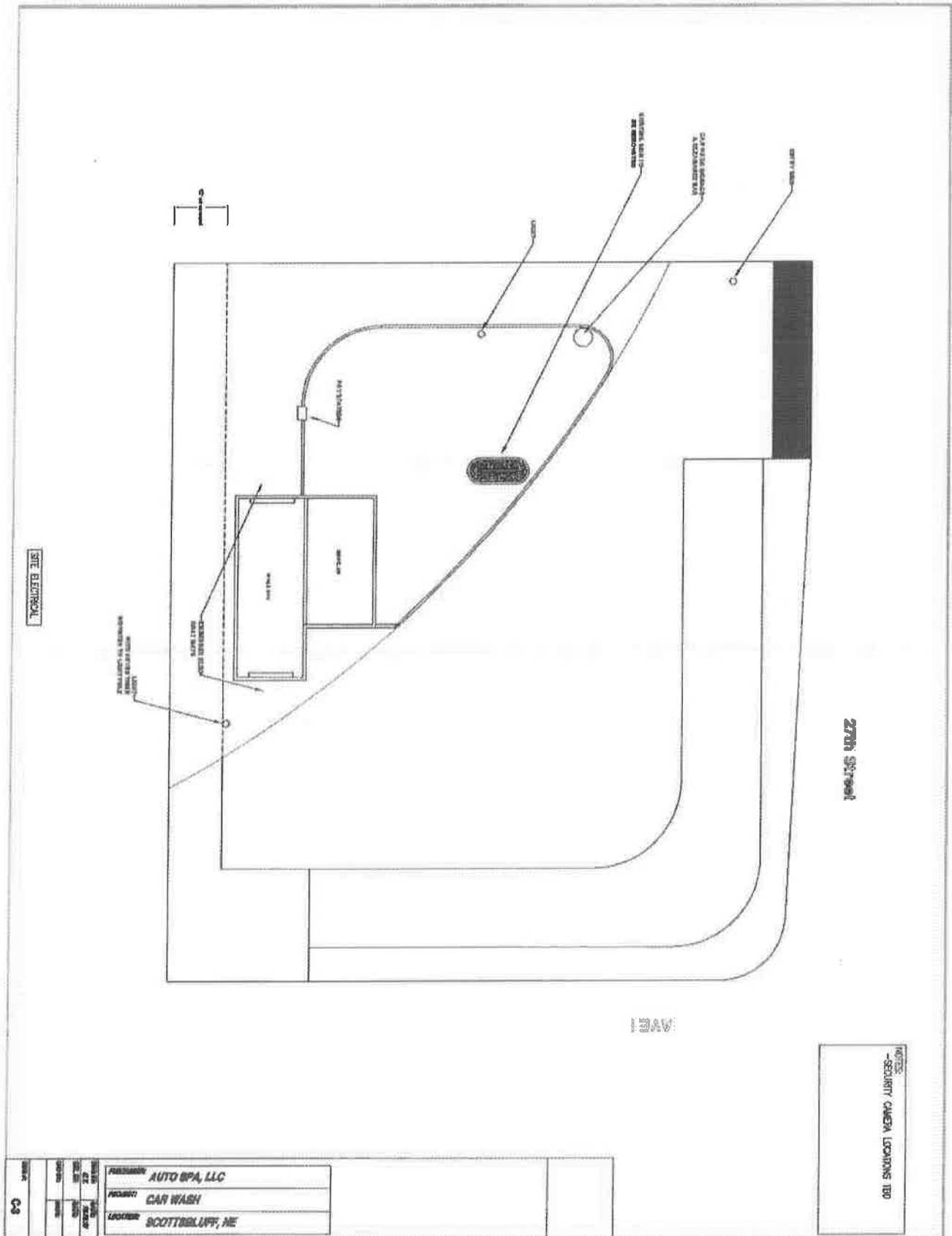


AUTO SPA, LLC SCOTTSBLUFF, NE 69361

PERMITTEE AUTO SPA, LLC	
PROJECT CAR WASH	
LOCATION SCOTTSBLUFF, NE	
DATE 12/12/2018	DRAWN BY J. H.
CHECKED BY J. H.	SCALE 1" = 10'
PROJECT NO. 18-001	SHEET NO. 1

PERMIT
 NO. 18-001
 12/12/2018





**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, December 12, 2018

Regular Meeting

Item Auto Spa2

Conduct Cost-Benefit Analysis of Redevelopment Plan.

Staff Contact: Starr Lehl

CITY OF SCOTTSBLUFF REDEVELOPMENT PLAN

Auto Spa Development

By: 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. 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.

Approved by the Scottsbluff Redevelopment Authority on December ___, 2018

Chair

Attest:

Secretary

City of Scottsbluff, Nebraska

Wednesday, December 12, 2018

Regular Meeting

Item Auto Spa3

Review and approve Resolution to:

approve Redevelopment Plan;

confirm Cost-Benefit Analysis;

forward Planning Commission recommendation to City Council;

forward and recommend approval of Redevelopment Plan to City Council.

Staff Contact: Starr Lehl

RESOLUTION _____

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

Recitals:

a. Pursuant to the Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.*, a redevelopment plan titled *Auto Spa Development*, prepared by Auto Spa, 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 December __, 2018

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

ATTEST:

By: _____
Chair

By: _____
Recording Secretary

RESOLUTION NO. ____

BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF SCOTTSBLUFF, NEBRASKA:

Recitals:

a. Pursuant to the Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.*, a redevelopment plan for the *Auto Spa Development Project*, submitted by Auto Spa, LLC (the “Redevelopment Plan”) has been submitted to the Scottsbluff Community Redevelopment Authority (“CRA”). The Redevelopment Plan proposes to redevelop an area of the City which the City Council has declared to be blighted and substandard and in need of redevelopment. The Redevelopment Plan includes the use of tax increment financing.

b. The Redevelopment Plan has been reviewed by the Planning Commission, which found that the Redevelopment Plan conforms to the 2016 Scottsbluff Comprehensive Plan (the “Comprehensive Plan”). The Planning Commission recommended approval of the Redevelopment Plan to the CRA and City Council.

c. The CRA has reviewed and conducted a cost-benefit analysis of the Redevelopment Plan and makes the findings and recommendations as set forth in this Resolution.

Resolved:

1. The proposed land uses and building requirements in the Redevelopment Plan are designed with the general purposes of accomplishing, in conformance with the Comprehensive Plan, a coordinated, adjusted, and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the provision of adequate transportation, water, sewerage, and other public utilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of conditions of blight.

2. The CRA has conducted a cost benefit analysis for the project in accordance with the Community Redevelopment Law, and finds that the project as proposed in the Redevelopment Plan would not be economically feasible or occur in the project area without tax increment financing and 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, are in the long term best interests of the community. The CRA Chair is authorized to execute the cost benefit analysis to show the CRA’s review and discussion thereof.

3. The CRA states: (a) the Redeveloper has acquired the project area by private sale at the cost of \$33,500.00 and will obtain a license from the City to use certain City property; (b) the estimated cost of preparing the project area for redevelopment is \$7,500.00; (c) the Redevelopment Plan does not propose that either the CRA or City will acquire the project area and neither the CRA nor City will receive proceeds or revenue from disposal of the project area to the Redeveloper; (d) the proposed methods of financing of the project are (i) tax increment financing for eligible costs and (ii) private investment and borrowing for the remainder of the project costs; and (e) no families or businesses will be displaced as a result of the project.

4. The CRA recommends approval of the Redevelopment Plan to the City Council.
5. This Resolution along with the recommendation of the Planning Commission shall be forwarded to the City Council for its consideration when reviewing the Redevelopment Plan.
6. All prior resolutions of the CRA in conflict with the terms and provisions of this Resolution are repealed to the extent of such conflicts.
7. This Resolution shall become effective immediately upon its adoption.

PASSED AND APPROVED on December ____, 2018

**COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF
SCOTTSBLUFF**

ATTEST:

Secretary

Chair

City of Scottsbluff, Nebraska
Wednesday, December 12, 2018
Regular Meeting

Item E Over1

Review Final Draft of Guidelines and Application.

Staff Contact: Starr Lehl



CITY OF SCOTTSBLUFF

EAST OVERLAND FAÇADE IMPROVEMENT GRANT PROGRAM

The City of Scottsbluff has committed \$100,000 to a program for façade improvements on East Overland Drive. 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 \$500, 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 |

Eligible improvements allowed by the property owner include, but are not limited to:

- | | |
|---------------------------------------------|---------------------------------|
| - Insulation/Energy efficiency improvements | - Parking Lot Improvements |
| - Paint (interior or exterior) | -Electrical Upgrades or Repairs |
| - Plumbing Upgrades or Repairs | |

3. Applications must have actual bids or estimates from a contractor attached in order to be considered.

4. Applicant must attend and present their application to the Community Redevelopment Authority in order to be considered for funding.

5. Funds may not be spent until after an application is approved - **funds spent prior to approval 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. 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. All projects must be completed by September 1, 2019.

7. Applications will be reviewed by staff and presented to the City's Community Redevelopment Authority at their monthly meeting. 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, December 12, 2018

Regular Meeting

Item E Over2

Approve Guidelines and Application for submission to City Council.

Staff Contact: Starr Lehl

City of Scottsbluff, Nebraska

Wednesday, December 12, 2018

Regular Meeting

Item Reports1

Reports from Staff.

Staff Contact: Starr Lehl

City of Scottsbluff, Nebraska
Wednesday, December 12, 2018
Regular Meeting

Item 1

Other Business

Staff Contact: Starr Lehl

City of Scottsbluff, Nebraska
Wednesday, December 12, 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