

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

**Regular Meeting**  
**April 10, 2019**  
**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 March 27, 2019 Meeting.
6. East Overland Facade Improvement Program
  - a) Review and recommendation of Grant Application for Chris Bruckner, East O Watering Hole, 503 East Overland for the additional amount of \$3,365.00 (total of \$10,000.00 with previous application)
  - b) Review and recommendation of Grant Application for Todd Wilson, 217 E. Overland/1302 3rd Avenue (apartments) in the amount of \$10,000.00
  - c) Review and recommendation of Grant Application for Julius Koncaba, JD's Auto Body, 1001 E. Overland in the amount of \$1,060.00
  - d) Review and recommendation of Grant Application for Michael Engelhaupt, 211 East Overland in the amount of \$4,350.00
  - e) Review and recommendation of Grant Application for Elizabeth Lamas De La Torre, 1127 E. Overland in the amount of \$10,000.00
  - f) Review and recommendation of Grant Application for Jerry Clemens, Clemens Carpet, 1101 E. Overland in the amount of \$1,756.50
  - g) Review and recommendation of Grant Application for Teresa P. Moreno, Teresa's Hair Salon, 402 E. Overland in the amount of \$5,320.00
7. Aulick Industries Office and Truck Shop Redevelopment Plan
  - a) Review Redevelopment Plan for Aulick Industries Office and Truck Shop.
  - 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;  
and
  - iv) forward and recommend approval of Redevelopment Plan to City Council.
- 8. Review and approve Resolution to:
  - a) Approve Redevelopment Contract with 26 Group, LLC.
  - b) Authorize issuance of Tax Increment Financing Note (26 Group, LLC), subject to the terms of the Redevelopment Contract.
- 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. Schedule Meeting
  - a) Schedule next meeting
- 13. Adjournment.

**City of Scottsbluff, Nebraska**  
**Wednesday, April 10, 2019**  
**Regular Meeting**

**Item Min1**

**Approve Minutes of the March 27, 2019 Meeting.**

**Staff Contact: Starr Lehl**

City of Scottsbluff  
Community Redevelopment Authority  
March 27, 2019

A meeting of the Community Redevelopment Authority (CRA) was held on Wednesday, March 27, 2019 at 12:00p.m. at City Hall, 2525 Circle Drive, Scottsbluff, NE.

Notice of the meeting was published in the Star-Herald on March 22, 2019.

The meeting convened at 12:01 p.m. by Chairman Trumbull. Roll call was taken. The following committee members were present: Bill Trumbull, Cathy Eastman, Robert Franco, Joanne Phillips. Absent, William Knapper. In attendance on behalf of the city were, 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 Franco, second by Eastman to approve the minutes from the March 6, 2019 meeting.

"Yeas" Franco, Phillips, Trumbull, Eastman. "Nays" None, Absent, Knapper

Chairman Trumbull stated the purpose of the meeting was to review TIF information for HVS LLP and Original Equipment, Inc. DBA Aulick Industries and 26 Group LLC.

Selzer explained the TIF process and future meetings scheduled and this was the first meeting for the CRA to look at the application and give it preliminary approval followed by a meeting of the Planning Commission on April 8th and city council on April 15<sup>th</sup> and in between those meetings, a CRA meeting will need to be scheduled. He also explained this meeting is not to approve the project but to give the ok to move forward. Selzer explained the project and informed the members that the demolition of the prior building had been completed. The location of the project is 709 W. South Beltline Highway, near the corner of Avenue I and South Beltline Highway. The project will include a new truck shop and office space, members have been given the application and preliminary redevelopment plan. The determination has not been made as to the amount of TIF available for the project and listed a few of the allowable expenses TIF could be used for.

Austin Aulick then spoke and went into more detail about the project and the need for the company to move into a larger space, as they have outgrown the space at 1201 Avenue I. Austin said they plan to double their capacity and sell used and new trucks as well as sale of truck parts and wish diesel mechanic and other jobs to be added. The company plans to move 20 employees to the new facility and over a five year period have a workforce of over 50.

Chairman Trumbull asked for questions and comments from CRA members and asked for a motion to send a positive recommendation to the Planning Commission for the application to move forward in the process. Motion by Franco, second by Phillips "Yeas" Franco, Phillips, Trumbull, Eastman. Absent, Knapper.

Chairman Trumbull asked members to look at the preliminary cost benefit analysis and reviewed the impacts to the various taxing entities as well as employment impact. He then asked for a motion to approve the document in order to move the project through the TIF process. Motion by Phillips, second by Franco to approve the preliminary cost benefit analysis. "Yeas" Phillips, Trumbull, Eastman, Franco. Absent, Knapper.

Chairman Trumbull then introduced the next item on the agenda which is the truck stop and convenience store redevelopment project submitted by 26 Group, LLC. Selzer explained a slight change to the plan which is site lighting, of which the bid came in very late and last minute and was able to get it added to

the plan and distributed to CRA members prior to the meeting in order to be able to use the lighting as a eligible TIF expense.

Selzer reminded members of the three areas you look at for the recommendation to council are 1) if the plan conforms with the city's comprehensive plan 2) analyzing the cost benefit analysis 3) the "but for" test, which is would this project happen "but for" the TIF.

Chairman Trumbull reviewed the process and reviewed the information presented to date that the project meets the TIF criteria as presented. The purpose of TIF is to redevelop blighted areas of the city and meet with the city's plans. Eligible TIF expenses were reviewed as well as the impact on taxing entities and employment. Franco asked about the drainage system for the fuel and diesel and discussion was that if this is something that is required to be done, it would have to be done by the developer and no cost to the city. Discussion continued regarding the current taxes being paid and the difference over the next 15 years as well as the impact the project could have on the remainder of the property and the East Overland Corridor.

Chairman Trumbull asked for a motion to approve the redevelopment plan which was made by Franco and second by Phillips. "Yeas" Trumbull, Eastman, Franco, Phillips. Absent, Knapper.

A motion was then made to approve the cost benefit analysis by Franco, second, Phillips. "Yeas" Eastman, Franco, Phillips, Trumbull. Absent, Knapper.

A motion was then made by Franco, second, Phillips to approve the resolution and send it forward to the City Council. "Yeas" Eastman, Franco, Phillips, Trumbull. Absent, Knapper.

The next CRA meeting is scheduled for Wednesday, April 10, 2019 at noon in the council chambers.

Motion by Phillips, second by Franco to adjourn the meeting "Yeas", Franco, Phillips, Trumbull, Eastman. Absent, Knapper.

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Nathan Johnson

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Starr Lehl

# **City of Scottsbluff, Nebraska**

**Wednesday, April 10, 2019**

**Regular Meeting**

## **Item E Over1**

**Review and recommendation of Grant Application for Chris Bruckner, East O Watering Hole, 503 East Overland for the additional amount of \$3,365.00 (total of \$10,000.00 with previous application)**

**Staff Contact: Starr Lehl**



## East Overland Façade Improvement Program Application

Received  
05/21/19  
3:46 PM

### Project Information

1. Applicant Name CHRIS BRUCKNER

Applicant Address 503 EAST OVERLAND

Telephone No. (WORK) 308-632-3268 (CELL) 505-506-4845

Property Owner (if different than applicant) \_\_\_\_\_

2. Project Site Address 503 EAST OVERLAND

4. Land Use of Project (Choose one)

Residential ☐

Restaurant ☐

Retail ☐

Service ☐

Other (Please specify) GAS STATION / CONVENIENCE STORE

5. Utilities (Choose one) Gas ☐ Electric ☒ Both ☐

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

1) UPDATE CORNER SIGN: REPLACE OLD UPPER BULBS WITH LED BULBS INSIDE OF SIGN (\$1,204.00)

2) REMOVE CONCRETE, RUN ALL NEW ELECTRICAL UNDER CONCRETE TO SIGN FOR POWER, AND PUT NEW CONCRETE DOWN (\$20,000.00)

3) UPDATE LOWER SIGN: PUT IN NEW LED GAS PRICERS (\$7,365.00)

7. Estimated Project Costs

Exterior Improvements (grant or matching funds) \$ 28,569.00

Interior Improvements (matching funds only) \$ 0.00

Total \$ 28,569.00

Grant Funds Requested\* \$ 10,000.00

\*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) LIGHTHOUSE ELECTRICAL, FERGUSON SIGNS

Address (PO BOX 2283 SCOTTSBLUFF, NE 69363), (180852 HWY 26 SCOTTSBLUFF, NE 69361)

Phone No. (308) 220-3532, (308) 632-8414

9. Project Construction Schedule (estimated)

Start Date 4/15/19

Completion Date 4/30/19

**\*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 \_\_\_\_\_

*Add'l.  
3365.00*

03 27-19  
v.w.

## East Overland Façade Improvement Program Application

12:35

8

### Project Information

1. Applicant Name CHRIS BRUCKNER  
Applicant Address 503 EAST OVERLAND  
Telephone No. (WORK) 308-632-3268 (CELL) 505-506-4845  
Property Owner (If different than applicant) \_\_\_\_\_

2. Project Site Address 503 EAST OVERLAND

4. Land Use of Project (Choose one)

Residential ☐ Restaurant ☐ Retail ☐ Service ☐

Other (Please specify) GAS STATION / CONVENIENCE STORE

5. Utilities (Choose one) Gas ☐ Electric ☒ Both ☐

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

1) UPDATE CORNER SIGN: REPLACE OLD UPPER BULBS WITH LED BULBS INSIDE OF SIGN (\$1,204.00)

2) RUN ALL NEW ELECTRICAL UNDER CONCRETE TO SIGN FOR POWER (\$4,100.00)

3) UPDATE LOWER SIGN: PUT IN NEW LED GAS PRICERS (\$7,365.00)

7. Estimated Project Costs

Exterior Improvements (grant or matching funds) \$ 12,669.00

Interior Improvements (matching funds only) \$ 12,669.00

Total \$ 12,669.00

Grant Funds Requested\* \$ 6,335.00

\*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) LIGHTHOUSE ELECTRICAL, FERGUSON SIGNS

Address (PO BOX 2263 SCOTTSBLUFF, NE 69363), (180652 HWY 26 SCOTTSBLUFF, NE 69361)

Phone No. (308) 220-3532, (308) 632-8414

9. Project Construction Schedule (estimated)

Start Date 4/15/19

Completion Date 4/30/19

**\*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, April 10, 2019**

**Regular Meeting**

## **Item E Over2**

**Review and recommendation of Grant Application for Todd Wilson, 217 E. Overland/1302 3rd Avenue (apartments) in the amount of \$10,000.00**

**Staff Contact: Starr Lehl**

2

## East Overland Façade Improvement Program Application

Received  
03/29/19  
\$10,000

### Project Information

1. Applicant Name Todd Wilson / Cinda Munoz, Prop. Mgr  
Applicant Address 818 Ave B, Scottsbluff NE 69361  
Telephone No. 308-631-5440  
Property Owner (if different than applicant) Todd Wilson

2. Project Site Address 1302 3<sup>rd</sup> Ave / 217 E Overland

4. Land Use of Project (Circle one)

Residential

Restaurant

Retail

Service

Other (Please specify) 7 Unit Apt. Buildings

5. Utilities (Circle one) Gas Electric Both

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

1. Both Buildings - Scrape Prime and Paint Buildings including Soffit & Fascia, & Trim
2. Replace Broken Sidewalks & ReRock Parking Areas
3. Remove Dead trees
4. Interiors - Complete Remodel of 5 units  
New kitchen cabinetry, paint and Redo  
all flooring
5. Replace Windows and doors

7. Estimated Project Costs

Exterior Improvements (grant or matching funds) \$ 16,004.76

Interior Improvements (matching funds only) \$ 17,505.52

Total \$ 33510.28

Grant Funds Requested\* \$ 10,000<sup>00</sup>

\*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) Martin Munoz  
Address 1915 S Street Gering NE 69341  
Phone No. 308 631-7015

9. Project Construction Schedule (estimated)

Start Date 05/01/19

Completion Date 07/31/19

**\*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, April 10, 2019**

**Regular Meeting**

## **Item E Over3**

**Review and recommendation of Grant Application for Julius Koncaba, JD's Auto Body, 1001 E. Overland in the amount of \$1,060.00**

**Staff Contact: Starr Lehl**

3

## East Overland Façade Improvement Program Application

received  
3/29/19  
\$1060.00

### Project Information

1. Applicant Name Julius Koncaba  
Applicant Address 1001 E Ovid  
Telephone No. 308-632-5523  
Property Owner (if different than applicant) \_\_\_\_\_

2. Project Site Address 1001 E Ovid and Bull Pen across the street on E, Ovid

4. Land Use of Project (Choose one)

Residential ☐ Restaurant ☐ Retail ☐ Service ☒

Other (Please specify) \_\_\_\_\_

5. Utilities (Choose one) Gas ☐ Electric ☐ Both ☐

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

Business sign on building only \$1008.00

Landscaping around bull pen (rock) \$1113.52

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7. Estimated Project Costs

Exterior Improvements (grant or matching funds) \$ 2121.52

Interior Improvements (matching funds only) \$ \_\_\_\_\_

Total \$ 2121.52

Grant Funds Requested\* \$ 1060.76

\*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) Ferguson Signs, Rock Pile

Address \_\_\_\_\_

Phone No. 308-632-8414 308-635-0182

9. Project Construction Schedule (estimated)

Start Date upon approval

Completion Date 7/1/19

**\*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, April 10, 2019**

**Regular Meeting**

## **Item E Over4**

**Review and recommendation of Grant Application for Michael Engelhaupt, 211 East Overland in the amount of \$4,350.00**

**Staff Contact: Starr Lehl**

4

## East Overland Façade Improvement Program Application

received  
03/29/19  
\$ 4,350.00

### Project Information

1. Applicant Name Michael Engelhaupt  
Applicant Address 1845 10<sup>th</sup> St, Gering, NE 69341  
Telephone No. (308) 436-2123  
Property Owner (if different than applicant) MIE Hopper LLC

2. Project Site Address 211 East Overland, Scottsbluff, NE 69361

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:

We propose to repair stucco siding, to install two commercial grade windows, and paint the exterior of building.

7. Estimated Project Costs

Exterior Improvements (grant or matching funds) \$ 8700

Interior Improvements (matching funds only) \$ \_\_\_\_\_

Total \$ 8700

Grant Funds Requested\* \$ ~~8700~~ <sup>H</sup> 4,350

\*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) Greg Scribner - Scribner Construction

Address 290762 County Road G, Minatare, NE 69356

Phone No. 308-641-6613

9. Project Construction Schedule (estimated)

Start Date May 1<sup>st</sup>, 2019

Completion Date August 1<sup>st</sup>, 2019

**\*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, April 10, 2019**

**Regular Meeting**

## **Item E Over5**

**Review and recommendation of Grant Application for Elizabeth Lamas De La Torre, 1127 E. Overland in the amount of \$10,000.00**

**Staff Contact: Starr Lehl**

5

## East Overland Façade Improvement Program Application

received  
3/29/19  
\$10,000.00

### Project Information

1. Applicant Name Elizabeth Lamas De La Torre  
Applicant Address 908 12th Ave Scottsbluff, NE 69361  
Telephone No. 308-672-5485  
Property Owner (if different than applicant) \_\_\_\_\_

2. Project Site Address 1127 East Overland, Scottsbluff

4. Land Use of Project (Choose one)

Residential ☐

Restaurant ☐

Retail ☒

Service ☐

Other (Please specify) \_\_\_\_\_

5. Utilities (Choose one) Gas ☐ Electric ☒ Both ☐

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

Exterior & Interior Repairs

Roof = 7,998.50

Exterior signage = 1,711.42

Windows to exterior = 976.91

Total Labor = 4,250.00

Total Materials = 12,716.88

7. Estimated Project Costs

Exterior Improvements (grant or matching funds) \$ 18,112.77

Interior Improvements (matching funds only) \$ 9540.94

Total \$ 27,653.71

Grant Funds Requested\* \$ 10,000.00

\*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) Benjamin Rodriguez Jr

Address \_\_\_\_\_

Phone No. 308-225-1888

9. Project Construction Schedule (estimated)

Start Date 3-15-19

Completion Date 5-1-19

**\*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 Commercial

Square footage of building 3,000

# **City of Scottsbluff, Nebraska**

**Wednesday, April 10, 2019**

**Regular Meeting**

## **Item E Over6**

**Review and recommendation of Grant Application for Jerry Clemens, Clemens Carpet, 1101 E. Overland in the amount of \$1,756.50**

**Staff Contact: Starr Lehl**

6

## East Overland Façade Improvement Program Application

received  
04-01-19  
1756.50

### Project Information

1. Applicant Name Jerry Clemens  
Applicant Address 1101 East Overland  
Telephone No. 308-631-5734  
Property Owner (if different than applicant) \_\_\_\_\_

2. Project Site Address 1101 East Overland

4. Land Use of Project (Circle one)

Residential

Restaurant

Retail

Service

Other (Please specify) Wholesale Distribution

5. Utilities (Circle one) Gas Electric Both

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

New 12x12 overhead door that faces East  
Overland. Current door is over 70yrs Old. Would  
be an excellent improvement/looks over existing  
door.

7. Estimated Project Costs

Exterior Improvements (grant or matching funds) \$ 3513<sup>00</sup>

Interior Improvements (matching funds only) \$ \_\_\_\_\_

Total \$ 3513<sup>00</sup>

Grant Funds Requested\* \$ 1756.50

\*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) MBKern Enterprises LLC

Address 3630 Lyman Dr.

Phone No. 308-633-1156

9. Project Construction Schedule (estimated)

Start Date 5-15-19

Completion Date 5-30-19

**\*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, April 10, 2019**

**Regular Meeting**

## **Item E Over7**

**Review and recommendation of Grant Application for Teresa P. Moreno, Teresa's Hair Salon, 402 E. Overland in the amount of \$5,320.00**

**Staff Contact: Starr Lehl**

7

Received  
4-14-19

## East Overland Façade Improvement Program Application

### Project Information

1. Applicant Name Teresa P. Moreno  
Applicant Address 402 E. Overland  
Telephone No. (308) 631-2274  
Property Owner (if different than applicant) \_\_\_\_\_

2. Project Site Address 402 E. Overland

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:

Texas Hic + Har Saloon 402 E. Overland: Driveway parking  
lot at hair salon needs pavement on East Overland 4th  
for parking. Building is Wood + could use a force lift  
some parts on building that are not even matching  
on parts that are falling off or damaged + corroded on  
building I would like it structed it would even help lower  
electric cost during fall + winter months, needs screen doors  
The hair salon could use new flooring I have redone  
worked with vinyl tile + now I believe the Ceramic  
tile would last forever + won't get alot of wear  
+ tear. will not

7. Estimated Project Costs

Exterior Improvements (grant or matching funds) \$ 5,320

Interior Improvements (matching funds only) \$ 6,124

Total \$ 11,444

Grant Funds Requested\* \$ 5,320

\*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) Travis Allen

Address 2801 18<sup>th</sup> Ave

Phone No. 308 692-9746

9. 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, April 10, 2019**

**Regular Meeting**

## **Item Aulick1**

**Review Redevelopment Plan for Aulick Industries Office and Truck Shop.**

**Staff Contact: Starr Lehl**

## **CITY OF SCOTTSBLUFF REDEVELOPMENT PLAN**

### ***Aulick Industries Office and Truck Shop***

***By: HVS, LLP and Original Equipment Co. d/b/a Aulick Industries***

#### **1. Introduction/Executive Summary**

HVS, LLP and Original Equipment Co. d/b/a Aulick Industries (together, the “Redeveloper”) submit 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” (as defined below) into Aulick Industries’ Offices and Truck Shop. 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 at 709 W. South Beltline Highway, Scottsbluff, Nebraska. The legal description of the Project Site is:

Block 3, Marvin Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, EXCEPT that part deeded to the State of Nebraska in Deed Book 152, Page 293 of the records of Scotts Bluff County, Nebraska.

Aerial maps of the Project Site are found in Attachment 1.

**B. *Land Acquisition:*** HVS, LLP owns the Project Site, so no land acquisition of the Project Site is necessary. The Redeveloper may wish to modify this Plan in the event additional property can be acquired related to this redevelopment.

**C. *Land Coverage and Building Intensities:*** The proposed building coverages/intensities are as follows:

- Approximately 30,000 square foot building (See Attachment 2 for Floor Plans)
  - 25,000 sq. ft. shop space
  - 5,000 sq. ft. office space
- 100,000 square foot of concrete paving
- Privacy Fencing

**D. *Land Uses:*** After development, the Project Site will be used as Aulick Industries’ Offices and Truck Shop.

- E. Existing Uses and Condition:* The Project Site is currently used as storage of Aulick Industries' belt trailers and other equipment.
  - F. Site Plan:* See Attachment 3 for a preliminary Site Plan.
  - G. Demolition and Removal of Structures:* The old building on the Project Site was demolished at the beginning of 2019 in contemplation of redevelopment under this Plan. Existing concrete will need to be demolished and removed and the storm drain on and servicing the property will need to be demolished.
  - H. Population Densities:* The Plan does not contemplate a change in population densities around the Project Site. Employment will increase on the Project Site after redevelopment to approximately 30 to 50 employees.
  - I. Zoning Changes:* The Project Site is zoned as C-3(Heavy Commercial), which includes machine shops, truck and tractor repair, and service offices as permitted uses. Thus, no zoning changes are necessary.
  - J. Additional Public Facilities and Utilities:* The storm drain on and servicing the property will need to be demolished and rebuilt.
  - 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 Southwest District and in an Automobile Commercial Neighborhood. An Automobile Commercial Neighborhood contemplates daytime and nighttime activity, commercial vehicle access, a wide variety of building types and sizes, and noises and heavier commercial traffic associated with business. A principle of sustainable development for the Southwest District is to encourage infill development through mitigation of blighted properties and incentives. A principle of interconnection of neighborhoods and amenities for the Southwest District is to encourage location of transportation reliant business along South Beltline. 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 all in accordance with NEB. REV. STAT. § 18-2147. The amount of the available proceeds from tax increment financing (“TIF Revenues”) is estimated at approximately \$1,162,905.00, calculated as follows:

2018 Assessed Value:		
Land:	\$ 105,290.00	
Building/Improvements	\$ 105,494.00	
Total		\$ 210,784.00
Estimated Value after Completion		
Land:	\$ 105,290.00	
Building/Improvements:	\$3,694,710.00	
Total		\$3,800,000.00
Increment Value:		\$3,589,216.00
Multiplied by approximate 2.16% levy	x .0216	
Annual TIF Revenues Generated (Rounded)	\$ 77,527.00	
Multiplied by 15 years (Maximum Duration of TIF)	x 15	
Estimated TIF Revenues Available:		\$1,162,905.00

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 the Plan would not be economically feasible and would not occur in the blighted and substandard area without the use of tax increment financing. Tax increment financing and other incentives are critical in the Redeveloper’s decision to proceed with the Project as planned. Aulick Industries is very careful not to leverage its existing financial resources in such a way to inhibit the development of new products, inventories and efficiencies. Tax increment financing will allow the Redeveloper to take a more aggressive approach with a larger facility better suited to promote new growth, products, and sales, than would have been possible otherwise.

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 decision 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	
Compacted Fill	\$ 66,000.00
Demolition	
Site Concrete	\$ 91,000.00
Storm Drain	\$ 8,000.00
Building	\$ 30,000.00
Storm Drain Construction	\$ 16,000.00
Sanitary Lines	\$ 20,000.00
Water Service	\$ 7,200.00
Lighting	\$ 96,000.00
Landscaping Highway ROW	\$ 30,000.00
Geo Tech/Civil Engineering	\$ 45,000.00
<u>Plan Preparation/Legal</u>	<u>\$ 10,000.00</u>
TOTAL	\$ 419,200.00

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

**B. Nebraska Advantage Act.** The Redeveloper has applied for and received approval of tax incentives under the Nebraska Advantage Act which includes a refund of City sales tax.

**C. 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 at \$4,000,000.00.

*Please note that all the figures in this Plan are estimates and tax increment financing granted will be based on actual costs incurred for eligible expenses.*

6. Implementation of the Plan.

Upon approval of this Plan, the Redeveloper will enter into a Redevelopment Contract with the CRA which shall govern the implementation of this Plan. All public improvements related to this Plan shall be according to (a) engineered plans and specifications approved in writing by the City in advance of commencement of construction, (b) all ordinances and codes adopted by the City, as in effect at the time that the public improvements are constructed, and (c) any other agreement related to the public improvements between the Redeveloper and the City. The Redevelopment Contract between the Redeveloper and the CRA shall not replace or supersede the need for the Redeveloper to obtain other agreements, consents, permits, or licenses from the City related to the public improvements or other improvements as may be required by the City for the type of work to be performed on the Project Site.

Dated: 4-8-19

HVS, LLP

By: 

Original Equipment Co. d/b/a Aulick Industries

By: 

**Aulick Industries Office and Truck Shop Redevelopment Plan  
Attachment 1  
Aerial Maps of Project Site**



Beacon

Scotts Bluff County, NE



Overview



Legend

- Parcels
- Roads

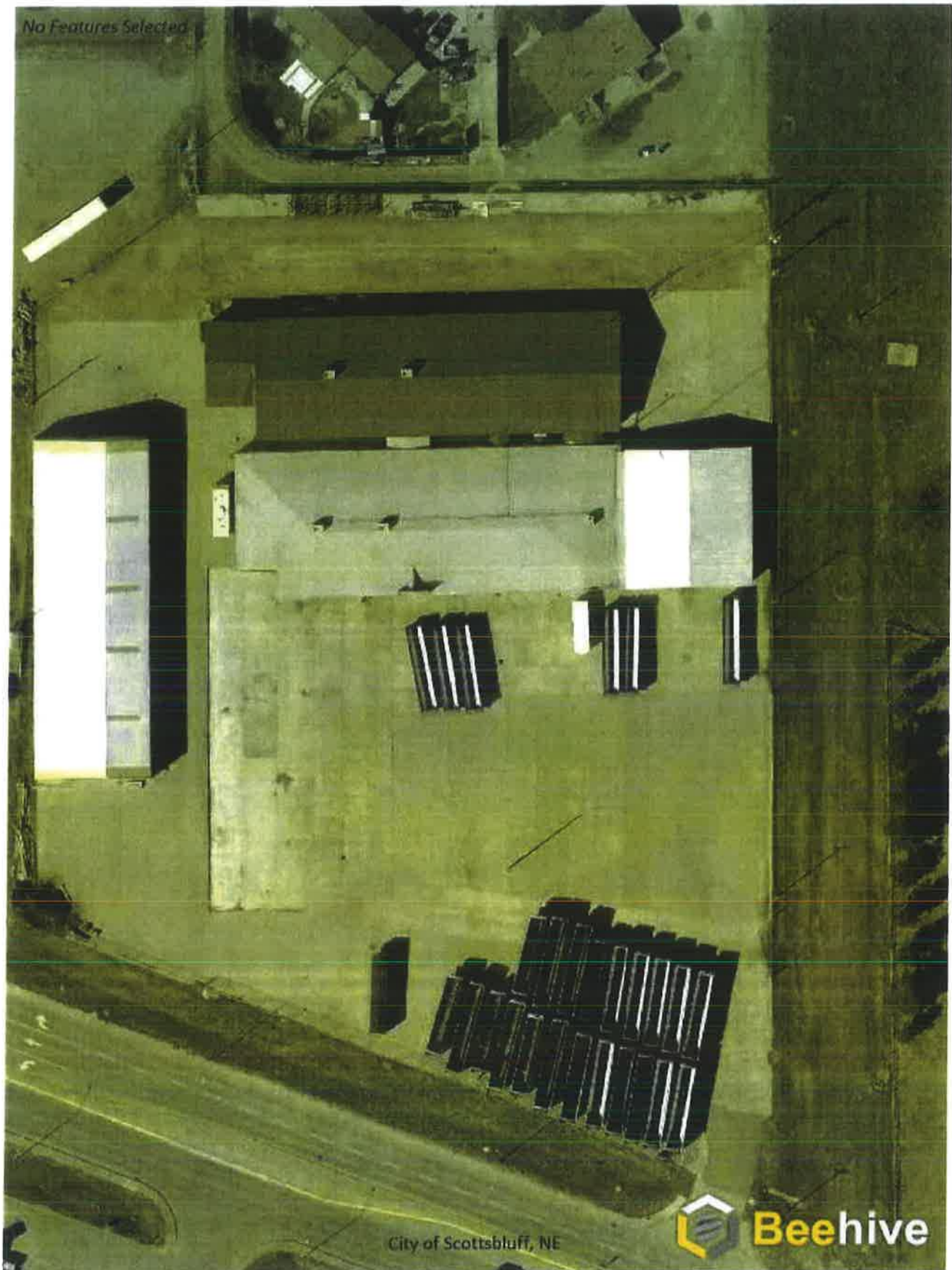
Parcel ID	010240489	Alternate ID	n/a	Owner Address	HVS LLP
Sec/Twp/Rng	26/22/55	Class	n/a		PO BOX 259
Property Address	709 W SOUTH BELTLINE HWY	Acres	n/a		SCOTTSBLUFF NE 69361
District	n/a				
Brief Tax Description	PT BLK 3, MARVIN ADD				
	(Note: Not to be used on legal documents)				

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.

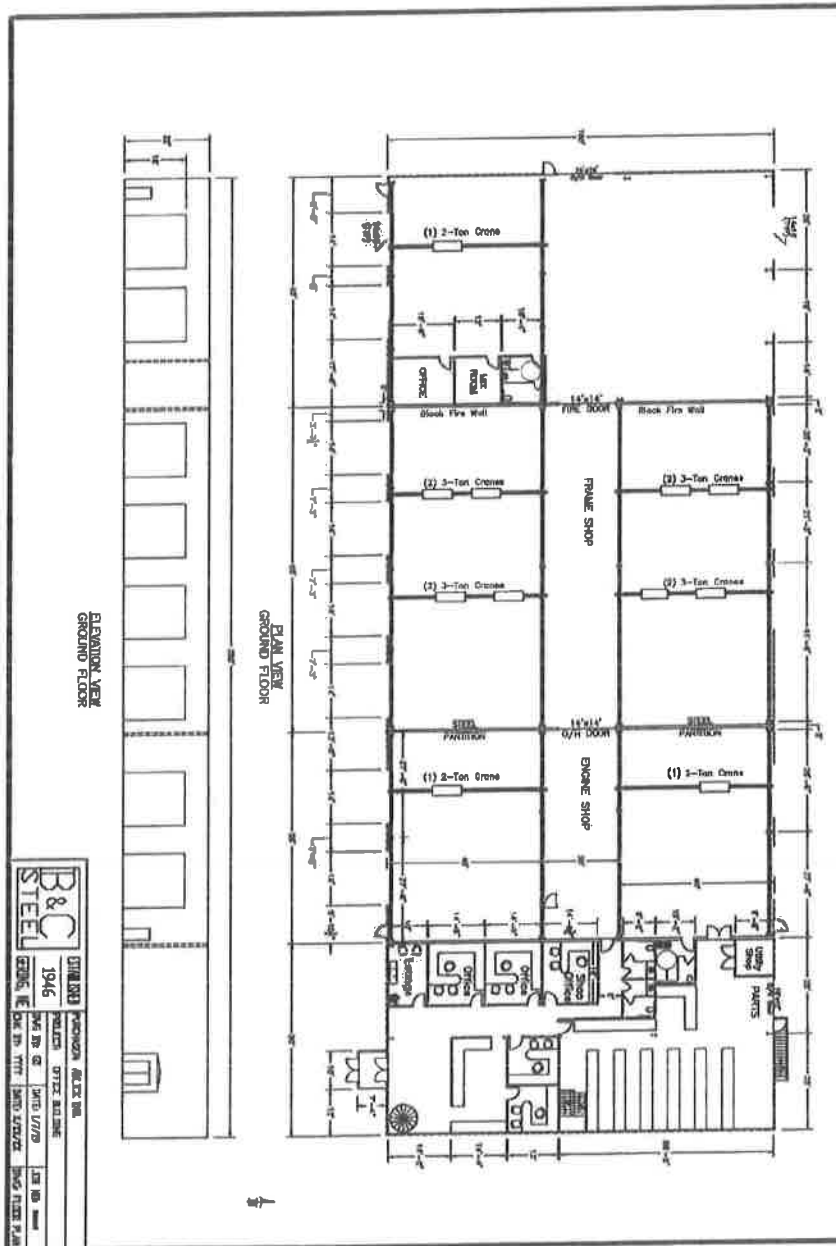
Date created: 3/16/2019

Developed by Schneider  
GEOSPATIAL



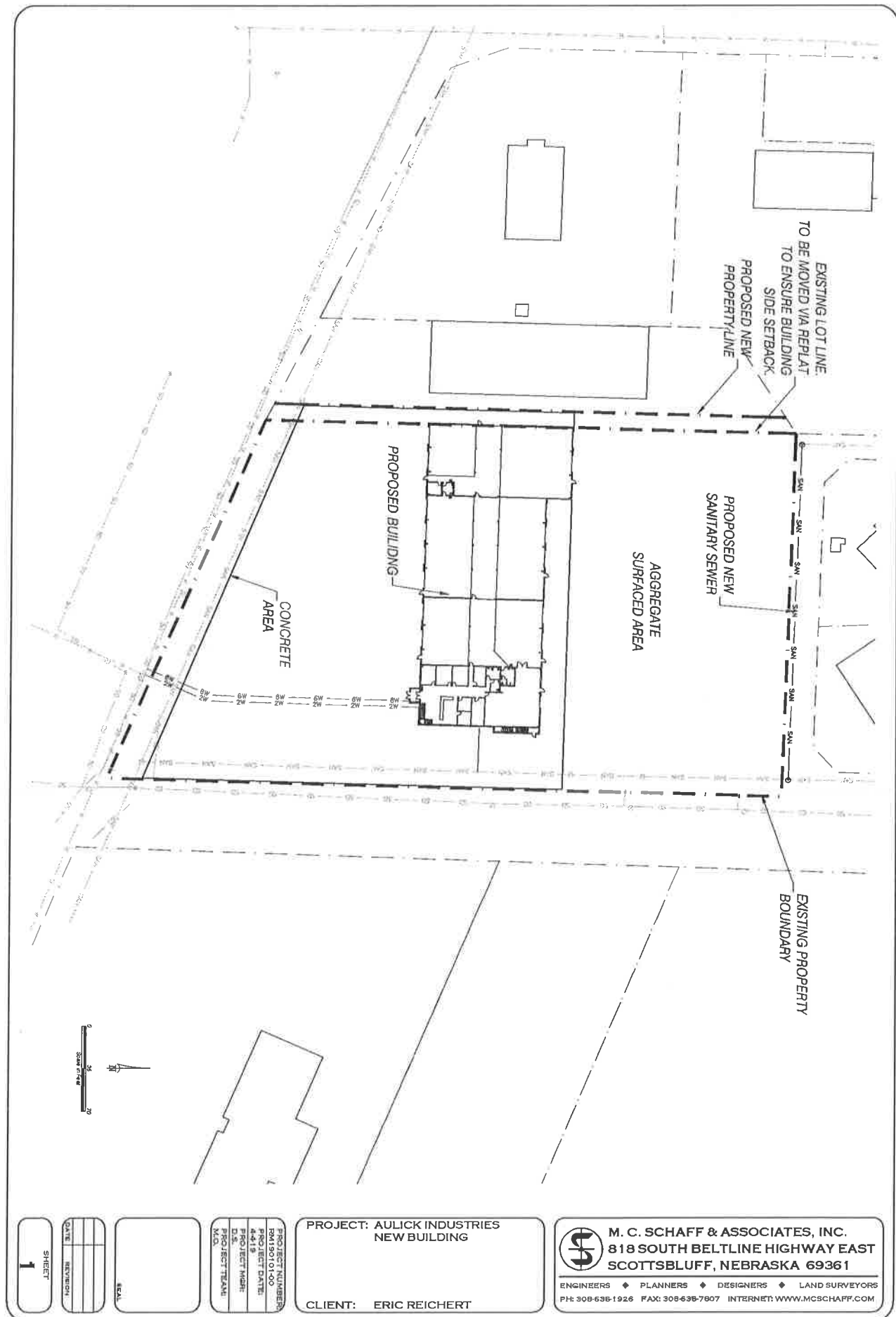


**Aulick Industries Office and Truck Shop Redevelopment Plan  
Attachment 2  
Floor Plans**





**Aulick Industries Office and Truck Shop Redevelopment Plan  
Attachment 3  
Site Plan**





**Aulick Industries Office and Truck Shop Redevelopment Plan  
Attachment 4  
Cost Benefit Analysis**

**CITY OF SCOTTSBLUFF REDEVELOPMENT PLAN**  
***Aulick Industries Office and Truck Shop***  
***By: HVS, LLP and Original Equipment Co. d/b/a Aulick Industries***

**Cost Benefit Analysis**

**A. *Tax Revenues and Tax Shifts Resulting from the Division of Taxes.*** Real estate taxes from the base value of the Project Site will be available to the local taxing jurisdictions regardless of the tax increment financing. The base value of the Project Site is \$210,784.00 which produces an annual real estate tax of approximately \$4,379.00. The tax increment revenues created by the Project are estimated at approximately \$77,527.00 per year. The local taxing jurisdictions are the City, Scotts Bluff County, Scottsbluff Public Schools, WNCC, ESU 13, and North Platte NRD. The tax increment revenues will not be available to local taxing jurisdictions for up to 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 increment revenues 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 demolishing and reconstructing the existing storm drain on and serving 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 Project Site is used for storage and there is not employment on the Project Site. After redevelopment under the Plan, employment is expected to grow to 30 to 50 employees on the Project Site over the next five years. Approximately 20 of these employees will come from adjacent locations operated by the Redeveloper, but the remaining employees will be new hires.

**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 a substantial amount 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.
- Local contractors will be used for the redevelopment under the Plan.
- The Redeveloper has applied for and received approval of tax incentives under the Nebraska Advantage Act which includes a refund of City sales tax.

# Simmons Olsen Law Firm, P.C., L.L.O.

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\*Also admitted in Wyoming  
\*\*Also admitted in Colorado

Please Direct All Correspondence  
To Scottsbluff Office

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To: City of Scottsbluff Community Redevelopment Authority  
From: John L. Selzer, Deputy City Attorney  
Date: April 8, 2019  
Re: Aulick Industries Office and Truck Shop

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**Introduction:** At your April 10, 2019 meeting, you will consider a resolution regarding the Redevelopment Plan for the Aulick Industries Office and Truck Shop project submitted by HVS, LLC and Original Equipment Co. d/b/a Aulick Industries (the "Plan" and the "Project"). The proposed Project is in an area that has previously been designated as blighted and substandard and in need of redevelopment.

The resolution will be to recommend the Plan to the City Council. If the resolution is passed, then the City Council will then review the Plan on April 15, 2019. If the City Council approves the Plan, then the CRA and Redeveloper will enter into a redevelopment contract to implement the Plan.

Attached with this letter are: (1) the Plan; (2) the proposed resolution you will consider on April 10, 2019; (3) a proposed resolution of the Planning Commission regarding the Plan, (to be considered at the Planning Commission's April 8, 2019 meeting); and (4) a proposed cost-benefit analysis for the Project. Below are the standards of your review of the Plan.

## **Standards of Review:**

***1. Conformity with Comprehensive Plan.*** First, you must consider whether the proposed land uses and building requirements in the Plan are designed with the general purpose 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. Thus, you must analyze whether the Project and Plan conform to the 2016 Scottsbluff Comprehensive Plan (the "Comprehensive Plan").

The Project Site is located at 709 W. South Beltline Highway, Scottsbluff, Nebraska. According to the Comprehensive Plan, the Project Site is in the Southwest District and in an Automobile Commercial Neighborhood. An Automobile Commercial Neighborhood contemplates daytime and nighttime activity, commercial vehicle access, a wide variety of building types and sizes, and noises and heavier commercial traffic associated with business. A principle of sustainable development for the Southwest District is to encourage infill development through mitigation of blighted properties and incentives. A principle of

interconnection of neighborhoods and amenities for the Southwest District is to encourage location of transportation reliant business along South Beltline. The Redeveloper's potential expansion of its business on the Project Site is consistent with the Comprehensive Plan.

The Project Site is zoned as C-3(Heavy Commercial), which includes machine shops, truck and tractor repair, and service offices as permitted uses. Thus, no zoning changes are necessary.

**2. Cost-Benefit Analysis.** Second, you must conduct a cost-benefit analysis of the Plan using the following factors:

- a. Tax Shifts from the approval of TIF funds;
- b. Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project;
- c. Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project;
- d. Impacts on other employers and employees within the City and the immediate area that are located outside of the boundaries of the area of the redevelopment project;
- e. Impacts on the student populations of Scottsbluff Public Schools; and
- f. Any other impacts determined by the CRA to be relevant to the consideration of costs and benefits arising from the redevelopment project

A proposed cost benefit analysis is included in your packet, which you may adopt with or without revisions.

**3. But-For Test.** The CRA should consider whether the Project in the Plan would not be economically feasible or occur in the community redevelopment area without the use of tax-increment financing. Technically, this determination is imposed on the Council by statute, but I believe it is good practice for the CRA also to consider the issue. The Redeveloper's certification as to these elements is included on page 3 of the Plan.

Sincerely,  
SIMMONS OLSEN LAW FIRM, P.C., L.L.O.

/s/ John L. Selzer

John L. Selzer

RESOLUTION 4-08

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

Recitals:

a. Pursuant to the Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.*, a redevelopment plan titled *Aulick Industries Office and Truck Shop*, prepared by HVS, LLP and Original Equipment Co. d/b/a Aulick Industries (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 April 8, 2019

PLANNING COMMISSION OF THE CITY  
OF SCOTTSBLUFF, NEBRASKA

By:   
Chair

ATTEST:

By:   
Recording Secretary

# **City of Scottsbluff, Nebraska**

**Wednesday, April 10, 2019**

**Regular Meeting**

## **Item Aulick2**

**Conduct Cost-Benefit Analysis of Redevelopment Plan.**

**Staff Contact: Starr Lehl**

**CITY OF SCOTTSBLUFF REDEVELOPMENT PLAN**  
***Aulick Industries Office and Truck Shop***  
***By: HVS, LLP and Original Equipment Co. d/b/a Aulick Industries***

**Cost Benefit Analysis**

**A. *Tax Revenues and Tax Shifts Resulting from the Division of Taxes.*** Real estate taxes from the base value of the Project Site will be available to the local taxing jurisdictions regardless of the tax increment financing. The base value of the Project Site is \$210,784.00 which produces an annual real estate tax of approximately \$4,379.00. The tax increment revenues created by the Project are estimated at approximately \$77,527.00 per year. The local taxing jurisdictions are the City, Scotts Bluff County, Scottsbluff Public Schools, WNCC, ESU 13, and North Platte NRD. The tax increment revenues will not be available to local taxing jurisdictions for up to 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 increment revenues 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 demolishing and reconstructing the existing storm drain on and serving 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 Project Site is used for storage and there is not employment on the Project Site. After redevelopment under the Plan, employment is expected to grow to 30 to 50 employees on the Project Site over the next five years. Approximately 20 of these employees will come from adjacent locations operated by the Redeveloper, but the remaining employees will be new hires.

**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 a substantial amount 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.
- Local contractors will be used for the redevelopment under the Plan.
- The Redeveloper has applied for and received approval of tax incentives under the Nebraska Advantage Act which includes a refund of City sales tax.

Approved by the Scottsbluff Redevelopment Authority on April \_\_\_, 2019.

\_\_\_\_\_  
Chair

Attest:

\_\_\_\_\_  
Secretary

# **City of Scottsbluff, Nebraska**

**Wednesday, April 10, 2019**

**Regular Meeting**

## **Item Aulick3**

### **Review and approve Resolution to:**

*approve Redevelopment Plan;*

*confirm Cost-Benefit Analysis;*

*forward Planning Commission recommendation to City Council; and*

*forward and recommend approval of Redevelopment Plan to City Council.*

**Staff Contact: Starr Lehl**

# **City of Scottsbluff, Nebraska**

**Wednesday, April 10, 2019**

**Regular Meeting**

## **Item Review1**

**Approve Redevelopment Contract with 26 Group, LLC.**

**Staff Contact: Starr Lehl**

**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 *Aulick Industries Office and Truck Shop* project submitted by HVS, LLP and Original Equipment Co., d/b/a Aulick Industries (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 \$195,000.00, which includes demolition and site preparation; (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) tax incentives under the Nebraska Advantage Act; and (iii) 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 April \_\_\_, 2019

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

ATTEST:

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chair

# **City of Scottsbluff, Nebraska**

**Wednesday, April 10, 2019**

**Regular Meeting**

## **Item Review2**

**Authorize issuance of Tax Increment Financing Note (26 Group, LLC), subject to the terms of the Redevelopment Contract.**

**Staff Contact: Starr Lehl**

# **City of Scottsbluff, Nebraska**

**Wednesday, April 10, 2019**

**Regular Meeting**

## **Item Reports<sup>1</sup>**

**Reports from staff.**

**Staff Contact: Starr Lehl**

**City of Scottsbluff, Nebraska**  
**Wednesday, April 10, 2019**  
**Regular Meeting**

**Item 1**

**Other Business**

**Staff Contact: Starr Lehl**

# **City of Scottsbluff, Nebraska**

**Wednesday, April 10, 2019**

**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**

**City of Scottsbluff, Nebraska**  
**Wednesday, April 10, 2019**  
**Regular Meeting**

**Item 1**

**Schedule next meeting**

**Staff Contact: Starr Lehl**