

City of Scottsbluff, Nebraska

Wednesday, May 1, 2019

Regular Meeting

Item Platte1

**Review preliminary Redevelopment Plan for Platte Valley
Addition Improvements Project submitted by Platte Valley Bank.**

Conduct preliminary Cost Benefit Analysis for Platte Valley Addition Improvements Project.

Submit Redevelopment Plan for Platte Valley Addition Improvements Project to Planning Commission.

Staff Contact: Starr Lehl

CITY OF SCOTTSBLUFF REDEVELOPMENT PLAN
Platte Valley Addition Improvements Project
By: Platte Valley Bank

1. Introduction/Executive Summary

Platte Valley Bank (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 make improvements to the “Project Site” (as defined below) to enhance the safety of employees, customers, and other pedestrians walking across and around the public street Platte Valley Company’s Scottsbluff campus as well as enhance drainage of the Project Site. 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 legally described as follows:

Lots 1, 2, and 4, Block 1 Platte Valley Addition and Lots A and B, Subdivision of Lot 3, Block 1, Platte Valley Addition, in the City of Scottsbluff, Scotts Bluff County, Nebraska.

Aerial maps of the Project Site are found in Attachment 1. Plats of the Project Site are found in Attachment 2.

B. *Land Acquisition:* The Redeveloper owns the Project Site, so no land acquisition is contemplated under this Plan.

C. *Uses, Condition, Land Coverage, and Building Intensities:* The Project Site is the main campus of Platte Valley Companies. Land uses, condition, land coverage, and building intensities are as follows:

1. Lot 1 contains the Professional Center, which is a 14,082 square foot office building. Platte Valley Bank recently acquired the Professional Center. Previously, a portion of the Professional Center was used as offices of an accounting firm, a portion was used as a community room for Platte Valley Companies, and a portion was used as offices for Platte Valley Bank. In 2018, the Professional Center was renovated and 2,157 square feet of building space was added. Now JG Elliott Insurance Company and Platte Valley Bank’s trust and brokerage services are located in the Professional Center.
2. Lot 2 contains Platte Valley Bank’s main bank, which covers approximately 14,000 square feet of land.

3. Lot A contains a newly constructed building of approximately 4,000 square feet. The building is near completion and will be used as a Community Center for meetings, trainings, and other events. There is currently asphalt parking south of the building which will be demolished and resurfaced as part of this Plan.
4. Lot B contains an office building, which was previously JG Elliott Insurance Company's offices. The building is now used as Platte Valley Companies' Operations Center, which includes data processing, loan and deposit operations, the credit card department, the audit and compliance department, and other operational departments of the entire Platte Valley Companies. Platte Valley Bank's acquisition and expansion of the Professional Center (on Lot 1) created the possibility for Platte Valley Companies to use of the building on Lot B as Platte Valley Companies' Operations Center. This was an important element in keeping these jobs in the community and accommodating further growth.
5. Lot 4 is currently gravel parking for Platte Valley Companies' employees. This lot will be paved and lighted as part of this Plan.
6. Platte Valley Drive is a public street which runs east/west through the Platte Valley Addition. 13th Avenue is a public street which runs north/south, along the east side of Lot 2. Storm water drainage on the Project Site is a current problem. Rain showers and other wet conditions create streams and standing water on Platte Valley Drive. This Plan will address the drainage problem. This Plan also contemplates raised crosswalks across and public sidewalks along Platte Valley Drive to enhance the safety of employees, customers, and pedestrians crossing Platte Valley Drive.

- E. Site Plan:** See Attachment 3.
- F. Demolition and Removal of Structures:** No structures will be demolished as part of this Plan.
- G. Population Densities:** The Plan does not contemplate a change in population densities around the Project Site.
- H. Zoning Changes:** The Project Site is zoned as C-2 (Neighborhood Commercial), which includes banks and office and professional services as permitted uses. Thus, no zoning changes are necessary.
- I. Additional Public Facilities and Utilities:** The Project will require storm water drainage improvements, sidewalk improvements, and public street improvements as explained above.
- J. Street Layouts, Street Levels, and Grades:** No changes in street layouts and grades are contemplated under this Plan. Raised sidewalks will be added to Platte Valley Drive as explained above.
- K. 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 Northeast District and in the Highway 26 Commercial neighborhood. The Highway 26 Commercial neighborhood contemplates daytime and nighttime activities, both personal and commercial vehicle use, formalized pedestrian facilities, and enforced aesthetic and landscaping standards. The Redeveloper's current use and improvement of 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 _____, calculated as follows:
[NOTE: Available TIF revenues have not yet been estimated]

Current Assessed Value	\$
Estimated Value after Completion	\$
Increment Value	\$
Multiplied by approximate 2.16% levy	x .0216
Annual TIF Revenues Generated (Rounded)	\$
Multiplied by 15 years (Maximum Duration of TIF)	x 15
Estimated TIF Revenues Available:	\$

Note: The above figures are based on estimated values and levy rates. Actual values and rates may vary materially from the estimated amounts.

The TIF Revenues will be used to make principal and interest payments toward a tax increment financing bond ("TIF Indebtedness") to be held or sold by the Redeveloper.

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).

*Preliminary Draft Plan for Initial CRA Review and Conceptual Approval
Subject to Change upon Obtaining Further Information from Redeveloper; 5/1/19*

The Redeveloper certifies that this 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.

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/or certain project costs incurred by the Redeveloper, 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 [NOTE: This is a preliminary list; further eligible costs may be identified or particularized]

<u>Description</u>	<u>Estimated Cost</u>
Drainage and Raised Sidewalks	\$ 205,250.00
Lighting	\$ 48,000.00
Engineering	\$ 17,135.00
<u>Plan Preparation/Legal</u>	<u>\$ 10,000.00</u>
TOTAL	\$ 280,385.00

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

B. Private Investment/Financing. The Redeveloper has made and is making a substantial private investment in and obtain private financing for in the private improvements related to the Plan, estimated in the amount of \$3,100,000.00.

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) 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: _____

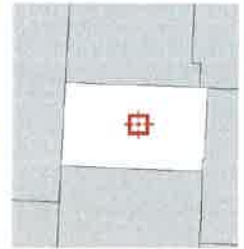
Platte Valley Bank

By: _____

**Platte Valley Addition Improvements Redevelopment Plan
Attachment 1
Aerial Maps of Project Site**



Overview



Legend

-  Subdivisions
-  Roads

Date created: 4/29/2019

Developed by  **Schneider**
GEOSPATIAL



**Platte Valley Addition Improvements Redevelopment Plan
Attachment 2
Plats of Project Site**

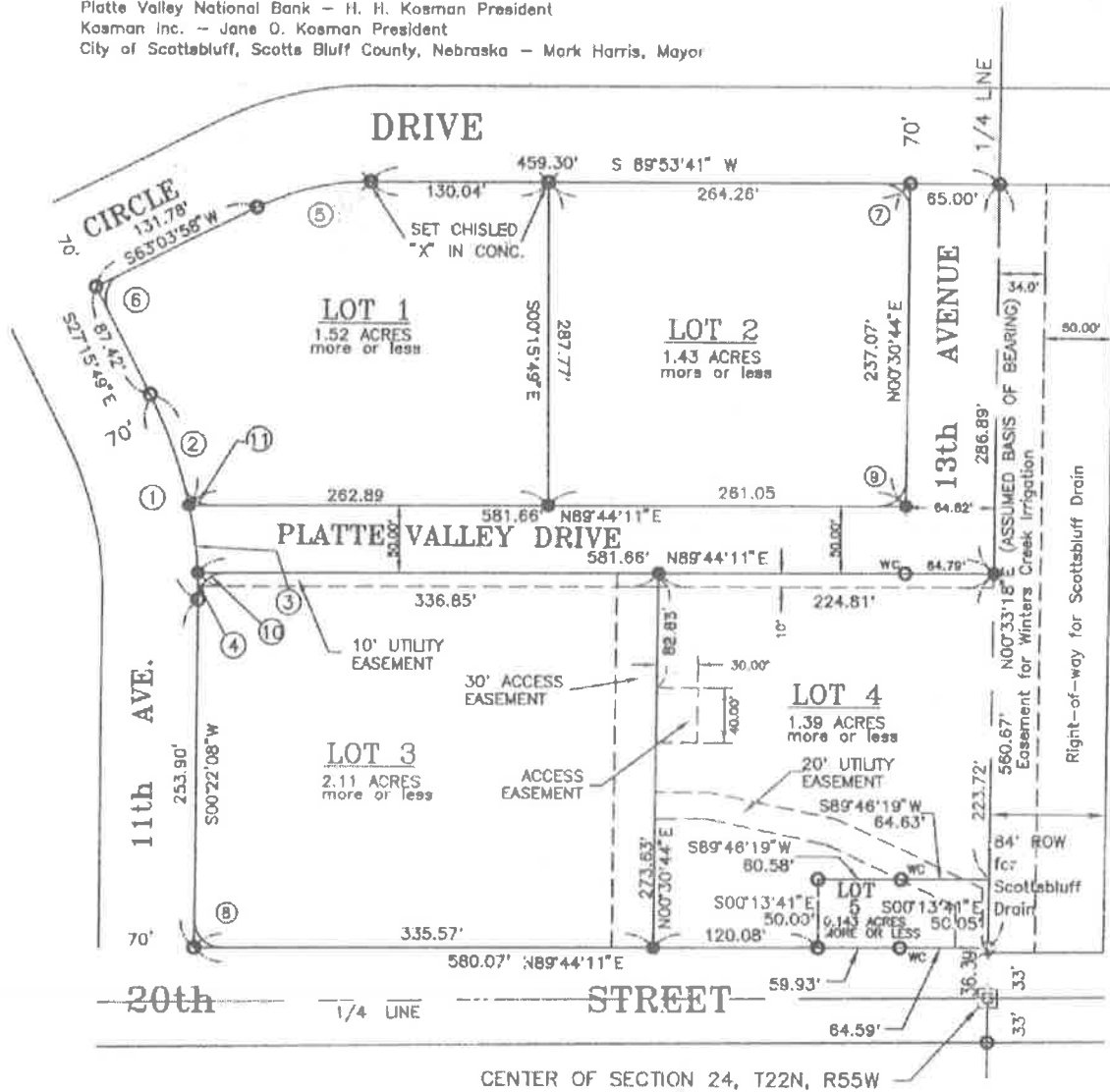
FINAL PLAT OF LOTS 1, 2, 3, 4 & 5 BLOCK 1, PLATTE VALLEY ADDITON

3904

TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

OWNERS:

Mr. Scobie I. Amott,
Platte Valley National Bank - H. H. Kosman President
Kosman Inc. - Jane O. Kosman President
City of Scottsbluff, Scotts Bluff County, Nebraska - Mark Harris, Mayor

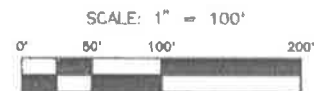

LEGEND:

- FOUND 5/8" REBAR
- SET 5/8" X 36" REBAR
- ✕ FOUND CHISELED "X" IN CONCRETE
- WC WITNESS CORNER

Prepared by
Baker & Associates
120 East 16th Street, Suite A
Scottsbluff, Nebraska

CURVE DATA:

- | | | |
|---|--|---|
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R = 325.05'
T = 79.94'
L = 156.76' | ④ Δ = 3°28'37"
R = 325.05'
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L = 19.73' | ⑧ Δ = 90°37'57"
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L = 26.37' |



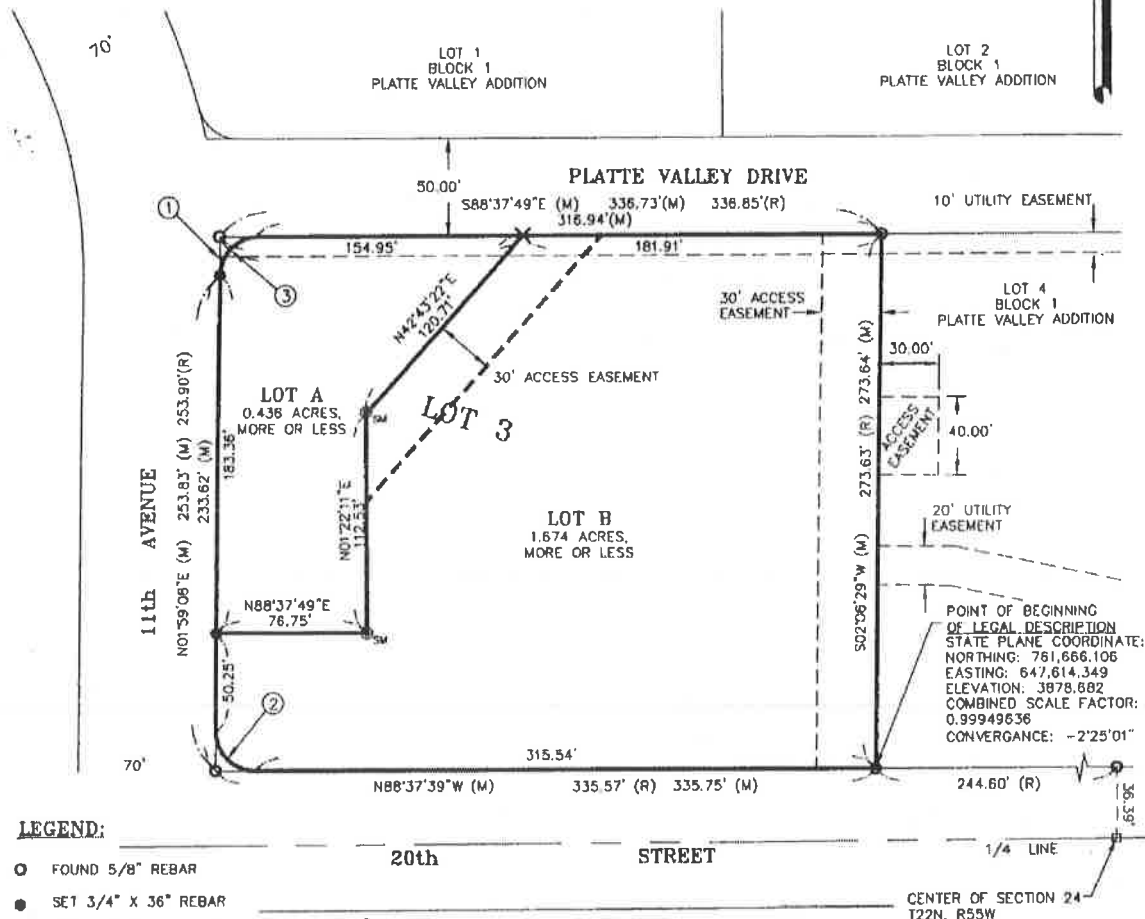
APRIL, 1996

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 REC'D Baker & Associates - Survey WITH INDEX 3
 COMPUTER 3
 PICTURED 3
 IMAGED 3

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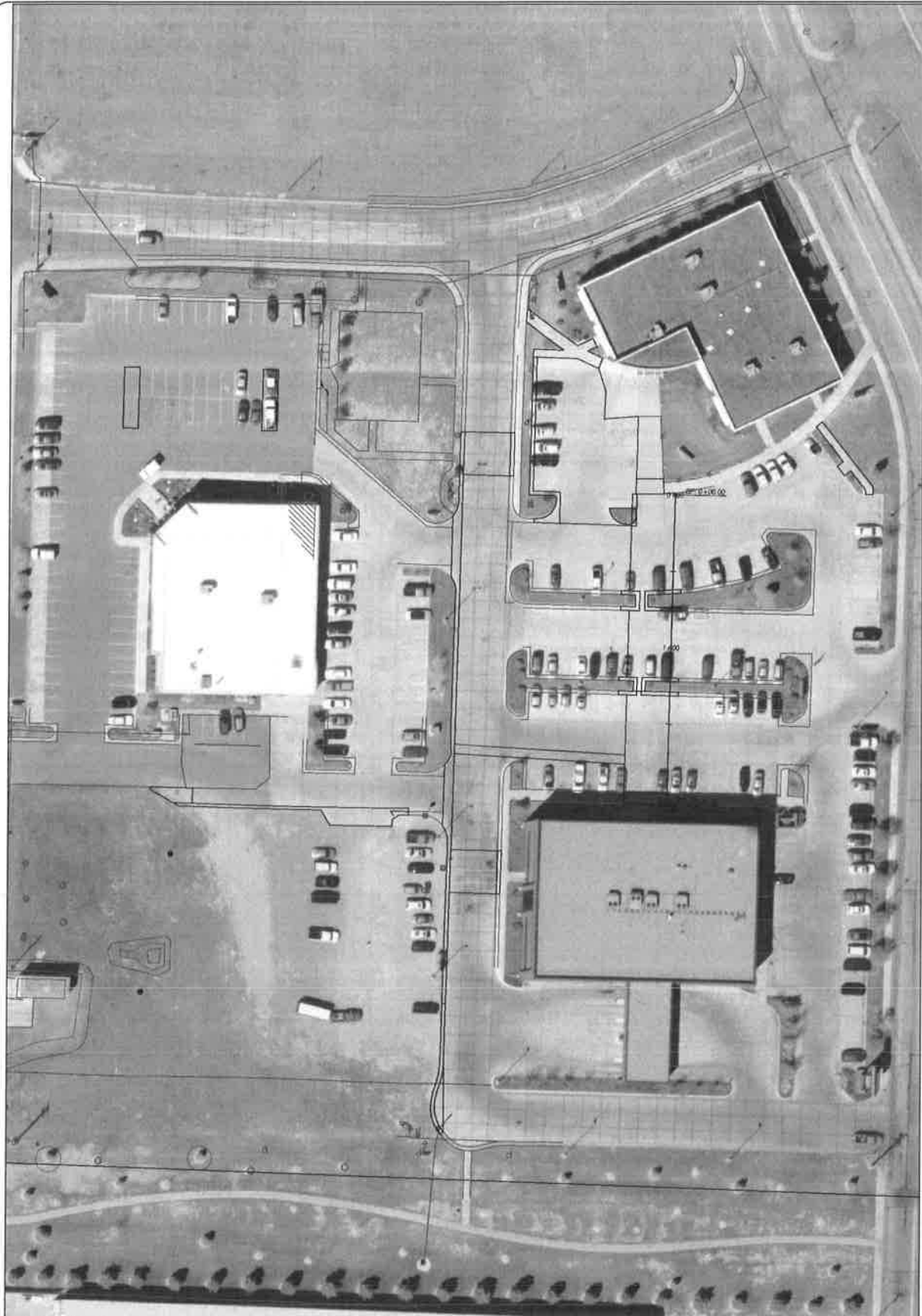
PAGE 1 OF 2

FINAL PLAT
 OF
 LOTS A AND B,
 SUBDIVISION OF LOT 3,
 BLOCK 1, PLATTE VALLEY ADDITION
 TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA



AutoCAD File: 204-012 REPLAT.DWG

**Platte Valley Addition Improvements Redevelopment Plan
Attachment 3
Site Plans**



REM-1
SHEET 1 OF 2

DATE: REVISION:

SCALE:

PROJECT NUMBER:
RM180393-00
PROJECT DATE:
03-26-19
PROJECT MGR:
D.J.D.
PROJECT TEAM:
A.V./C.S.

PROJECT: PLATTE VALLEY BANK
MAIN CAMPUS PARKING
LOT IMPROVEMENTS
REMOVAL PLAN

CLIENT: PLATTE VALLEY BANK



M. C. SCHAFF & ASSOCIATES, INC.
818 SOUTH BELTLINE HIGHWAY EAST
SCOTTSBLUFF, NEBRASKA 69361

ENGINEERS ♦ PLANNERS ♦ DESIGNERS ♦ LAND SURVEYORS
PH: 308-636-1926 FAX: 308-636-7807 INTERNET: WWW.MCSCHAFF.COM



<p style="text-align: center;">C-1</p> <p style="text-align: center;">SHEET 2 OF 2</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">DATE</th> <th style="text-align: left;">REVISION</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>	DATE	REVISION			<p style="text-align: center;">SCALE</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: 8px;">PROJECT NUMBER: RM18033-00</td> </tr> <tr> <td style="font-size: 8px;">PROJECT DATE: 03-26-19</td> </tr> <tr> <td style="font-size: 8px;">PROJECT NAME: PVB</td> </tr> <tr> <td style="font-size: 8px;">PROJECT TEAM: A.V./C.S.</td> </tr> </table>	PROJECT NUMBER: RM18033-00	PROJECT DATE: 03-26-19	PROJECT NAME: PVB	PROJECT TEAM: A.V./C.S.	<p style="text-align: center;">PROJECT: PLATTE VALLEY BANK MAIN CAMPUS PARKING LOT IMPROVEMENTS CONSTRUCTION PLAN</p> <p style="text-align: center;">CLIENT: PLATTE VALLEY BANK</p>	<div style="text-align: center;"> <p>M. C. SCHAFF & ASSOCIATES, INC. 818 SOUTH BELTLINE HIGHWAY EAST SCOTTSBLUFF, NEBRASKA 69361</p> </div> <p style="font-size: 8px;">ENGINEERS ♦ PLANNERS ♦ DESIGNERS ♦ LAND SURVEYORS PH: 308-636-1926 FAX: 308-636-7807 INTERNET: WWW.MCSCHAFF.COM</p>
DATE	REVISION												
PROJECT NUMBER: RM18033-00													
PROJECT DATE: 03-26-19													
PROJECT NAME: PVB													
PROJECT TEAM: A.V./C.S.													

**Platte Valley Addition Improvements Redevelopment Plan
Attachment 4
Cost Benefit Analysis**

CITY OF SCOTTSBLUFF REDEVELOPMENT PLAN

Platte Valley Addition Improvements Project

By: Platte Valley Bank

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 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. *The anticipated amount of tax increment revenues to be used for this Plan have not yet been analyzed.*

B. *Public Infrastructure and Community Public Service Needs Impacts and Local Tax Impacts Arising from Project Approval.* The Project includes storm water drainage improvements, sidewalk improvements, and public street improvements on and around Platte Valley Drive. 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.* The Redeveloper's improvements on the Project Site have assisted Platte Valley Companies in retaining locally its jobs in its Operations Center. Current employment on the Project Site is 139 employees and the improvements will allow for 10-15% growth.

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 Plan will result in a Community Center for use by community organizations.
- The Redeveloper has used and is using local contractors for the redevelopment.
- The improvements will enhance pedestrian safety around the Project Site.