

**CITY OF SCOTTSBLUFF**  
**Scottsbluff City Hall Council Chambers**  
**2525 Circle Drive, Scottsbluff, NE 69361**  
**LB 840 Application Review Committee**

**Regular Meeting**  
**July 24, 2020**  
**8:00 AM**

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. Approval of Minutes
  - a) Approval of minutes for meeting of February 28, 2020
6. Economic Development Assistance Application Funding
  - a) Review available funding through September 30, 2020 and fiscal year 2020-2021.
7. Consideration of Applications for Economic Development Assistance
  - a) Receive Information and Consider Approval of Application from Bluffs Physical Therapy.
  - b) Receive Information and Consider Approval of Application from Western Nebraska Pioneers Baseball.
  - c) Review and Consider Approval of Application from Crossroads Coop.
8. Reports from Staff, Boards & Commissions
  - a) Discuss impact of COVID-19 on LB840 Fund Recipients.
  - b) Discuss Date and Time for LB840 Application Review Committee Work Session to Discuss:
    - i) Review of Open Meetings Act
    - ii) Review Conflict of Interest Procedures
    - iii) Review and Discuss 2020-2021 LB840 Fund Availability and Future Guidelines
  - c) Economic Development Director Report
9. Closed Session (to consider any of the above matters, where an Executive Session

is appropriate).

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

10. Adjournment.

**City of Scottsbluff, Nebraska**  
**Friday, July 24, 2020**  
**Regular Meeting**

**Item 1**

**Approval of minutes for meeting of February 28, 2020**

**Staff Contact: Starr Lehl**

**CITY OF SCOTTSBLUFF**  
**ECONOMIC DEVELOPMENT APPLICATION REVIEW COMMITTEE**  
**February 28, 2020**

The meeting of the Economic Development Application Review Committee was held on February 28, 2020 at 8:00 a.m. at City Hall, 2525 Circle Drive, Scottsbluff, Nebraska.

Present were committee members Nate Merrigan, Lee Glenn, Dave Schaff and Marla Marx. Also in attendance on behalf of the City was Starr Lehl, City Economic Development Director, Adam Hoelsing, Deputy City Attorney, Rick Kuckkahn, Interim City Manager, and Elizabeth Hilyard, City Finance Director.

Member Schaff called the meeting to order at 8:00 a.m. and stated that a copy of the Nebraska Open Meetings Act was located on the south wall of the Council Chamber.

It was moved by member Glenn, and seconded by member Merrigan that the minutes of the February 21, 2020 committee meeting be approved. Voting yes: Glenn, Merrigan, Schaff, and Marx. Voting no: None.

The next item on the agenda was the presentation from City Finance Director Elizabeth Hilyard regarding an increase to the approved budget for the fiscal year 2019-2020. The Economic Development Program budget had been set at \$2.5 million for expenses related to the Economic Development Program for assistance to applicants and program administration. During the current fiscal year, expenses for applicants' assistance as well as expenses for the administration of the program have now neared the \$2.5 million budgeted amount, with seven months of fiscal year remaining. Staff requested a recommendation to the City Council that the budget statement for fiscal year 2019-2020 regarding the Economic Development Program be amended to include an additional \$1 million in expenses for the fiscal year.

Discussion from the Committee regarding the recommended budget amendment was had, as well as discussion regarding future expenses and budgeting for the program. Thereafter, it was moved by member Glenn and seconded by member Merrigan to recommend an increase of \$1 million to the Economic Development expense budget for the fiscal year 2019-2020. Voting yes: Glenn, Merrigan, Schaff and Marx. Voting no: None.

Thereafter, motion was made by member Marx and seconded by member Schaff to adjourn the meeting at 8:50 a.m. Voting in favor: Glenn, Merrigan, Schaff and Marx. Voting no: None.

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Starr Lehl, Economic Development Director

# **City of Scottsbluff, Nebraska**

**Friday, July 24, 2020**

**Regular Meeting**

## **Item 1**

**Review available funding through September 30, 2020 and fiscal year 2020-2021.**

**Staff Contact: Starr Lehl**

LB840 Budget is \$3,000,000 through 09/30/2020

To date we've expended \$2,352,010.

There are some dollars that are already earmarked of the balance remaining (listed below):

\$19,150 Mitchell Care Center (we have 3 months of loan payments to pay them)

\$20,000 Gardner Technology (after receiving Apple Certification)

\$66,000 Western Farms – balance remaining to draw on their loan

\$50,000 SWBC – I have to calculate this one – they just sent their job credit report, not sure if they will earn this cash incentive payment or not

\$155,150 total earmarked

\$3,000,000 budget

(\$2,352,010) expended to date

(\$155,150) balance on commitments for current year

\$492,840 balance remaining

The only other one I have a note on is the balloon fest people – we committed to paying for their hotel rooms – the pilots. Last year we spent about \$30,000 on that. Not sure what all is happening with that this year – if we will be approached or not but that would be another \$30,000 give or take that would come off the balance which would leave you with about \$450,000 to spend this year.

Thanks!

Liz

# **City of Scottsbluff, Nebraska**

**Friday, July 24, 2020**

**Regular Meeting**

## **Item 1**

**Receive Information and Consider Approval of Application from Bluffs Physical Therapy.**

**Staff Contact: Starr Lehl**

**City of Scottsbluff**  
**Economic Development Grant Application**

**1. Applicant Information:**

Business Name: Infinity Enterprises

Address: 190098 Tamara Dr, Scottsbluff, NE 69361

Applicant Contact: Michael Moravec

Business Phone: 402-677-9169

E-mail address: paintorture1@gmail.com

**2. Business Information:**

Structure of Business (proprietorship, partnership, LLC, corporation, etc):

LLP

Ownership breakdown (include percentages for each Owner):

50% Michael Moravec

50% Lisa Moravec

General Description of Business:

Infinity Enterprises is a real estate holding company that currently owns 2 lots at 3510 Avenue B in Scottsbluff, and will be developing those lots into medical profession buildings to house a currently successful business of Bluffs Physical Therapy LLC and a new business geared toward improving the health and wellness of people in the Western Nebraska, Eastern Wyoming and Northeast Colorado regions.

Bluffs Physical Therapy LLC is a physical therapy clinic that markets full service offerings of the health professional skill of physical therapy to the entire Scottsbluff/Gering valley which includes surrounding areas. This includes, but not be limited to, an area from Torrington to LaGrange, Fort Collins to Fort Morgan, Pine Bluffs to Sidney and Bridgeport to Chadron. The clinic obtains referrals from Colorado, Wyoming, and Nebraska. It offers the services of restoration of good health and balance to achieve one main goal which is for patients to lead a pain free and full functional life to the best of their abilities.

HydroZen is the name for the other business to be housed in the professional building. It will occupy about 1/5<sup>th</sup> of the space and will provide sensory deprivation therapy via the use of float pods (2). There is a detailed explanation of the nature of this business in the Hydrozen business plan, but the important factor in this business in regards to this application is that it is the only business of its kind in the region. It has the potential for bringing in clientele from neighboring states, and the benefits of this business for its clients is improved health and wellness for people ages 5 to 95.

Products/Services:



Bluffs Physical Therapy provides specialized services known as trigger point dry needling which helps to treat and relieve many different problems. It helps to alleviate back pain, sciatica, headaches, shoulder and neck pain to name a few. When this treatment is paired with the regular services of physical therapy that address imbalances of the musculoskeletal system benefits can be seen long term, or even permanently.

Bluffs Physical Therapy also provides a treatment called Graston for release of tight soft tissue such as scar tissue and muscle tightness related to muscle injury or even surgery. This helps to decrease pain, increase range of motion and allow for more strengthening to occur.

This clinic also specializes in the use of cupping therapy that provides the ability to decrease pain, increase blood flow and improve the mobility of soft tissue that is restricting tissue movement. With improved movement, pain is allowed to dissipate much easier.

Bluffs Physical Therapy will provide services that will allow for improvement of function that may be limited by pain, movement dysfunction, strength and weakness balance, vertigo, and several other dysfunctions related to impairments found in the body.

HydroZen provides a unique service to the area that has not been introduced to the area at this point. This particular form of therapy is spreading throughout the country and the world, and is very affordable.

The health benefits provided by sensory deprivation are many. From relief of back pain, neck pain, knee pain and hip pain, to relief of headaches to plantar fasciitis, there are many ailments that sensory deprivation can help with. For the greatest benefit, regular floats done monthly to even weekly will provide the greatest results for maintenance of a healthy lifestyle both of body and mind.

Number of years in Business (or if a new Business, describe Owners experience in this type of business):

Bluffs Physical Therapy LLC is owned and operated by Dr. Michael Moravec PT, DPT, OCS. It has now been in operation for 1 year and 6 months. In its short history, it surpassed the planned annual amount of business activity it would produce within 1 month of its opening. It has maintained a steady clientele since its doors opened including fostering many new professional and business relationships since its opening.

Mike has been a resident of the panhandle since 2004, and he started practicing physical therapy in the valley in 2009. He is board certified in orthopedics and has special training in advanced skills such as functional dry needling, instrument assisted soft tissue mobilization and treatments of myofascial pain throughout the whole body.

Prior to starting up this current practice in Scottsbluff, he was the supervisor of Monument Physical Therapy from December of 2009 until March 6<sup>th</sup> of 2018. He built the practice of this clinic from a 2-person practice to a business with as many as 13 employees. He also sought out a building that would suit the company's growth in 2013 to remodel it to its current day location. He designed the new clinic, sought out all the remodeling bids and made all the decisions when changing the inside of the old 7000 square foot restaurant into the present day successful clinic that it is.

He is very involved in the community through his membership in two churches, the school systems, the Carpenter Center (president), the YMCA, the Midwest Theater and currently serves as the Immediate Past Chairman of the board of directors for the United Chamber of Commerce. He is also the president of the newly developed Gering Public Schools Foundation, and maintains the current presidency of the Gering High School Booster Club. In his first year of

business, he has supported over 25 local organizations, and has given upwards of \$20,000+ back to those local organizations due to his love of his community and his desire for involvement.

Proposed Location Address:

3510 Avenue B Scottsbluff, NE 69361

Current Zoning Classification:

Business/professional

### **3. Employment:**

Base (current) number of full-time positions:

Upon opening the doors of the building, there will be 5 full-time positions.

Full-time positions to be created:

By December 2020, there will be a total of 8 full-time positions created in the area and 4 of them will be professionals, 4 will be para-professional positions.

Salary/Wage Range:

Salaries for professionals will range from \$45,000 to \$75,000 (disparity between doctoral degree and bachelor level degree). Wages will range from \$13/hour to \$18 /hour ranging from tech positions to office manager positions.

Benefits provided to employees (include any contribution required by Employees):

A large part of the benefits for the employees will be fair compensation for the type of work that they take part in. All full time employees are accruing PTO on day one of their employment, and are eligible to receive that PTO starting after their 90 day probation period. We also have a Simple IRA program that was established at the beginning of 2019 .

### **4. Financial Need:**

Total project cost estimate:

\$1,510,717

Breakdown of use of funds:

-Building Construction: \$982,802

-Land: \$275,000

-Equipment (mat tables, bikes, treadmills, etc.): \$56,355

-Working Capital and 20% contingency: \$196,560

-Owner Equity: \$66,500

Date funds are needed:

July 1, 2020

Investment to be made by Applicant (Amount & Source):

\$66,500

Loan(s) to be obtained (Amount & Bank Name):  
\$1,300,000 loan from Platte Valley Bank (Building/Land Loan)

LB840 financial assistance amount requested for the Project:  
\$124,217 Loan  
\$20,000 Grant

\*\*The committee reserves the right to make part of the funds Grant (forgivable loan) and part of the funds Loan, which in non-forgivable and has repayment terms.

Other Loans/Grants (CDBG, TIF, Re-Use, etc.):  
N/A

## **5. Security Available:**

Guarantor(s):

Real Estate:  
35% owner of Cambria Group LLC (Ownership of building at 3315 10<sup>th</sup> Street Gering, NE)  
Estimated value \$183000.  
Note: Per Cambria Group LLC operating agreement, the other partners will buy out my ownership since I am leaving. As of this date, there has not been a closing date established for this transaction.

Personal Property:  
\$338,000 (home)

Existing Liens:  
\$190,000

Stock / LLC Interests:  
\$10,000 in private stock trading portfolio

Other:  
Retirement accounts valued at \$320,000

## **6. Eligibility:**

Principal Source of Income from (circle one):

- a. Manufacturing
- b. Research & development
- c. Processing, storage, transport or sale of goods or commodities in interstate

- commerce
- \*d.\* Sale of Services in interstate commerce
- e. Headquarters facilities relating to eligible activities
- f. Telecommunications activities
- g. Tourism-related activities
- h. Retail sales

Statement of how project is consistent with the goals of the Scottsbluff Economic Development Program:

With the establishment of a physical therapy clinic, under the ownership of Dr. Michael Moravec, the comprehensive list of services that can be provided will be a draw of interstate commerce to the valley. These consumers will greatly benefit the tax base of Scottsbluff and the surrounding areas.

The building of a new medical professional building that provides services that are provide tax income for the area both in the form of property taxes and sales tax alike will be a boost for local economy. The addition of jobs to the area that are high paying and beneficial to the tax base of Scottsbluff and Gering is right in line of what LB840 is in place for.

All the work, the loans, the building plans, engineer work, construction and the materials for the building are provided by businesses that are local. It is important to Infinity Enterprises that the work and supplies all remains local.

Additionally, the valley is developing the career academies not only to “grow our own” employees and keep them here, but also to have a plan to help this economic development flourish. As a member of the Chamber of Commerce Board of Directors over the last 3 years, it is apparent that one of the economic development needs for the area is in healthcare. This plan is in place now in our career academies in schools. Scottsbluff needs business people willing to train upcoming healthcare employees. Michael Moravec was a member of the group of pledged business people that planned to assist with the career academy model. He has already been taking part in this with Scottsbluff Public Schools starting back in 2012. His efforts and contributions in this arena will have a positive effect over the long term on employment prospects for the region.

Describe any pending legal action(s), to include the amount at risk and a summary of how ownership is reacting to the action(s):

## **7. Additional Information to be submitted:**

- a. Resumes of Owners, Management & Key Employees (include experience, training, credentials & work history).
- b. Brief history of your business and where you see your business going in the next 5 years, with emphasis on the impact to the City of Scottsbluff.
- c. Personal Financial Statement of Guarantors and anyone owning 25% or more of the business. Note: documentation verifying assets and liabilities shall be made available upon request.

- d. Income statement covering the past 2 years of business operations, if in business for that long. Copies of filed tax returns are acceptable and the most recent year's return must be included.
- e. Business Plan, to include:
  - Total project costs to include itemized use of funds
  - Lender Commitments
  - Investor Commitments
  - Financial projections for the next 3 years.
  - Employment projections for the next 3 years
  - Identification of jobs to be created by description, number, average wage, benefits, etc.
  - Information as to suppliers, and in particular, those in the Scottsbluff area
- f. References, to include name, position, address and phone number:
- g. Any other information that you feel will assist the City in evaluating your Application. Please include any marketing or sales brochures.
- h. With respect to the Business, or any persons owning 25% or more of the business and any officers, indicate if there is any past or pending litigation which either has resulted in or could result in a judgment against the Business or any such person. List the nature of the judgment or pending action, and whether any portion remains unpaid as of this date.
- i. With respect to any persons owning 25% or more of the business and any officers, indicate any who have been convicted of or plead guilty to any criminal charge or violation of law, excepting minor traffic offenses. List the nature of the charge, where the charge occurred and the year and month of the conviction or plea.
- j. Applicant agrees to sign waiver form provided by the City of Scottsbluff for Background and Credit Check.

**8. Nebraska Advantage Act:**

The Applicant certifies to the city as follows (select one):

- ☒ X The Applicant has not filed nor does it intend to file an application with the Nebraska Department of Revenue to receive tax incentives under the Nebraska Advantage Act with respect to this project.
- ☐ The Applicant has filed or intends to file an application with the Department of Revenue to receive tax incentives under the Nebraska Advantage Act for this project. If so, indicate if such application includes or will include, as one of the tax incentives, a refund of the City's local option sales tax revenue: \_\_\_\_; and whether such application has been approved under the Nebraska Advantage Act: \_\_\_\_.

I certify that the information presented in connection with this Application for Economic Development Assistance is true and correct. Consent is given to the City of Scottsbluff to contact references, conduct one or more credit checks, criminal background checks, and to verify the information contained in this Application.

Dated:

Signed: \_\_\_\_\_  
Title: \_\_\_\_\_

# **City of Scottsbluff, Nebraska**

**Friday, July 24, 2020**

**Regular Meeting**

## **Item 2**

**Receive Information and Consider Approval of Application from  
Western Nebraska Pioneers Baseball.**

**Staff Contact: Starr Lehl**

**City of Scottsbluff  
Economic Development Grant Application**

**1. Applicant Information:**

Business Name: HF Baseball LLC

Address: 1414 10th St., Gering, NE 69341

Applicant Contact: Charles Heeman

Business Phone: 308-633-2255

E-mail address: chuck@wnpioneers.com

**2. Business Information:**

Structure of Business (proprietorship, partnership, LLC, corporation, etc): LLC



Ownership breakdown (include percentages for each Owner): 53.75% Charles Heeman; 15% Mayra Hei

General Description of Business: Family entertainment, food and beverage, advertising, sports venue

Products/Services: **Advertising options. food and beverage. merchan**

Number of years in Business (or if a new Business, describe Owners experience in this type of business): 2 years 10 months

Proposed Location Address:

Current Zoning Classification:

**3. Employment:**

Base (current) number of full-time positions: 23 equivalent full-time

Full-time positions to be created:

Salary/Wage Range:

Benefits provided to employees (include any contribution required by Employees):



**4. Financial Need:**

Total project cost estimate: \$50,000

Breakdown of use of funds: Replenish funds lost due to COVID-19 business shutdown, operational costs

Date funds are needed: As soon as possible

Investment to be made by Applicant (Amount & Source:

Loan(s) to be obtained (Amount & Bank Name):

LB840 financial assistance amount requested for the Project: \$50,000

**\*\*The committee reserves the right to make part of the funds Grant (forgivable loan) and part of the funds Loan, which in non-forgivable and has repayment terms.**

Other Loans/Grants (CDBG, TIF, Re-Use, etc.):

**5. Security Available:**

Guarantor(s):

Real Estate:

Existing Liens:

Personal Property:

Existing Liens:

Stock / LLC Interests:

Other:

**6. Eligibility:**

Principal Source of Income from (circle one):

- ☐ a. Manufacturing
- ☐ b. Research & development

- ☐ c. Processing, storage, transport or sale of goods or commodities in interstate commerce
- ☐ d. Sale of Services in interstate commerce
- ☐ e. Headquarters facilities relating to eligible activities
- ☐ f. Telecommunications activities
- ☒ g. Tourism-related activities
- ☐ h. Construction and rehabilitation of housing
- ☐ i. Retail trade where the principal source of income is from retail sales of products manufactured on the premises.
- ☐ j. Film production (Nebraska Film Office Activity Registration Form is also required).

Statement of how project is consistent with the goals of the Scottsbluff Economic Development Program: The Pioneers are a community family entertainment venue, bringing tourism dollars in the form

Describe any pending legal action(s), to include the amount at risk and a summary of how ownership is reacting to the action(s): None

**7. Additional Information to be submitted:**

- a. Resumes of Owners, Management & Key Employees (include experience, training, credentials & work history).
- b. Brief history of your business and where you see your business going in the next 5 years, with emphasis on the impact to the City of Scottsbluff.
- c. Personal Financial Statement of Guarantors and anyone owning 25% or more of the business. Note: documentation verifying assets and liabilities shall be made available upon request.
- d. Income statement covering the past 2 years of business operations, if in business for that long. Copies of filed tax returns are acceptable and the most recent year's return must be included.
- e. Business Plan, to include:
  - Total project costs to include itemized use of funds
  - Lender Commitments
  - Investor Commitments
  - Financial projections for the next 3 years.
  - Employment projections for the next 3 years
  - Identification of jobs to be created by description, number, average wage, benefits, etc.
  - Information as to suppliers, and in particular, those in the Scottsbluff area
- f. References, to include name, position, address and phone number:

- g. Any other information that you feel will assist the City in evaluating your Application. Please include any marketing or sales brochures.
- h. With respect to the Business, or any persons owning 25% or more of the business and any officers, indicate if there is any past or pending litigation which either has resulted in or could result in a judgment against the Business or any such person. List the nature of the judgment or pending action, and whether any portion remains unpaid as of this date.
- i. With respect to any persons owning 25% or more of the business and any officers, indicate any who have been convicted of or plead guilty to any criminal charge or violation of law, excepting minor traffic offenses. List the nature of the charge, where the charge occurred and the year and month of the conviction or plea.
- j. Applicant agrees to sign waiver form provided by the City of Scottsbluff for Background and Credit Check.

**8. Nebraska Advantage Act:**

The Applicant certifies to the city as follows (select one):



The Applicant has not filed nor does it intend to file an application with the Nebraska Department of Revenue to receive tax incentives under the Nebraska Advantage Act with respect to this project.



The Applicant has filed or intends to file an application with the Department of Revenue to receive tax incentives under the Nebraska Advantage Act for this project. If so, indicate if such application includes or will include, as one of the tax incentives, a refund of the City's local option sales tax revenue: \_\_\_\_; and whether such application has been approved under the Nebraska Advantage Act: \_\_\_\_.

I certify that the information presented in connection with this Application for Economic Development Assistance is true and correct. Consent is given to the City of Scottsbluff to contact references, conduct one or more credit checks, criminal background checks, and to verify the information contained in this Application.

Dated: 6/8/20

Signed: \_\_\_\_\_

Title: Owner \_\_\_\_\_

# **City of Scottsbluff, Nebraska**

**Friday, July 24, 2020**

**Regular Meeting**

## **Item 3**

**Review and Consider Approval of Application from Crossroads  
Coop.**

**Staff Contact: Starr Lehl**

**City of Scottsbluff**  
**Economic Development Grant Application**

**Crossroads Cooperative Association**  
**PO Box 153, Sidney, NE 69162**

**FEBRUARY 2020**

## **1. Applicant Information –**

Crossroads Cooperative Association  
PO Box 153  
Sidney, NE 69162

Shain Shimic, Regional Manager  
(308) 436-3646 (office)  
Shain.shimic@crossroadscoop.com

## **2. Business Information –**

Cooperative – Organized to serve its members through expert marketing solutions and strategies.

Member owned with a Board of Directors consisting of a President/CEO, CFO, Chairman, Vice Chairman, Secretary, five Director's and three Associate Director's.

Crossroads Cooperative is a grain only cooperative serving producers in the Nebraska Panhandle, southeastern Wyoming and northeastern Colorado providing grain marketing services and strategies. Crossroads Coop is focused on providing expert marketing solutions and strategies to producers that balance time, money and risk.

Provides a grain marketing service which includes the purchasing and marketing of grain, corn and wheat.

Crossroads Cooperative has been serving producers in western Nebraska since 1909. The Gering facility was established in 2001. Its annual handle is around 2 million bushels. The expansion project is expected to yield a 200% increase or 6 million bushels.

The Gering facility is located at 220435 U Street, Gering, NE 69341. The proposed project site is located within the Gering Industrial Park at 13030 21<sup>st</sup> Ave., Gering and currently zoned for industrial use.

### **3. Employment –**

The Gering facility currently has four full time employees. With the proposed expansion project, it is the expectation to increase the full-time positions available at the Gering Facility by 100% for 8 total full-time employees. The salaries will range from \$14-\$35 per hour depending upon the position.

All coop employees receive the opportunity to participate in a full health insurance plan (excluding dental) with Crossroads contributing 82% of the employee health insurance cost while the employee pays 18%. Additional benefits include Dental, EyeMed plan, health equity savings account and an optional flex plan is also available.

Employees are enrolled in the Coop Retirement Plan. Each employee contributes 4% of gross wages and Crossroads contributes 7.85% to the plan. Employees are provided a life insurance of \$50,000 plus 1 ½ yearly salary. Additional options provided each employee is a 401K contribution plan, short term disability and long-term disability policies with Crossroads covering half of the premium and AFLAC insurance.

### **4. Financial Need –**

This project is estimated at \$11.2 million. The funds are needed during the second quarter of the year 2020. Crossroads Cooperative will invest \$2,000,000 of equity with an additional \$5,000,000 provided through our financial institution.

Crossroads has been awarded \$100,000 in Economic Opportunity funds from the State of Nebraska. \$500,000 in LB840 funds has preliminarily been approved from the City of Gering with \$50,000 for job creation and \$450,000 towards Public Works and Rail Infrastructure development. City of Gering is pledging 1,000,000 toward Public Works infrastructures. We are requesting \$1,000,000 in LB840

funds from the City of Scottsbluff for Rail Infrastructure and Improvements. We are also applying for \$1.6 million in TIF funds.

With all other grants and financing approved, and if we are awarded the funds from Scottsbluff, this project is set to commence immediately upon Crossroads Coops board approval. The board needs to have complete funding and expense data for this project before a final approval will be granted.

## **5. Security Available –**

Crossroads Cooperative Association will be the guarantor through \$1 million in real estate located at 220435 U Street, Gering, NE.

There are currently no existing liens on this property. There will be no personal property, stock interests or any other equity used as security in this request.

## **6. Eligibility –**

Principal Source of Income is from the purchasing, selling and warehousing of commodities in interstate commerce.

The intent of this project is job creation and to enhance the investment opportunities in the Gering Industrial Park. Crossroads Cooperative Association is working to expand the facility located at 220435 U Street, Gering, which is adjacent to the Gering Industrial Park and includes an existing rail switch and small spur line. This project would involve extension of the existing spur line to the industrial park and provide the ability to add rail services to the remainder of the industrial park. Crossroads will increase employment opportunities at that facility by 100% and expand grain marketing globally for the producers in the region.

Crossroads Cooperative Association is not involved in any pending legal actions.



## **7. Additional Information –**

Michael Rowan, President/CEO, graduated from Chadron State College with a degree in Agribusiness. He began his career in the cash grain market with a small country grain elevator owner/operator. Since then, he has had several different grain management and leadership positions and in May of 2018, Mike became President and CEO of Crossroads Coop. He is a native to the region and resides in Gurley, Nebraska.

Tim Damewood, CFO, has 28 years of finance and accounting experience and has previously held positions in the grain and cattle feeding industries. Tim is a CPA and holds Masters and Bachelors of Science degrees from the University of Kansas. Tim and his family reside in Sidney, Nebraska.

Shain Shimid, Regional Manager, has been involved in the grain industry for 16 years. He has owned and/or managed grain elevators in the Nebraska Panhandle for 15 years. He holds a Bachelor of Science Degree in Agricultural Business Management from the University of Wyoming. For the past fourteen years, he and his family have resided in Gering, Nebraska.

Crossroads anticipates using many local contractors and vendors in the development of the infrastructures in the Gering Industrial Park. At this point in time, bids have not been requested therefore, specific businesses have not been identified.

### **References:**

Wheat Belt Public Power District  
Carolyn Hostetler, CFO  
11306 Road 32  
Sidney, NE 69162  
308-254-587  
800-261-7114

DP Electronics  
Dave Porter  
3100 Silverberg Dr., Ste B  
Sidney, NE 69162  
308-254-5326

**Any other info:**

With respect to the Coop, any person owning 25% or more and any officers, indicate any past or pending litigation which either has resulted in or could result in a judgement against the Coop or any such person... None

Applicant agrees to sign a waiver form provided by the City of Scottsbluff for background and credit checks... Yes.

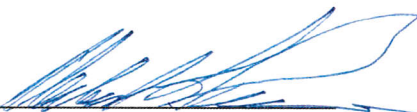
**8. Nebraska Advantage Act: –**

The Applicant certifies to the city as follows (select one):

- ☒ The Applicant has not filed nor does it intend to file an application with the Nebraska Department of Revenue to receive tax incentives under the Nebraska Advantage Act with respect to this project.
- ☐ The Applicant has filed or intends to file an application with the Department of Revenue to receive tax incentives under the Nebraska Advantage Act for this project. If so, indicate if such application includes or will include, as one of the tax incentives, a refund of the City's local option sales tax revenue: \_\_\_\_\_; and whether such application has been approved under the Nebraska Advantage Act: \_\_\_\_\_.

I certify that the information presented in connection with this Application for Economic Development Assistance is true and correct. Consent is given to the City of Scottsbluff to contact references, conduct one or more credit checks, criminal background checks, and to verify the information contained in this Application.

Dated: 2-19-20

Signed: 

Michael Rowan  
President-Chief Executive Officer  
Crossroads Cooperative Assoc.

Dated: 2-19-20

Signed: 

Shain Shimic  
Regional Manager  
Crossroads Cooperative Assoc.

# **City of Scottsbluff, Nebraska**

**Friday, July 24, 2020**

**Regular Meeting**

## **Item Reports1**

**Discuss impact of COVID-19 on LB840 Fund Recipients.**

**Staff Contact: Starr Lehl**

# **City of Scottsbluff, Nebraska**

**Friday, July 24, 2020**

**Regular Meeting**

## **Item Reports2**

### **Discuss Date and Time for LB840 Application Review Committee Work Session to Discuss:**

*Review of Open Meetings Act*

*Review Conflict of Interest Procedures*

*Review and Discuss 2020-2021 LB840 Fund Availability and Future Guidelines*

Staff Contact: Starr Lehl

# **City of Scottsbluff, Nebraska**

**Friday, July 24, 2020**

**Regular Meeting**

## **Item Reports3**

### **Economic Development Director Report**

**Staff Contact: Starr Lehl**

# **City of Scottsbluff, Nebraska**

**Friday, July 24, 2020**

**Regular Meeting**

## **Item 1**

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

**Staff Contact:**