

**City of Scottsbluff, Nebraska**  
**Wednesday, September 2, 2020**  
**Regular Meeting**

**Item 1**

**MTL Commodity Laundromat Project**

*Application and Supplementary Materials*

*Map of the Project Site*

*Preliminary Cost Benefit Analysis*

Staff Contact: Starr Lehl

APPLICATION FOR TAX INCREMENT FINANCING

Please note that the following application must be typed prior to submission to the City of Scottsbluff. You should attach additional pages when necessary. The applicant(s) or a designated representative must be present at the Community Redevelopment Authority (CRA), Planning Commission, and City Council meetings to answer any questions related to the project. Proper notice of both meetings will be given to applicants by City Staff. **Failure to complete any of these application requirements may result in ineligibility for or delay of approval of Tax Increment Financing.**

1. Please state, the name, address, telephone number and email address of the Redeveloper(s) (the applicant). If the Redeveloper is a business entity, please include the name of the designated representative of the business and the position title.

Maek Simmons - OWNER  
PO Box 576  
Scottsbluff, NE 69363  
308-435-7898 msimmons\_9@hotmail.com

2. Please describe the property to be redeveloped (the "Project Site") by address, legal description, or, if necessary, general location. Please include all parcel numbers included in the Project Site. These can be obtained from the Scotts Bluff County Assessor website: <http://www.scottsbluffcounty.org/assessor/assessor-disclaimer-do.html>. Please attach a map of the Project Site if available.

PARCEL I.D. - 0010347127  
VACANT<sup>10th</sup> BEHIND KELLY'S LIQUOR CABINET

3. Please describe the existing uses and condition of the Project Site.

VACANT lot

4. If you do not currently own the Project Site, please explain your plan for acquiring the Project Site, including whether you have a current agreement to acquire the Project Site.

NA - currently own site

5. Please describe the Redevelopment Plan on the Project Site. In your description, please address (please include your answers in an attached document):

- A. Proposed land uses after redevelopment (please attach a land use plan if available).
- B. The necessity of and plan to demolish or remove structures.
- C. Land coverage and building intensities in the Project Site after redevelopment (please attach a site plan if available).
- D. Standards of population densities in the Project Site expected after redevelopment.
- E. A statement of any proposed changes to zoning, street layouts, building codes, or ordinances.
- ? F. A statement of any planned subdivision to the Project Site.
- G. A statement of additional public facilities and utilities required to support the Project Site after redevelopment.
- H. Employment within the Project Site before and after redevelopment.
- I. Any other information you deem relevant.

6. Please itemize your estimated project costs (please attach copies of bids or estimates to support estimated project costs):

A. Land Acquisition (if applicable):	\$	<del>75000</del>
B. Site Development (itemize):	\$	7500.
C. Building Cost:	\$	377,750.
D. Architectural & Engineering Fees:	\$	
E. Legal Fees:	\$	
F. Financing Costs:	\$	
G. Broker Costs:	\$	
H. Contingencies:	\$	
I. Other (itemize):	\$	
TOTAL		\$ 385,250 Est.

7. Please list the names and addresses of all known architects, engineers, and contractors who will be involved with the Project.

BAC STEEL

8. Please itemize the following regarding the valuation of the Project Site:

A. Total estimated assessed valuation of Real Property at completion: \$501,262.

B. Latest property valuation (from R.E. Tax Statement): \$116,012

9. Please itemize your projected sources of financing for the Project (please include a construction pro forma if available):

A. Equity:	\$	116,012 - (Lot)
B. Bank Loan:	\$	292,637 Est.
C. Tax Increment Financing:	\$	92,413 Est.
D. Other (itemize):	\$	
	TOTAL	\$ 501,262. Est.

10. Please set forth your Project schedule.

A. Expected acquisition date (if applicable): NA

B. Demolition start date (if applicable): NA

C. Construction start date: ~~9-8-20~~ 10-20-20

D. Construction completion date: ~~12-30-20~~ JAN. 2021

E. If project is phased:

Year \_\_\_\_\_ % Complete

Year \_\_\_\_\_ % Complete

11. Please name any other municipality wherein you, or other entities the applicant has been involved with, has completed developments within the last five years.

George Jandrakmat

12. Tax Increment Financing Request:

A. Describe amount and purpose for which Tax Increment Financing is required:

Estimated amount of TIF - \$ 92,613.  
Purpose - to offset construction costs by lowering amount needed to borrow.

B. Statement of necessity for use of Tax Increment Financing:

TIF would allow the project to cash flow since it would reduce the amount needed to be borrowed by bank lending. The Nebraska property tax rate appears to be prohibitive for development of this project as the combined taxes, insurance, & bank payment project to be higher than would be possible for cash flow purposes.

C. Have you filed or do you intend to file an application with the Nebraska Department of Revenue to receive tax incentives under the Nebraska Advantage Act for a project located or to be located within the Project Site?

Yes  No

D. If your answer to the previous question 12.C is "Yes," does such application include, or will such application include, as one of the tax incentives, a refund of the City's local option sales tax revenue?

Yes  No

E. If your answer to question 12.C is "Yes," has the application been approved under the Nebraska Advantage Act?

Yes  No

*I certify that the facts and estimates set forth in this application for Tax Increment Financing (TIF) are true and accurate to the best of my knowledge. I understand that false statements on this application shall be considered sufficient cause for ineligibility.*

*I understand that the City may request additional information it deems relevant and that submitting this application does not guarantee a grant of TIF. All TIF grants are conditional upon (1) approval by the appropriate City authorities and (2) the execution of a contract between you and the CRA.*

*I agree to maintain all project related receipts for a period of five (5) years beginning at final payment of Tax Increment Financing for audit purposes.*

Mark Amico 8-5-20  
Applicant Name Signature Date

\_\_\_\_\_  
Applicant Name Signature Date

## John L. Selzer

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**From:** Mark Simmons <msimmons\_9@hotmail.com>  
**Sent:** Monday, August 10, 2020 10:51 AM  
**To:** John L. Selzer  
**Subject:** Re: TIF

Hi John,

Kelly Strey is emailing you the site plan.

5.A. Laundromat

B. vacant lot

E. no changes anticipated

F. no plan at this time

G. water service to bld. - est. \$4500.

existing sewer modifications to main - \$3750.

site preparation - \$7500.

exterior concrete - \$68,000.

H. currently one employee at this location, should remain the same after new building

Also, I did not include the land acquisition cost in the TIF application I dropped off to you, but since the land acquisition is TIF eligible, that amount is \$117,500.

Thanks,  
Mark

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**From:** John L. Selzer <JLSELZER@SIMMONSOLSEN.COM>  
**Sent:** Thursday, August 6, 2020 12:08 PM  
**To:** 'Mark Simmons' <msimmons\_9@hotmail.com>  
**Subject:** RE: TIF

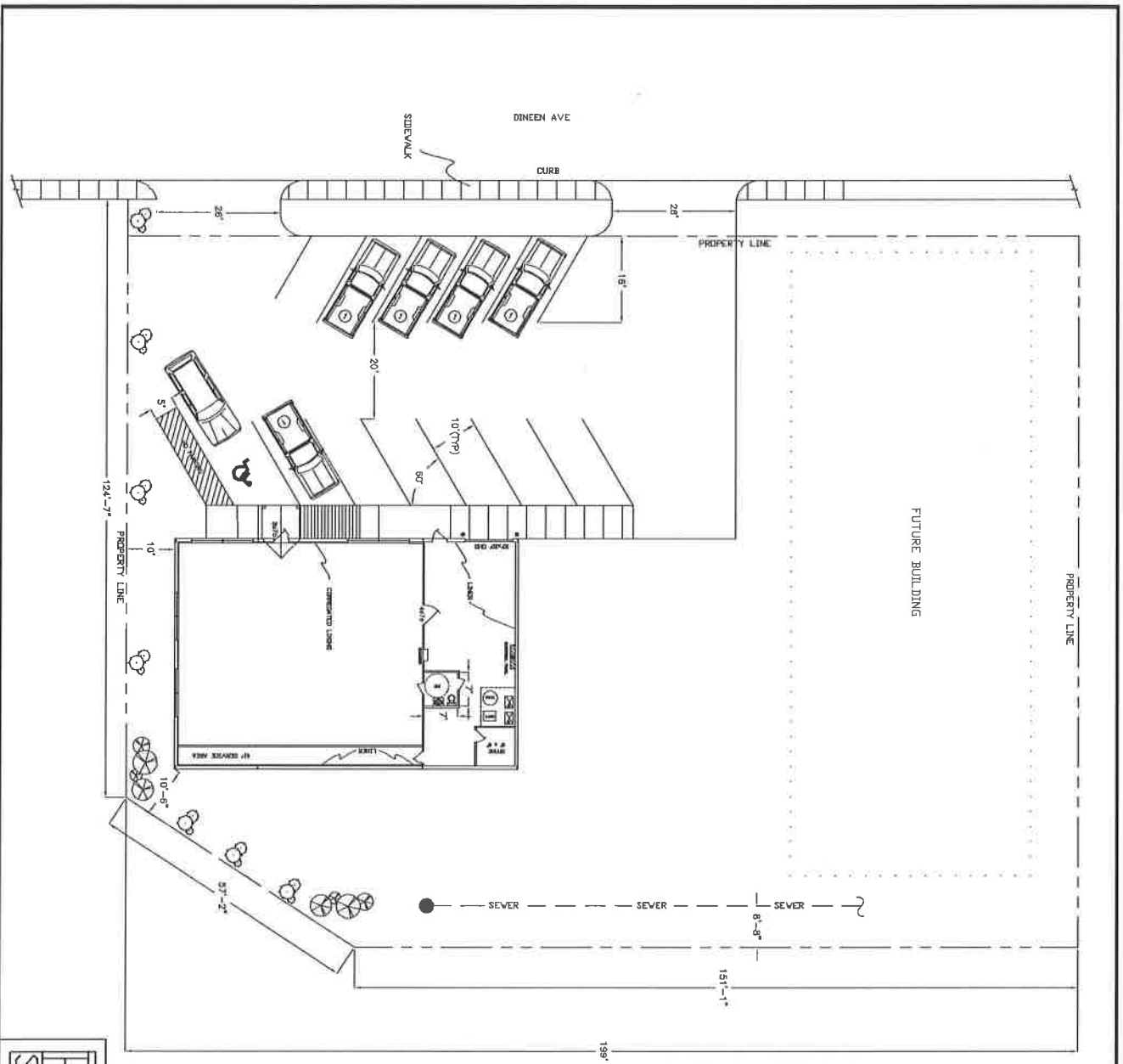
Hi Mark:

I received the application and have scanned it in. You'll need to answer the questions in Section 5 and provide a site plan. If you don't have a formal site plan, we'd at least like a drawing to show the layout of the development. Also, please itemize the site development costs (e.g. site preparation/grading, utilities, etc.) I believe you had mentioned having to move a sewer line. Is that included anywhere?

This will not be on this month's planning commission meeting. First there has to be a CRA meeting. Then it goes to the planning commission and then to the City Council. There are public hearings on the plan at both the planning commission and the City Council and we have to give advance notice of those hearings (notice for two weeks, with the last notice being at least 10 days prior to the hearing). Thus, the earliest we could get this approved is September 21. John

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**From:** Mark Simmons <msimmons\_9@hotmail.com>  
**Sent:** Thursday, August 6, 2020 11:15 AM



PRELIMINARY



- ① DOOR: 1000 81.2W x 237.9 L
  - ② BUICK VERANO SEDAN 71.4 W x 183.0 L
  - ③ VAN: 88 W x 224 L
- SEE PLANS FOR 1/2" FINISHES  
 TO BE REQUIRED (CHECK TO SURE) FOR  
 SHOWING OUT

	ESTABLISHED	PURCHASER:	MARK SIMMONS			
	1946	PROJECT:	SCOTTSBUFF LAUNDRY			
GERING, NE	DWG BY:	RAP	DATE:	8/10/2020	JOB NO:	3333
	CHK BY:	KS	REV:	0	DWG:	



**SCOTTS BLUFF COUNTY**  
Appraisal Property Record Card

(21225)

Marshall & Swift Cost Approach

(07/2014)

Parcel ID 010347127  
Cadastral ID 1673-14-355-014  
PAD Class Code 02-03-03-01-03-04  
State GEO 1673-14-0-09575-000-0003  
Owner  
MTL COMMODITY CORP  
PO BOX 369  
TORRINGTON, WY 82240  
Situs  
Neighborhood 1020 - 27TH ST & N SCB  
District 71 - SCOTTSBLUFF  
Legal  
LT 2B, KELLEY SUB, REPLAT OF PT TR 34  
GOOS TR



Primary Image Information  
Image ID 86282  
Image Date 10/19/2016  
File Name 010347127.jpg  
Description 010347127.JPG

Property Valuation

Valuation Method Cost Approach  
Improvement 0  
Land/Lot 116,012  
Total 116,012

Income Approach

Lot Information  
Lot Size 29,003.00 SQ. FEET  
Valuation Model 27TH ST & N SCOTTSBLUFF  
Valuation Method 02 Square Ft  
Lot Value 116,012

Review Information

04/01/2017 Entered PTMYF  
10/19/2016 Inspect DS REVIEW  
10/08/2010 Inspect MJN Entered

**SCOTTS BLUFF COUNTY**  
Real Estate Breakdown Report

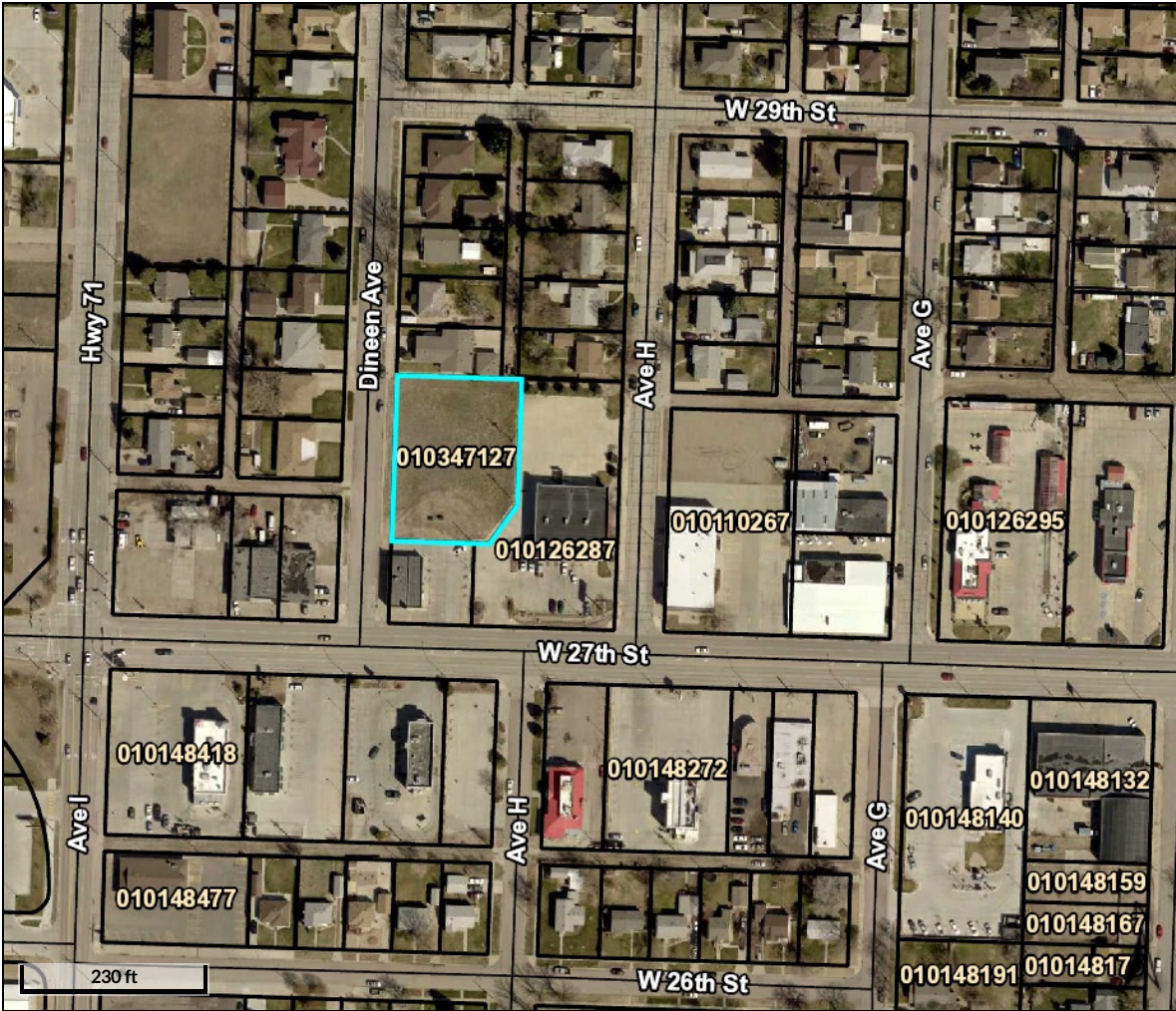
Parcel ID	010347127	Legal	LT 2B, KELLEY SUB, REPLAT OF PT TR 34	Card File	
Owner	MTL COMMODITY CORP PO BOX 369 TORRINGTON, WY 82240		GOOS TR S-T-R: 14-22-55	Situs	

County Area	0	N/A	Class Code	02-03-03-01-03-04	Value	Buildings	Previous	Current
Neighborhood	1020	27TH ST & N SCB	State GEO	1673-14-0-09575-000-0003	Improvement	0	0	
Location / Group	15	15 SCOTTSBLUFF	Cadastral	1673-14-355-014	Land / Lot	116,012	116,012	
District	71	SCOTTSBLUFF	Book / Page	2016 / 05140	Total	116,012	116,012	
School	79-0032		Sale Date	09/16/2016				
			Sale Amount	117,500				

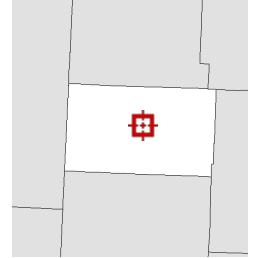
Model	20 27TH ST & N SCOTTSBLUFF	Method	02 SqFoot	Description	29,003.00 SQ. FEET	Lot Size	29,003.000	Frontage	0.000 N	Spot Code	0.000 N	Cutoff	43,560	Value	4,000	Add (+/-)	0.000	Lot Value	116,012	Appr LC	21226
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Sale Date	Book	Page	Extend	Ownership History	Amount
				STORY LLC	



Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2019	12495	71	0	0	116,012	116,012	0	116,012	2,395.80	
2018	12435	71	0	0	116,012	116,012	0	116,012	2,410.58	
2017	12434	71	0	0	116,012	116,012	0	116,012	2,418.82	
2016	12515	71	0	0	117,462	117,462	0	117,462	2,451.76	
2015	17670	71	0	0	117,462	117,462	0	117,462	2,433.68	
2014	17565	71	0	0	117,462	117,462	0	117,462	2,276.10	
2013	17543	71	0	0	117,462	117,462	0	117,462	2,308.46	
2012	103471	71	0	0	117,462	117,462	0	117,462	2,301.58	
2011	18676	71	0	0	117,462	117,462	0	117,462	2,315.48	
2010	17107	71	0	0	117,462	117,462	0	117,462	2,301.32	
2009	18059	71	0	0	109,951	109,951	0	109,951	2,139.10	
2008	11907	71	0	0	109,951	109,951	0	109,951	2,050.14	



Overview



Legend

-  Tax Parcels
-  Roads

Parcel ID	010347127	Alternate ID	n/a	Owner Address	MTL COMMODITY CORP
Sec/Twp/Rng	14/22/55	Class	n/a		PO BOX 369
Property Address		Acreage	n/a		TORRINGTON WY 82240
District	n/a				
Brief Tax Description	LT 2B, KELLEY SUB, REPLAT OF PT TR 34 GOOS TR				
	(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: 8/31/2020

Developed by 

COMMUNITY REDEVELOPMENT AUTHORITY, CITY OF SCOTTSBLUFF, NEBRASKA  
 MTL Commodity Laundromat Project  
 COST-BENEFIT ANALYSIS-Preliminary  
 (Pursuant to Neb. Rev. Stat. § 18-2113)

**A. Project Sources/Use of Funds:** An estimated \$124,815.00 of TIF Revenues are available for this Project. This public investment will leverage approximately \$384,433.00 in private sector investment; a private investment of almost \$3.08 for every TIF dollar invested. Below is a breakdown of estimated costs and expenses of the Project and the use of funds for each. A “TIF Adjustment” is made to show the TIF eligible expenses that will not be covered by TIF, but rather private investment. This breakdown does not account for interest to be paid out of TIF funds.

Description	TIF Funds (eligible)	Private Funds	Totals
Land Acquisition	\$ 117,500.00		
Site Preparation	\$ 7,500.00		
Water Service	\$ 4,500.00		
Modifications to Sewer Main	\$ 3,750.00		
Concrete		\$ 68,000.00	
Building		\$ 301,500.00	
Plan Preparation/Legal	\$ 6,498.00		
Subtotals	\$ 139,748.00	\$ 369,500.00	
TIF Adjustment	\$ (14,933.00)	\$ 14,933.00	
Totals	\$ 124,815.00	\$ 384,433.00	\$ 509,248.00

**B. Tax Revenues and Tax Shifts Resulting from the Division of Taxes.**

Taxes from base value of the Project Site will be available to the local taxing jurisdictions regardless of the tax increment financing. The current value of the Project Site is \$116,012. Taxes from the current value of the Project Site are approximately \$2,395.00 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 from this Project will not be available to local taxing jurisdictions for up to 15 years after the effective date of the division of taxes. 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. The estimated average annual tax increment revenues are calculated as follows:

a. Base Value:	\$116,012.00
b. Project Completion Value:	\$501,262.00
c. Tax Increment (b minus a):	\$385,250.00
d. Estimated Levy:	2.16%
e. Annual Projected Shift (rounded):	\$ 8,321.00
f. Total TIF Available (e multiplied by 15)	\$124,815.00

*Note: The above figures are based on estimated values, project completion/phasing timelines, and levy rates. Actual values and rates may vary materially from the estimated amounts.*

**C. Public Infrastructure and Community Public Service Needs Impacts and Local Tax Impacts Arising from Project Approval.**

A sewer main under the property will need to be relocated. There are no additional local tax impacts for this sewer relocation.

***D. Impacts on Employers and Employees of Firms Locating or Expanding Within the Boundaries of the Redevelopment Project Area.***

There is currently one employee working at the Redeveloper's laundromat adjacent to the Project Site. This will remain the same after the Project is completed.

***E. Impacts on other Employers and Employees within the City and immediate area located outside the Redevelopment Project Area.***

None anticipated.

***F. Impacts on Student Populations of School Districts within the City.***

None anticipated.

***G. Other Impacts.***

Local contractor will perform the work.

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