

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

Item 2

YOLO Properties Carwash Project.

Application and Supplementary Materials

Map of Project Site

Preliminary Cost Benefit Analysis

Staff Contact: Starr Lehl

YOLO Properties, LLC

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.

YOLO Properties, LLC
John Hoehne, Owner
100491 Engleman Lane,
Mitchell, Nebraska 69357
(308)530-4552
johnrhoehne@gmail.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.

PR N1/2 SE, PT SE SE 15-22-55 (61.05)
S-T-R: 15-22-55 ACRES: 61.05
Redevelopment will be 1 (one) acre

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

Area Agland, Vacant

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.

Contingent land contract in place for previously described parcel.

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):	\$ 400,000.00
B. Site Development (itemize):	\$ 76,000.00 (included in construction)
C. Building Cost:	\$ 1,600,000.00
D. Architectural & Engineering Fees:	\$ 70,000.00
E. Legal Fees:	\$ 1,000.00
F. Financing Costs:	\$ 30,000.00
G. Broker Costs:	\$ 2,000.00
H. Contingencies:	\$ 76,000.00
I. Other (itemize):	\$ 1,200,000.00
TOTAL	\$ 3,400,000.00 (approximate)

Attachment: Response to question 5

Redevelopment Plan on the Project Site

- A. Proposed land uses after redevelopment (please attach a land use plan if available).**
Commercial- Carwash
- B. The necessity of and plan to demolish or remove structures.**
The site does not currently have any structures that will need to be demolished or removed.
- C. Land coverage and building intensities in the Project Site after redevelopment (please attach a site plan if available).**
See additional attachment: site layout
100% of the 1 acre replatted site would be developed.
Total site size: 46,640 sf
Concrete (parking/ sidewalk): 53.29% / 24,856 sf
Building Intensities: 10.96% / 5,112 sf
Total Land Coverage: 64.25% / sf
- D. Standards of population densities in the Project Site expected after redevelopment.**
This is not applicable for a commercial property.
- E. A statement of any proposed changes to zoning, street layouts, building codes, or ordinances.**
The property would need to be changed from agricultural zoning to commercial. The property immediately adjacent to this is commercial on all sides with the exception of an R-1A property to the east. This property sits in primarily a commercial district with a residential district nearby.
- F. A statement of any planned subdivision to the Project Site.**
The original site is a 61 Acre site and approximately 1 acre of it will be parceled into a single parcel. The property will be replatted.
- G. A statement of additional public facilities and utilities required to support the Project Site after redevelopment.**
The sewer line would have to be extended through Viaero's property along 29th street for approximately 40' to access this site.
- H. Employment within the Project Site before and after redevelopment.**
Before: 0
After: 4 FTE
- I. Any other information you deem relevant.**
None at this time.

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

Architect: Trails West Architecture, Megan Hayward, 818 S. Beltline HWY E, Scottsbluff, NE 69361.

MEP Engineers: Farris Engineering, Ben Schmitt and Ericka Neinheiser, 844 11th Ave, Sidney, NE 69162

Civil Engineer: M.C. Schaff and Associates, Michael Olsen, 818 S. Beltline HWY E, Scottsbluff, NE 69361.

Project Estimator: Anderson and Shaw Construction, Brandon Rajewich, 710 Ave I, Scottsbluff, NE 69361

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

A. Total estimated assessed valuation of Real Property at completion: \$1,000,000.00

B. Latest property valuation (from R.E. Tax Statement): \$2,600.00/ acre

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

A. Equity:	\$ 680,000.00
B. Bank Loan:	\$ 2,420,000.00
C. Tax Increment Financing:	\$ 300,000.00
D. Other (itemize):	\$ N/A
	TOTAL \$ 3,400,000.00

10. Please set forth your Project schedule.

A. Expected acquisition date (if applicable): 60 days from approval

B. Demolition start date (if applicable):N/A

C. Construction start date: Fall 2020

D. Construction completion date: Spring 2021

E. If project is phased:

Year 2020 40% Complete

Year 2021 100% 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.

N/A

12. Tax Increment Financing Request:

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

Land Acquisition - \$400,000.00 (\$100,000.00 Equity from owner and \$300,000.00 from TIF)

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

Based on the current costs to develop high performance tunnel car-washes TIF funds are extremely important to the viability of this project. Without TIF funds this project will not be able to move forward.

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 Not applicable

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

Yes No Not applicable

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.

John R. Hoehne

8/19/2020

Applicant Name

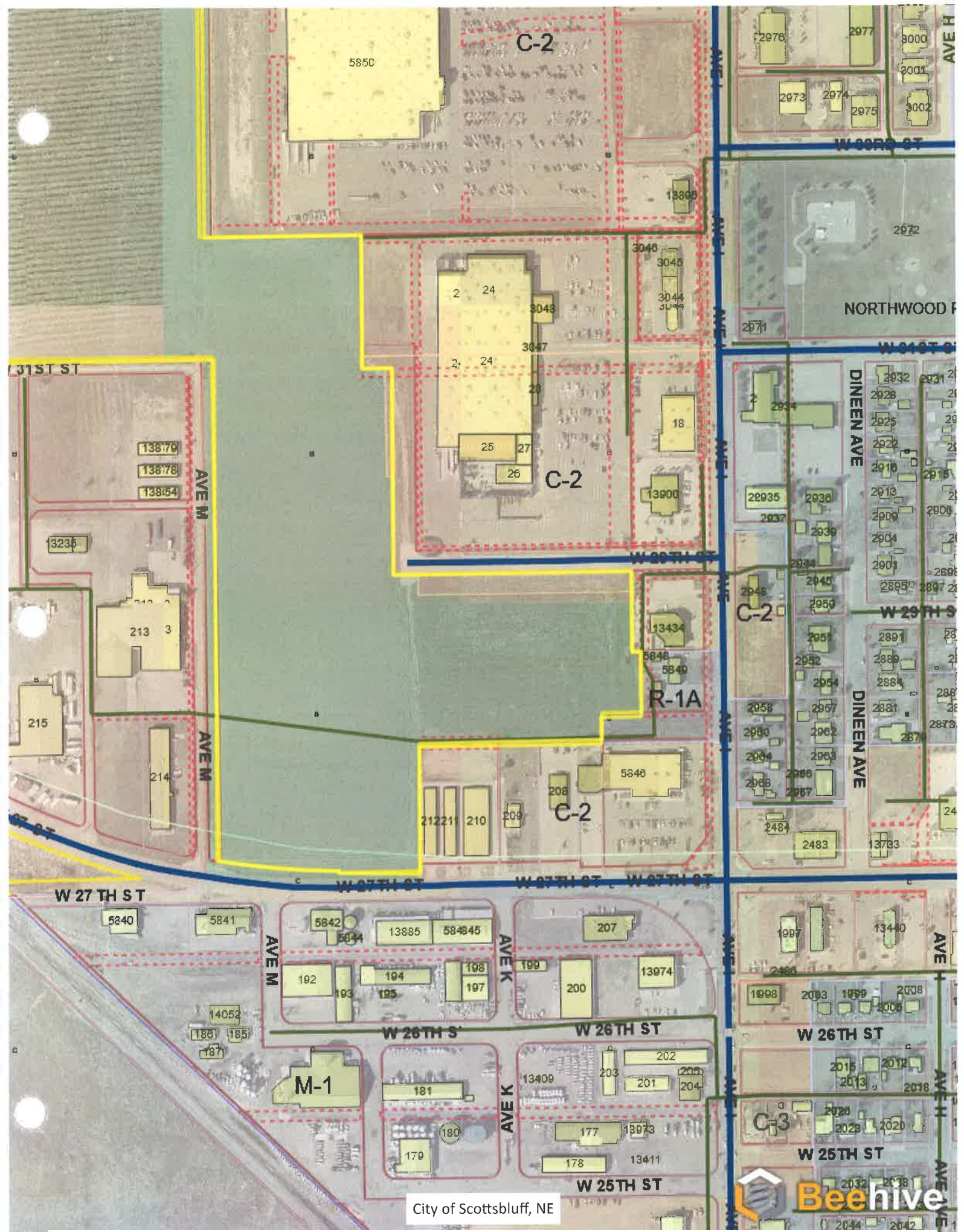
Signature

Date

Applicant Name

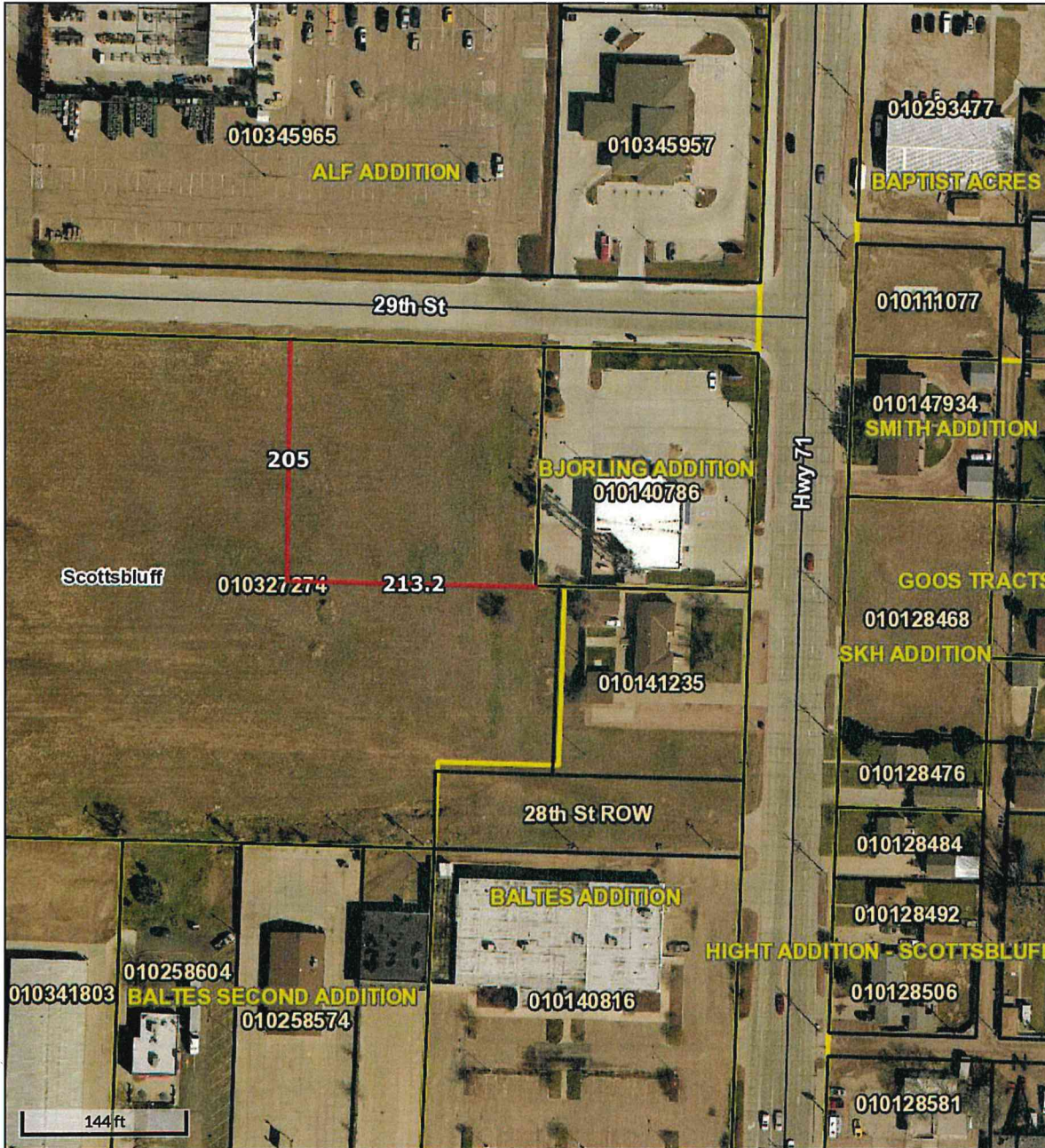
Signature

Date

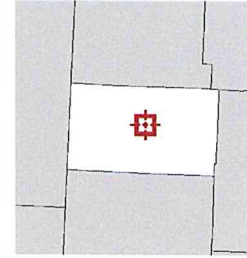


City of Scottsbluff, NE





Overview



Legend

- Parcels
- Subdivisions
- Roads

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: 1/22/2020

Developed by **Schneider**
GEOSPATIAL

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

A. Project Sources/Use of Funds: An estimated \$323,160.00 of TIF Revenues are available for this Project. This public investment will leverage approximately \$3,107,322.00 in private sector investment; a private investment of almost \$9.62 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	\$ 400,000.00		
Site Preparation		\$ 76,000.00	
Building		\$ 1,600,000.00	
A/E		\$ 70,000.00	
Equipment		\$ 1,200,000.00	
Contingencies		\$ 76,000.00	
Plan Preparation/Legal	\$ 8,482.00	\$ 1,000.00	
Subtotals	\$ 408,482.00	\$ 3,022,000.00	
TIF Adjustment	\$ (85,322.00)	\$ 85,322.00	
Totals	\$ 323,160.00	\$ 3,107,322.00	\$ 3,430,482.00

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 estimated current value of the Project Site is \$2,600.00. Taxes from the current value of the Project Site are approximately \$57.00 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. Estimated Base Value:	\$ 2,600.00
b. Estimated Project Completion Value:	\$1,000,000.00
c. Tax Increment (b minus a):	\$ 997,400.00
d. Estimated Levy:	2.16%
e. Annual Projected Shift (rounded):	\$ 21,544.00
f. Total TIF Available (e multiplied by 15)	\$ 323,160.00

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 line will need to be extended through the adjacent property along 29th Street for approximately 40 feet. There are no additional local tax impacts for this sewer extension.

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

The carwash will provide employment for approximately 4 FTE employees.

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.

Increase in personal property taxes due to \$1,200,000 of equipment.
