

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

Regular Meeting
September 2, 2020
7:00 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 June 17, 2020 Meeting.
6. Tax Increment Financing
 - a) MTL Commodity Laundromat Project
 - i) Application and Supplementary Materials
 - ii) Map of the Project Site
 - iii) Preliminary Cost Benefit Analysis
 - b) YOLO Properties Carwash Project.
 - i) Application and Supplementary Materials
 - ii) Map of Project Site
 - iii) Preliminary Cost Benefit Analysis
7. East Overland Facade Improvement Program
 - a) Review Submitted Applications:
 - i) 1802 East Overland - Twin City Auto (Mike Valentine)
 - ii) 301 East Overland - Saul Esparza
 - iii) 607 East Overland - Marvel Preschool (Mary Gonzales)
 - iv) 1017 East Overland - Edwin Martinez
 - v) 508 East Overland - Colleen Herman
 - vi) 510-516 East Overland - Colleen Herman

- vii) 518 East Overland - Bakery - Colleen Herman
 - viii) 1901 East Overland - Reganis Auto Center
 - ix) 1302 3rd Ave. - Cynda Munoz Property Mgr - Todd Wilson
- 8. Staff Reports
 - a) Budget Allocation For Grant Funds.
- 9. Other Business
 - a) (Informational Only):
- 10. Closed Session (to consider any of the above matters, where a Closed Session is appropriate.)
 - a) Following passage of a motion to enter into executive session, presiding officer must state purpose of executive session.
- 11. Schedule Meeting
 - a) Next Meeting: Thursday, September 17, 2020 @ 12:00 p.m.
- 12. Adjournment.

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

Item Min1

Approve Minutes of the June 17, 2020 Meeting.

Staff Contact:

City of Scottsbluff
Community Redevelopment Authority
June 17, 2020

A meeting of the Community Redevelopment Authority (CRA) was held on Wednesday, June 17, 2020 at 12:00p.m. at City Hall, 2525 Circle Drive, Scottsbluff, NE.

Notice of the meeting was published in the Star-Herald on Friday, June 12, 2020.

The meeting convened at 12:00 p.m. by Chairman Trumbull. Roll call was taken. The following CRA members were present: Bill Trumbull, William Knapper and Katie Camacho. Absent were: Robert Franco and Mary Skiles. In attendance on behalf of the city were Interim City Manager, Rick Kuckkahan, 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 Knapper, second by Trumbull to approve the minutes from the June 12, 2019 meeting. "Yeas" Knapper, Trumbull, Camacho, "Nays", none, Absent Skiles, Franco.

Chairman Trumbull introduced new CRA member, Katie Camacho to the group and welcomed her aboard.

Chairman Trumbull reviewed funds available in the East Overland Façade Improvement fund which includes \$29,740 in funds not spent in the previous two rounds of funding along with a \$30,000 grant from the Greater Good Fund bringing the total available to \$59,740. Discussion was held regarding a timeline the funds needed to be expended and Lehl reported Finance Director Liz Hilyard would monitor the funds and allow the deadline to be extended past the city's fiscal year end of September 30, 2020. The CRA discussed the current lack of availability of contractors to do the work on properties due to the many home improvement projects and upgrades already being done in the community and the difficulty of even getting bids back for projects. Lehl informed the CRA of a few property owners who had expressed interest in the fund. Motion by Knapper, second by Camacho to make changes to the original guidelines, with a maximum grant amount of \$6,000 per applicant, an application deadline of August 31, 2020 and a deadline of August 1, 2021 for all invoices to be submitted to the city. "Yeas" Camacho, Knapper, Trumbull, "Nays" none, Absent Skiles and Franco.

Chairman Trumbull gave an introduction into the next item on the agenda, the Presentation and Overview of the City of Scottsbluff TIF Program. The CRA agreed not to have Selzer go through the presentation, but to point out changes in the program and review the updated TIF application and guidelines. There were changes to the TIF statutes in 2018 and the city's application and guidelines have not been updated since 2016. A "red line" version of the changes were reviewed by Selzer. The guidelines have been simplified, taking out a lot of the introductory information. Some of the major changes are in the approval process outlined on page three of the clean version, outlining the steps of the approval process to meet the needs of the developer/business. There are no changes to the fee structure or application, Appendix B was added as the City's official form of the Cost Benefit Analysis. Selzer also referenced a flow chart on how the TIF financing works, which is included in the presentation being sent to the CRA members.. Selzer also handed out the CRA's 2020 TIF report. Selzer highlighted the base assessed valuations of the previous projects and 2020 base valuations to show how the program has helped grow the tax base in the City. Selzer recommended the report be put in city council packets. Kuckkahn said it is important that the council and the public know about the program's success and we need to get the information out there. The report is also sent to all government entities initially notified of a TIF application including Scotts Bluff County, ESU 13, Scottsbluff Public Schools, WNCC, NPNRD. There have been no new TIF projects in 2020, but some are expected, and several were completed in 2019.

Motion by Knapper second by Camacho to approve Resolution 06-17-20 to adopt the new TIF Guidelines and Application including the Cost Benefit Analysis. "Yeas" Trumbull, Camacho, Knapper, "Nays" none, Absent Skiles and Franco.

Motion by Camacho, second by Knapper to adjourn the meeting at 12:36 p.m. "Yeas" Knapper, Trumbull, Camacho "Nays", none, Absent, Franco, Skiles.

Rick Kuckkahn

Starr Lehl

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^{lot} 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):	\$	100,000
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:	\$	<u>116,012 - (Lot)</u>
B. Bank Loan:	\$	<u>292,637 Est.</u>
C. Tax Increment Financing:	\$	<u>92,413 Est.</u>
D. Other (itemize):	\$	
TOTAL		\$ <u>501,262. Est.</u>

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 Ammons _____ *8-5-20*
Applicant Name Signature Date

_____ _____ _____
Applicant Name Signature Date

John L. Selzer

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

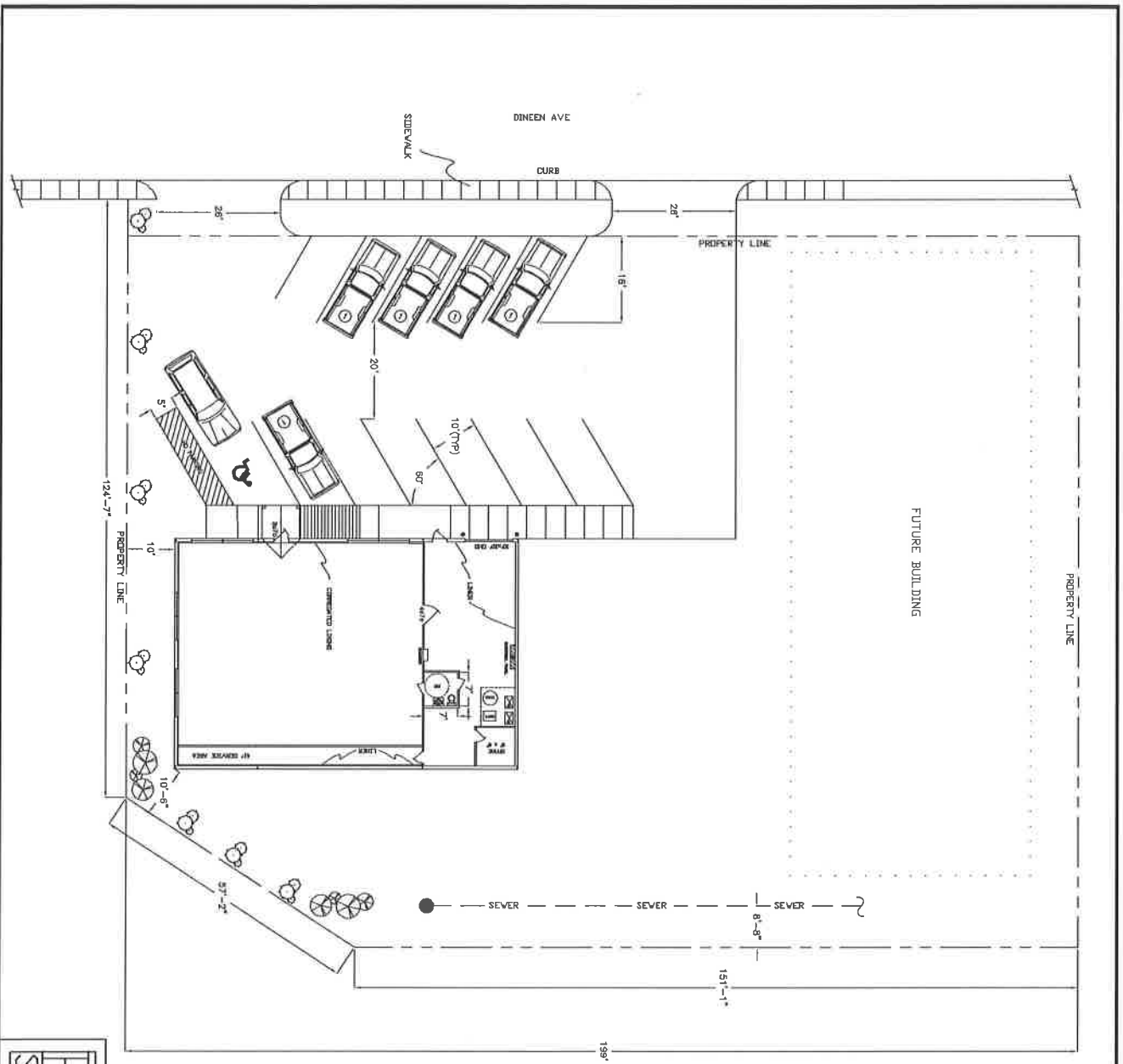
From: John L. Selzer <JLSELZER@SIMMONSOLSEN.COM>
Sent: Thursday, August 6, 2020 12:08 PM
To: 'Mark Simmons' <msimmons_9@hotmail.com>
Subject: RE: TIF

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

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 (SHEET TO SHEET) FOR
 SHOWING OUT

B & C STEEL	ESTABLISHED	PURCHASER: MARK SIMMONS	
	1946	PROJECT: SCOTTSBLUFF 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

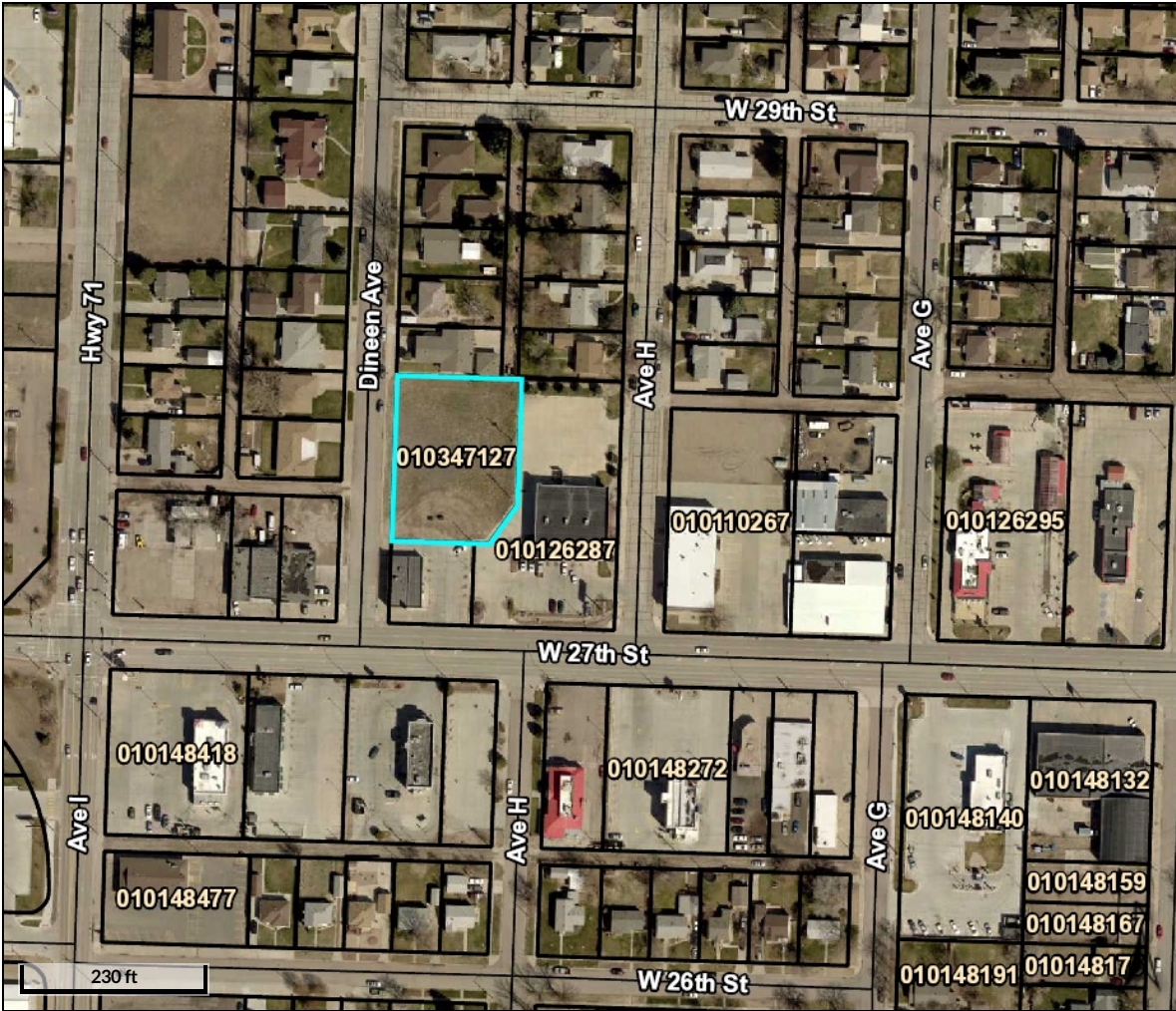
Parcel ID	010347127	Legal	LT 2B, KELLEY SUB, REPLAT OF PT TR 34	Card File	
Owner	MTL COMMODITY CORP PO BOX 369 TORRINGTON, WY 82240	GOOS TR S-T-R: 14-22-55		Status	

County Area	0	N/A	Class Code	02-03-03-01-03-04	Value	Buildings	Improvement	Land / Lot	Total	Previous	Current
Neighborhood	1020	27TH ST & N SCB	State GEO	1673-14-0-09575-000-0003	43,560	0	0	0	0	0	0
Location / Group	15	15 SCOTTSBLUFF	Cadastral	1673-14-355-014	435,600	1,260	0,460	0,000	0,000	116,012	116,012
District	71	SCOTTSBLUFF	Book / Page	2016 / 05140	999,999	0,460	0,460	0,000	0,000	116,012	116,012
School	79-0032		Sale Date	09/16/2016						116,012	116,012
			Sale Amount	117,500							

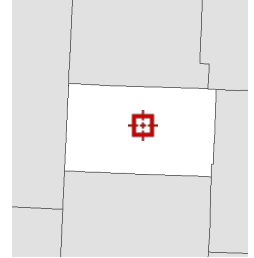
Model	20 27TH ST & N SCOTTSBLUFF	Method	02 SqFoot	Description	29,003.00 SQ. FEET	Lot Size	29,003.000	Frontage	0.000 N	Spot Code	0.000 N	Cutoff	43,560	Value	4,000	Add (+/-)	0,000	Lot Value	116,012	Appr LC	21226
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Sale Date	Book	Page	Extend	Ownership History	STORY LLC	Amount
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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				
	<i>(Note: Not to be used on legal documents)</i>				

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.

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

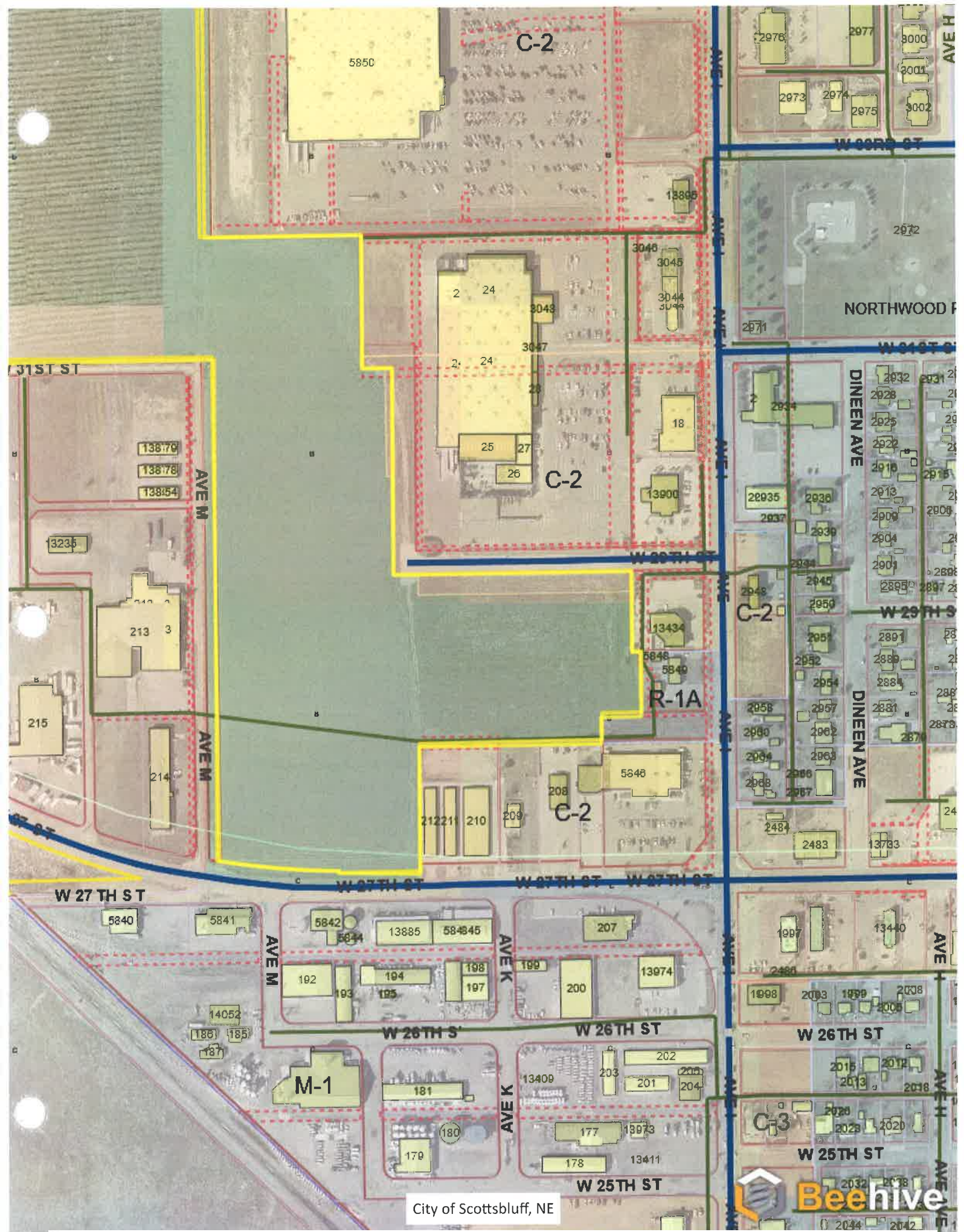
Signature

Date

Applicant Name

Signature

Date



City of Scottsbluff, NE



TRAILS WEST ARCHITECTURE
 Physical: 818 S. Bellline Hwy E. Suite C
 Scottsbluff, Nebraska 69361
 Mailing: 100794 County Road D
 Morrill, Nebraska 69358
 Phone: 402-707-9451

Prelim DDs

CONTRACTORS

CIVIL ENGINEER
 M.C. Schmid and Associates
 1211 West 10th Street
 Scottsbluff, Nebraska 69361
 Phone: 402-537-3235
 Fax: 402-537-3235
 Mail: mcs@mcasf.com

STRUCTURAL ENGINEER
 Kuse Structural Engineering, LLC
 1015 West 10th Street
 Scottsbluff, Nebraska 69361
 Phone: 402-537-3235
 Website: kuseeng.com

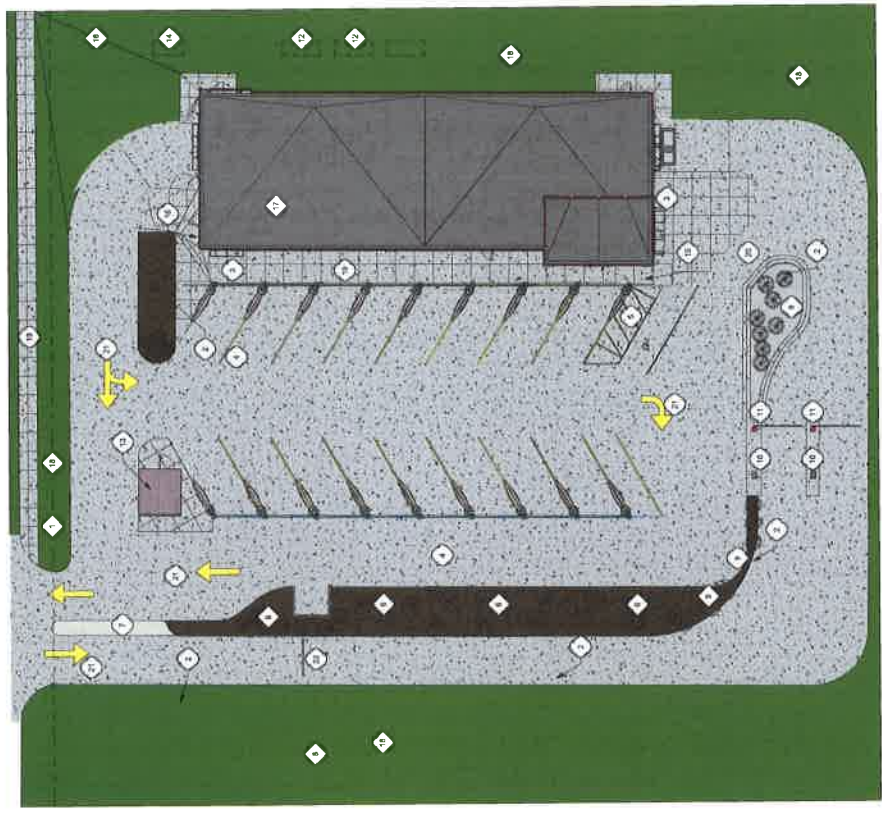
ELECTRICAL ENGINEER
 844 13th Avenue
 Scottsbluff, Nebraska 69361
 Phone: 402-537-3232
 Website: schmidgibson.com

MECHANICAL ENGINEER
 Parks Engineering
 1015 West 10th Street
 Scottsbluff, Nebraska 69361
 Website: parkseng.com

The Shaggy Buffalo LLC
 Carwash
 Architectural Site Plan &
 Details

Project number: 20-GMHC-104-1
 Date: 01/19/2020
 Drawn by: MJH
 Checked by: CJK
A100
 Scale: 1/8" = 1'-0"

- Sheet Notes:**
- 1. Intensity is shown sign.
 - 2. Parking oil light poles. See ES100 for actual proposed location.
 - 3. Reference electrical drawings for all interior building lighting.
 - 4. 4" rain strips. See utility drawings.
 - 5. ADA ramp accessories parking stalls with ADA compliant signage. See utility drawings.
 - 6. Landscape walls for road and park.
 - 7. Landscape wall gravel.
 - 8. Landscape water storm water retention.
 - 9. Landscape area parking.
 - 10. Automobile oil filter, reference car wash manufacturer's drawings.
 - 11. Drop arm barrier, reference car wash equipment manufacturer's drawings.
 - 12. Car wash water system, reference car manufacturer's drawings, plumbing drawings, and gas drawings.
 - 13. Storage (water system), reference car wash equipment manufacturer's drawings.
 - 14. Sand and oil separator, reference civil plans and plumbing plan.
 - 15. ADA ramp, see civil drawings.
 - 16. Use motor location, reference plumbing plans.
 - 17. Transformer located on the outside of the building. See Electrical.
 - 18. Grass.
 - 19. 4" thick sidewalk, joints per civil drawings.
 - 20. Bit hot lane.
 - 21. Painted markings per civil drawings.
 - 22. Height Clearance Bar. Verify final clearance height with owner prior to ordering sign. See details or ALEX.



1 Architectural Site Plan
 1/19/20 VQP



Trails West
ARCHITECTURE
Physical: 818 S. Bellina Hwy E, Suite C
Scottsbluff, Nebraska 68905
Mailing: 100794 County Road D
Merrill, Nebraska 68558
Phone: 402-707-8451

Prelim DD
6-29-20

CIVIL ENGINEER
Civil Engineer
818 S. Bellina Hwy E, Suite C
Physical: 818 S. Bellina Hwy E, Suite C
Scottsbluff, Nebraska 68905
Phone: 402-707-8451
E-mail: b3chme@b3m-usa.com

MILLER STRUCTURAL ENGINEERING, LLC
Structural Engineer
1800 W. 15th Avenue, Suite 300
Physical: 1800 W. 15th Avenue, Suite 300
Scottsbluff, Nebraska 68905
Phone: 402-707-8451
E-mail: b3chme@b3m-usa.com

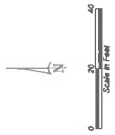
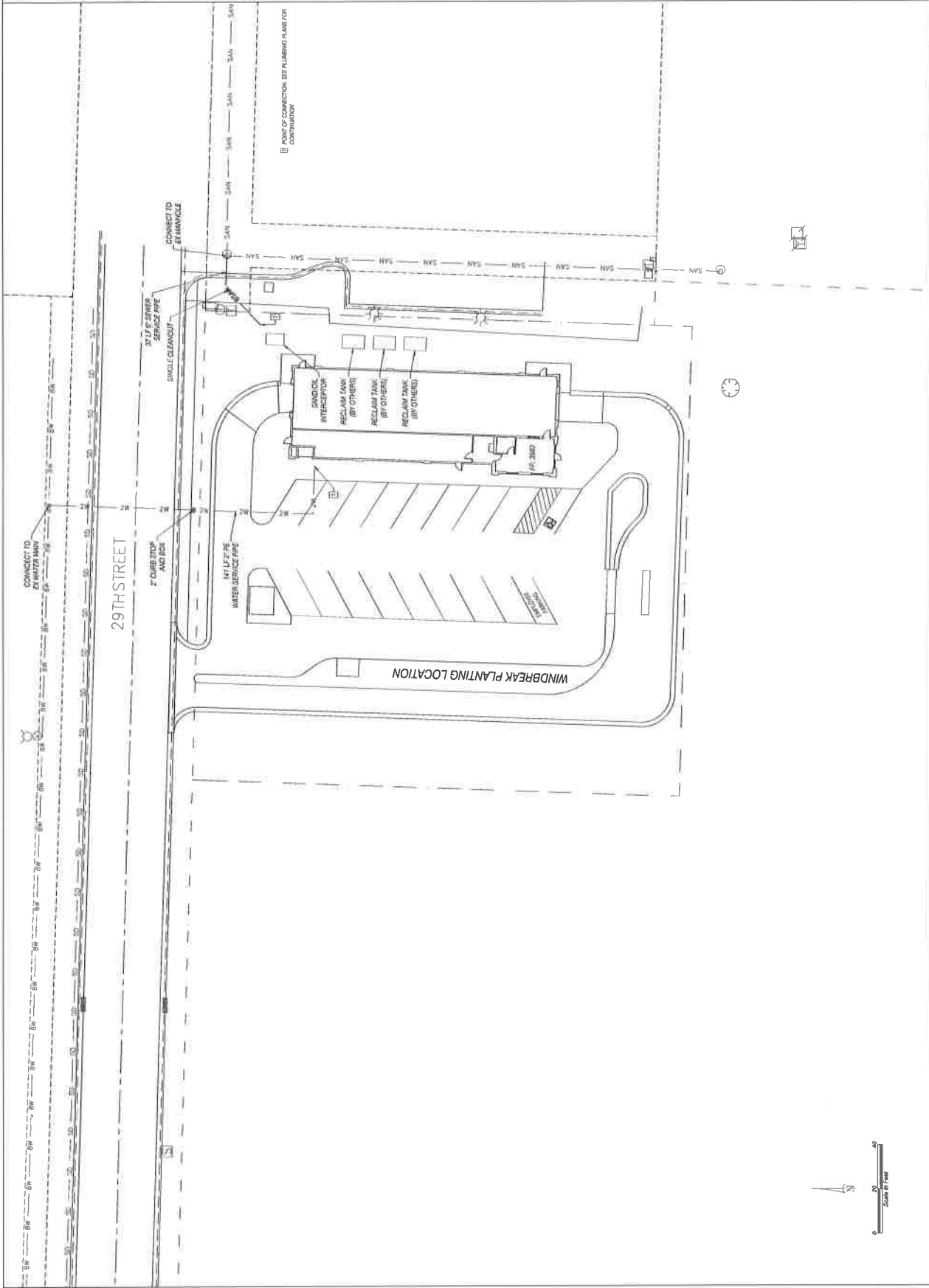
ELECTRICAL ENGINEER
Electrical Engineer
844 11th Avenue, Suite 300
Physical: 844 11th Avenue, Suite 300
Scottsbluff, Nebraska 68905
Phone: 402-707-8451
E-mail: b3chme@b3m-usa.com

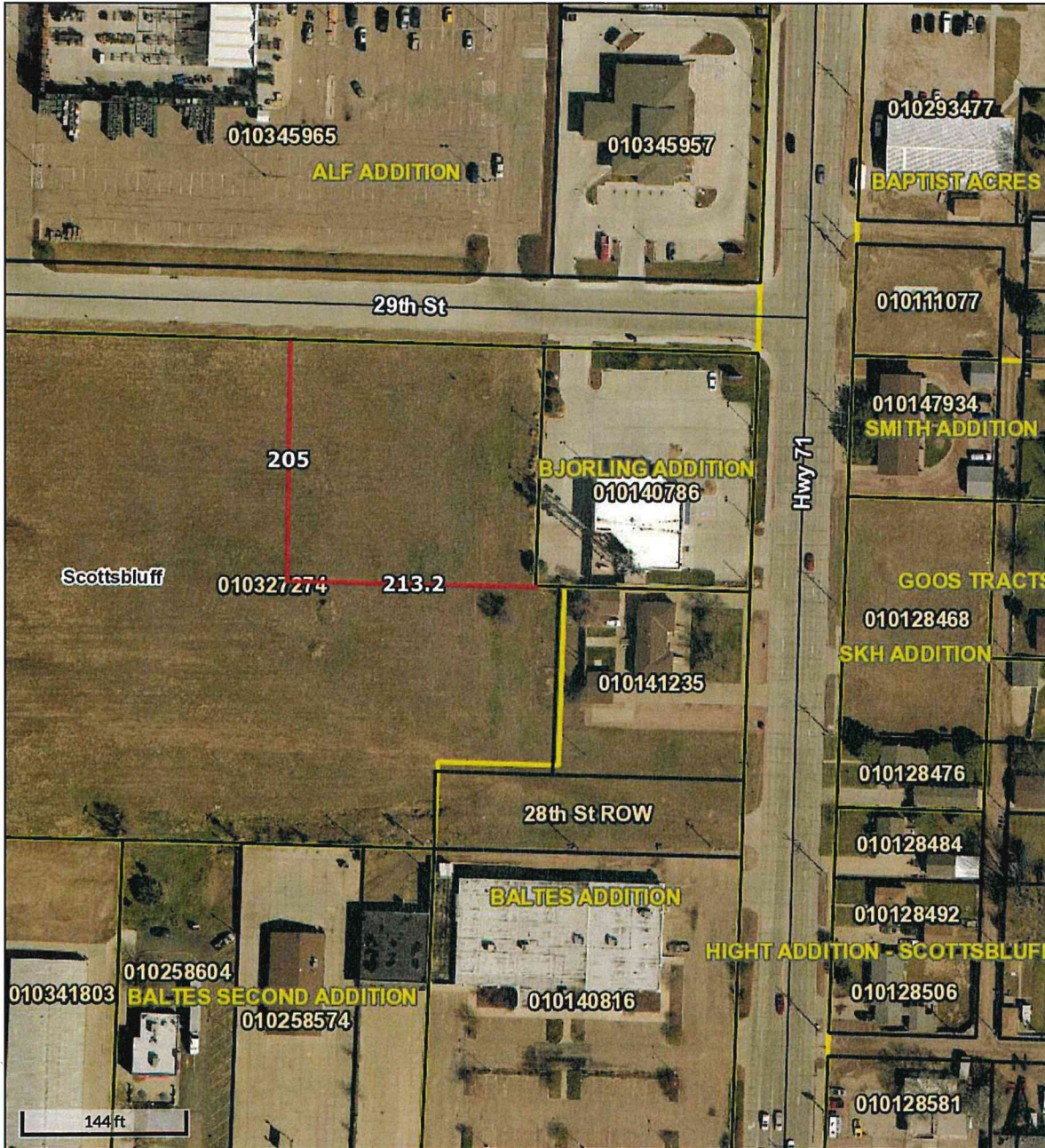
MECHANICAL ENGINEER
Mechanical Engineer
844 11th Avenue, Suite 300
Physical: 844 11th Avenue, Suite 300
Scottsbluff, Nebraska 68905
Phone: 402-707-8451
E-mail: b3chme@b3m-usa.com

The Shaggy Buffalo LLC
Carwash
Civil Site Prelim Site Plan

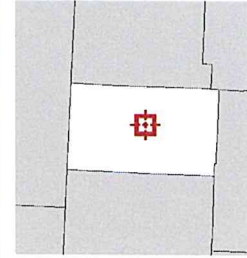
Sheet Number: _____
Drawing Date: _____
Checked By: _____
Designed By: _____

C100





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.

City of Scottsbluff, Nebraska

Wednesday, September 2, 2020

Regular Meeting

Item E Over1

Review Submitted Applications:

1802 East Overland - Twin City Auto (Mike Valentine)

301 East Overland - Saul Esparza

607 East Overland - Marvel Preschool (Mary Gonzales)

1017 East Overland - Edwin Martinez

508 East Overland - Colleen Herman

510-516 East Overland - Colleen Herman

518 East Overland - Bakery - Colleen Herman

1901 East Overland - Reganis Auto Center

1302 3rd Ave. - Cynda Munoz Property Mgr - Todd Wilson

Staff Contact: Starr Lehl

East Overland Façade Improvement Program Application

Project Information

1. Applicant Name Twin City Dado Inc
Applicant Address 1802 E Overland
Telephone No. 308 635 7404
Property Owner (if different than applicant) Mike Valentine

2. Project Site Address 1802 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:

Privacy type fence to extend from the west side of our building to America 4 foot south of the end of the grass area. This leaves a 4 foot area for a future green space along the fence. This fence would also have a gate to allow access for vehicle traffic. This fence will serve two purposes, it will further enhance our view from the street as well as discourage vehicle traffic around our building in off business hours.

7. Estimated Project Costs

Exterior Improvements (grant or matching funds) \$ 16,375.

Interior Improvements (matching funds only) \$ —

Total \$ 16,375.

Grant Funds Requested* \$ 6,000.

*Grant funds requested must not exceed the \$6,000 maximum

*Bids or estimates from contractors must be included at the time of application

8. Person doing work (if different than applicant) Van ~~at~~ Pett fence

Address 727 S Beltline Hwy East Scottsbluff

Phone No. 308 633-2100

9. Project Construction Schedule (estimated)

Start Date 8/1/20

Completion Date 10/1/20

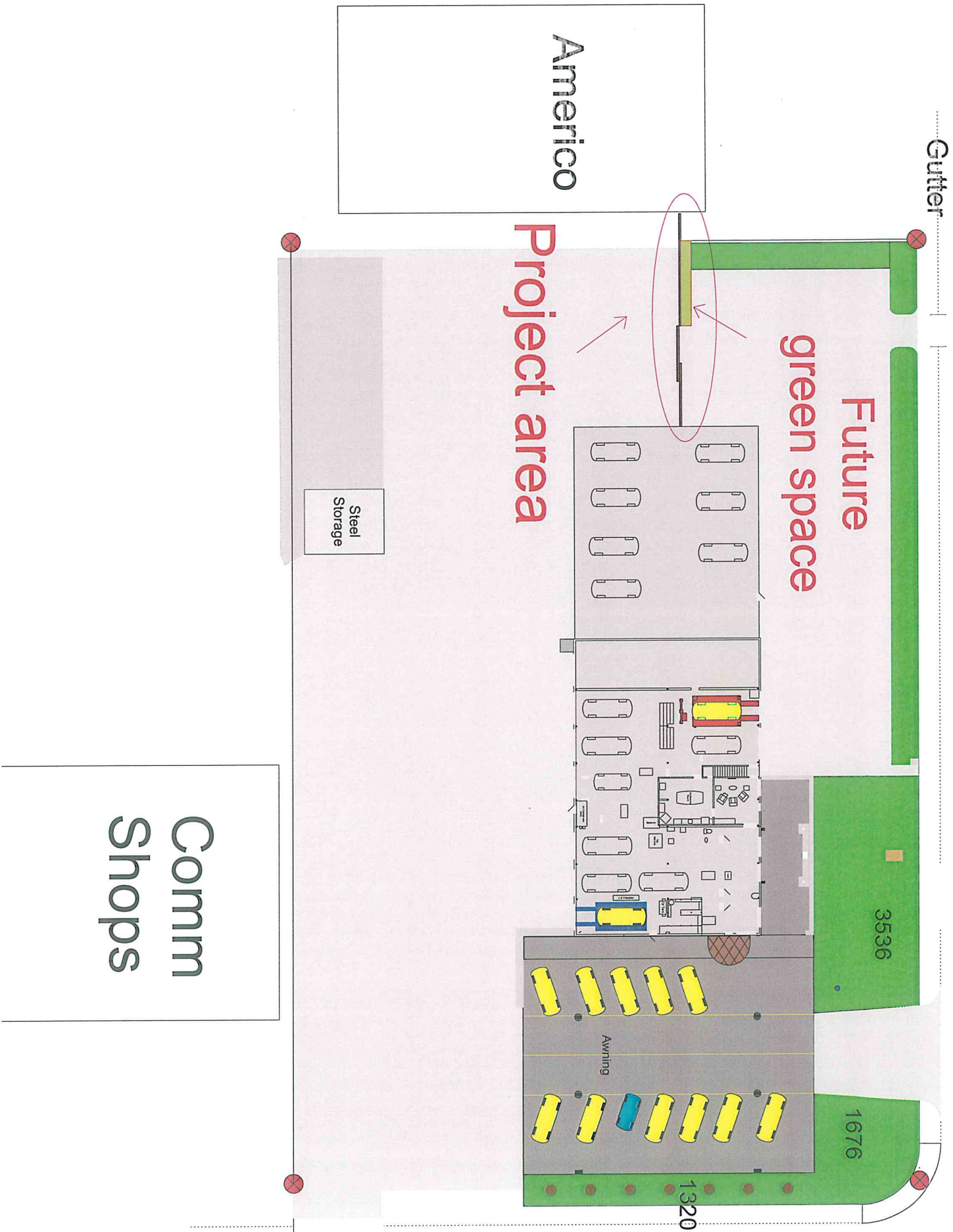
***ALL WORK MUST BE COMPLETED AND RECEIPTS SUBMITTED TO THE CITY NO LATER THAN AUGUST 1, 2021.**

To be completed by Staff:

Zoning of Property _____

Square footage of building _____

E Overland C/L



Van Pelt Fencing Company, Inc.

727 South Beltline Hwy East
 Scottsbluff, NE 69361

308-633-2100 Fax 308-633-2101
 office@vanpeltfencing.com
 www.vanpeltfencing.com

Estimate

DATE	ESTIMATE #
7/6/2020	12495

NAME / ADDRESS
Twin City Auto P.O. Box 216 Scottsbluff, NE 69361



Fencing Professionals since 1985

PROJECT
west side

DESCRIPTION	QTY	COST	TOTAL
8' steel fence, 3" 11 g. posts @ 8' o.c., 26 g. steel panels and post caps	70	29.50	2,065.00T
14' x 8' aluminum frame cantilever gate frame, w/hardware	1	3,375.00	3,375.00T
Linear HSLG 111 operator, w/required safety devices	1	3,950.00	3,950.00T
Keypad entry w/1000 codes w/stand	1	925.00	925.00T
Remote opener	6	24.00	144.00T
Concrete, cubic yd.	8	115.00	920.00T
Labor to install 8' steel fence and gate		2,250.00	2,250.00
Labor to install gate operator and controls		1,950.00	1,950.00
Sales Tax		7.00%	796.53

NOTE! Van Pelt Fencing is not responsible for any damage done to privately owned lines or sprinkler systems. The property owner is responsible to mark property lines. Residential projects: 50% deposit due at time of order & balance upon completion. A 3% fee of total charge will be applied on all credit card payments.

TOTAL	\$16,375.53
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CITY OF SCOTTSBLUFF

EAST OVERLAND FAÇADE IMPROVEMENT GRANT PROGRAM

The City of Scottsbluff has \$59,740 for façade improvements on East Overland Drive. Grants will be available to all properties, residential and commercial, that are located on East Overland. The grant funds must be used to improve the appearance of the exterior of the property. Program guidelines are below:

1. Grant amount: Minimum grant amount is \$500, and maximum grant amount is \$6,000 per property.
2. Required cash match: The property owner is required to match every dollar of grant money with one dollar of their own funds. Grant funds must be spent on the exterior of the property. Matching funds may be spent on the exterior or the interior of the property.

Eligible improvements that may be supported by grant funds or matching funds include, but are not limited to:

- | | | |
|------------------------|-----------------------|--------------|
| -Paint (exterior only) | -Roof Repairs | - Siding |
| -Masonry | -Sidewalk repair | - Awnings |
| -Signage | -Windows | - Doors |
| -Landscaping | - Parking Lot Repairs | - Demolition |

Eligible improvements allowed by the property owner include, but are not limited to:

- | | |
|---|---------------------------------|
| - Insulation/Energy efficiency improvements | - Parking Lot Improvements |
| - Paint (interior or exterior) | -Electrical Upgrades or Repairs |
| - Plumbing Upgrades or Repairs | |

3. Applications must have actual bids or estimates from a contractor attached in order to be considered.
4. Applicant must attend and present their application to the Community Redevelopment Authority in order to be considered for funding.
5. Funds may not be spent until after an application is approved - **funds spent prior to approval will not be reimbursed.**

East Overland Façade Improvement Program Application

Project Information

1. Applicant Name SAULT. ESPARZA
Applicant Address P. O. Box 562 SCOTTS BLUFF NE 69361
Telephone No. (308) 765 4361
Property Owner (if different than applicant) _____

2. Project Site Address 301 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:

1. REMOVE WOOD SHINGLES SIDING ON 2ND FLOOR
AND REPLACE W/ STUCCO

2. REPLACE OLD WINDOWS (8) NEW WINDOWS
ENERGY EFFICIENT

3. REPLACE BROKE SECTION OF SIDEWALK



CITY OF SCOTTSBLUFF

EAST OVERLAND FAÇADE IMPROVEMENT GRANT PROGRAM

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Eligible improvements that may be supported by grant funds or matching funds include, but are not limited to:

- | | | |
|------------------------|-----------------------|--------------|
| -Paint (exterior only) | -Roof Repairs | - Siding |
| -Masonry | -Sidewalk repair | - Awnings |
| -Signage | -Windows | - Doors |
| -Landscaping | - Parking Lot Repairs | - Demolition |

Eligible improvements allowed by the property owner include, but are not limited to:

- | | |
|---|---------------------------------|
| - Insulation/Energy efficiency improvements | - Parking Lot Improvements |
| - Paint (interior or exterior) | -Electrical Upgrades or Repairs |
| - Plumbing Upgrades or Repairs | |

3. Applications must have actual bids or estimates from a contractor attached in order to be considered.
4. Applicant must attend and present their application to the Community Redevelopment Authority in order to be considered for funding.
5. Funds may not be spent until after an application is approved - **funds spent prior to approval will not be reimbursed.**

A handwritten signature in black ink, appearing to read "Mary Hill", with a date "9-2-20" written below it.

East Overland Façade Improvement Program Application

Project Information

1. Applicant Name Mary H. Gonzales
Applicant Address 607 E. Overland
Telephone No. (308) 672 - 0863
Property Owner (if different than applicant) Mary H. Gonzales

2. Project Site Address 607 E. Overland

4. Land Use of Project (Circle one)

Residential

Restaurant

Retail

Service

Other (Please specify) ~~Rest~~ Preschool

5. Utilities (Circle one) Gas Electric Both

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

Need a NEW ROOF ON building
Install NEW RUBBER ROOF ON THE 40sq with
new 1/2" Fiberboard INSULATION with 60 mils RUBBER
ROOF

Jose Roberto Sanchez

07-22-20

308-672-6948

73 Jerry Drive

Scottsbluff ne

I propuse to Mary H Gonzales Marvel Academy Preschool
607 E. Overland

To install new rubber roof on the 40 sq. with the following
points.

We are going to put new half inch. Fiberboard insulation
with the 60 rubber mill

With the total of labor and material for the amount of
\$12,000 drs.

East Overland Façade Improvement Program Application

Project Information

1. Applicant Name EDUIN MARTINEZ
Applicant Address 2921 18th Ave. S.W.
Telephone No. 308-1091-9886
Property Owner (if different than applicant) _____

2. Project Site Address 1017 E. Overland S.W.

4. Land Use of Project (Circle one)

Residential Restaurant Retail Service

Other (Please specify) Commercial

5. Utilities (Circle one) Gas Electric Both

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

PROJECT PLAN IS: REPAIR ROOF, REPLACE EAST GARAGE DOOR, REMOVE SOUTH GARAGE DOOR AND INSTALL WALKTHRU DOOR AND 5'x4" WINDOW, REPAIR EXISTING WINDOWS, UPDATE OUTSIDE ELECTRICAL LIGHTING, INSTALL SECURITY LIGHTING, INSTALL 123' FEET OF (6'x6") FOOT STEEL FENCE ALONG WEST SIDE OF PROPERTY, LEVEL GRAVEL IN REAR OF BUILDING TO ORIGINAL HEIGHT, CLEAN, REPAIR, AND PAINT (OR STUCCO) EXTERIOR OF BUILDING.

7. Estimated Project Costs

Exterior Improvements (grant or matching funds) \$ 16,402.71 (if paint)
30,201.21 (if stucco)

Interior Improvements (matching funds only) \$ 0

Total 16,402.71 (if paint)
\$30,201.21 (if stucco)

Grant Funds Requested* \$ 6,000

*Grant funds requested must not exceed the \$6,000 maximum

*Bids or estimates from contractors must be included at the time of application

* \$ 8,000⁰⁰ Insurance proceeds on hand will applied to project as well.

8. Person doing work (if different than applicant) See attached bids

Address _____

Phone No. _____

9. Project Construction Schedule (estimated)

Start Date 11/1/2020

Completion Date 7/31/2021

***ALL WORK MUST BE COMPLETED AND RECEIPTS SUBMITTED TO THE CITY NO LATER THAN AUGUST 1, 2021.**

To be completed by Staff:

Zoning of Property _____

Square footage of building _____

Proposal

Weathercraft Companies

Pro Door Company

3345 North 10th Street
 Gering, NE 69341
 Office (308) 632-2613
 Toll Free (866) 829-8986
 Fax (308) 632-2904

101 Ave C, Unit 7
 Cheyenne, WY 82007
 Office (307) 638-8451
 Toll Free (800) 298-1810
 Fax (307) 369-1885

Proposal Submitted to: Edwin Martinez		Phone 308-631-9886	Date 1/14/2020
Street 1017 E Overland		Job Name	
City, State and Zip Code Scottsbluff, NE 69361		Job Location Same	
Contact	Email	Salesman John Marshall	Job Fax

We hereby submit specifications and estimates for:

(1) 11'2"X12'0" and (1) 12'2"X12'0" White model 924 non-insulated doors. Includes removal and disposal of existing doors. New 2" standard headroom tracks, 10,000 cycle torsion springs to mount to existing framing. New white weather seals and inside slide lock. Lube and adjust as needed.

- *All electrical wiring by others **All electric opener's to be installed with UL 25/2010 required photo eyes.
- * Allow 4-6 weeks between order and delivery of the material to Gering.

We Propose hereby to furnish material and labor -- complete in accordance with above specifications, for the sum of:

Three Thousand Five Hundred Eighty Seven dollars **\$3,587**

Payment to be made as follows:

50% Deposit due at time of order and balance upon installation / delivery, unless otherwise specified

Down payments are used to purchase job specific materials. Cancellation of project will result in forfeiture of down payment. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance.

Authorized Signature *John Marshall*
 John Marshall General Manager & Sales

This proposal may be withdrawn by us if not accepted within 45 days.

Acceptance of Proposal

The above prices and conditions are satisfactory and are hereby accepted. You are authorized to perform the work as specified. Payment will be made as outlined above.

Signature X

Date of Acceptance: X

Signature X

if more than one party on order

Proposal



PROPOSAL SUBMITTED TO: <i>Edwin Martinez</i>		JOB NAME	JOB # <i>537</i>
ADDRESS <i>2921 18th Ave Scottsbluff, NE</i>		JOB LOCATION <i>1017 East Overland Dr. Scottsbluff</i>	DATE OF PLANS
PHONE # <i>631-9886</i>	FAX #	DATE <i>1-27-20</i>	ARCHITECT

We hereby submit specifications and estimates for: *Pressure wash, scrape/Prep, Prime All, Caulk, and paint all exterior of building. All using two existing colors.*

Labor - \$4,200.⁰⁰
 Materials - \$1,295.⁰⁰

 \$5,495.⁰⁰ Total

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of:
 \$ *5,495.⁰⁰* - *five Thousand, four Hundred, Ninety five, ^{XX}/₁₀₀* Dollars
 with payments to be made as follows: *50% Deposit at start, Remaining balance is due upon completion.*

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted

Note - this proposal may be withdrawn by us if not accepted within *60* days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date of Acceptance _____

Signature _____

Customer: Edwin Martinez

1017 E. OVERLAND.

SCOTTSBLUFF, NE

69361

	Area	Labor Total
Tear down/dispose/ labor and repairs	\$100/ sq. Roof area 44ftx66ft	3,000

LINE	SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE/ PER	EXTENSION
1		3	RL	033300	10'x100' EPDM RUBBER		3	798.89 /RL	2,396.07
2		1	CT	010798	3" ULTRAFAST METAL PLATE		1	149.99 /CT	149.99
3		2	CT	010789	3" ULTRAFAST #12 SCREW		2	128.99 /CT	257.98
4		17	EA	TERMBAR	ALUM. TERMINATION BAR 10'		17	9.99 /EA	169.83
5		10	EA	CARCLK	LAP CAULK		10	9.99 /EA	99.90
6		1	EA	532401	1 GAL EPDM TAPE PRIMER		1	49.39 /EA	49.39
7		6	EA	029981	5 GAL EPDM BONDING ADHESIVE		6	132.29 /EA	793.74
8		3	RL	429873	3"x100' SEAM TAPE		3	87.29 /RL	261.87
9		1	RL	038742	9"x50' TRI-FORM FLASHING		1	233.88 /RL	233.88
10		1	EA	010111	JMC 6INX100FT P&S SEALING STRIP		1	343.99 /EA	343.99
11		90	EA	1248FB	1/2" 4X8 FIBER BOARD		90	11.99 /EA	1,079.10

Taxable: 5836.74

Non-taxable: 3,000

Taxes Amount: 320.97

Total: 9,157.71

Gali Masonry

1311 4th Ave
Scottsbluff, NE 69361
308-672-8167

Estimate

Date	Estimate #
8/13/2020	223

Name / Address
Edward MARTINEZ 1017 EAST OVERLAND SCOTTSBLUFF NE 69361

			Project
Description	Qty	Rate	Total
Labor and Materials on Closing Big and Smaller Door with 8 inch Block		1,750.00	1,750.00
Labor and Materials on Original Stucco all the way around the Building		17,500.00	17,500.00
Thank you for your business.		Total	\$19,250.00

East Overland Façade Improvement Program Application

Project Information

1. Applicant Name Colleen Herman

Applicant Address 512 East Overland, Scottsbluff

Telephone No. 308-672-6356

Property Owner (if different than applicant) n/a

2. Project Site Address 508 East Overland

4. Land Use of Project (Circle one)

Residential

Restaurant

Retail

Service

Other (Please specify) storage

5. Utilities (Circle one) Gas Electric **Both**

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

Window installation on north side.

7. Estimated Project Costs

Exterior Improvements (grant or matching funds) \$ 9,200

Interior Improvements (matching funds only) \$ _____

Total \$ _____

Grant Funds Requested* \$ 4,600

*Grant funds requested must not exceed the \$6,000 maximum

*Bids or estimates from contractors must be included at the time of application

8. Person doing work (if different than applicant) Thompson Glass

Address 1702 Ave B, Scottsbluff

Phone No. 308-635-3350

9. Project Construction Schedule (estimated)

Start Date _____

Completion Date _____

***ALL WORK MUST BE COMPLETED AND RECEIPTS SUBMITTED TO THE CITY NO LATER THAN AUGUST 1, 2021.**

To be completed by Staff:

Zoning of Property _____

Square footage of building _____

1702 Ave B
Scottsbluff, NE 69361
Phone: 308-635-3350

Thompson Glass

quote

To:	Colleen Herman	From:	Greg Thompson
Job:	508 Building	Pages:	2
Subject:	1 window on the north	Date:	8-28-20

Urgent For Review Please Comment Please Reply Please Recycle

We propose to deliver and install 1 window complete as per Colleen.

Window to be Kawneer "451" T 2" x 4-1/2" anodized (bronze).

Glass to be 1" insulated S.B.-60 (bronze) tempered.

Frame A installed \$8,400.00 + tax

Add for greylite 14 or Solarcool (grey) \$800.00

Sales tax not included

No final cleaning

Bid for 60 days

Thanks,

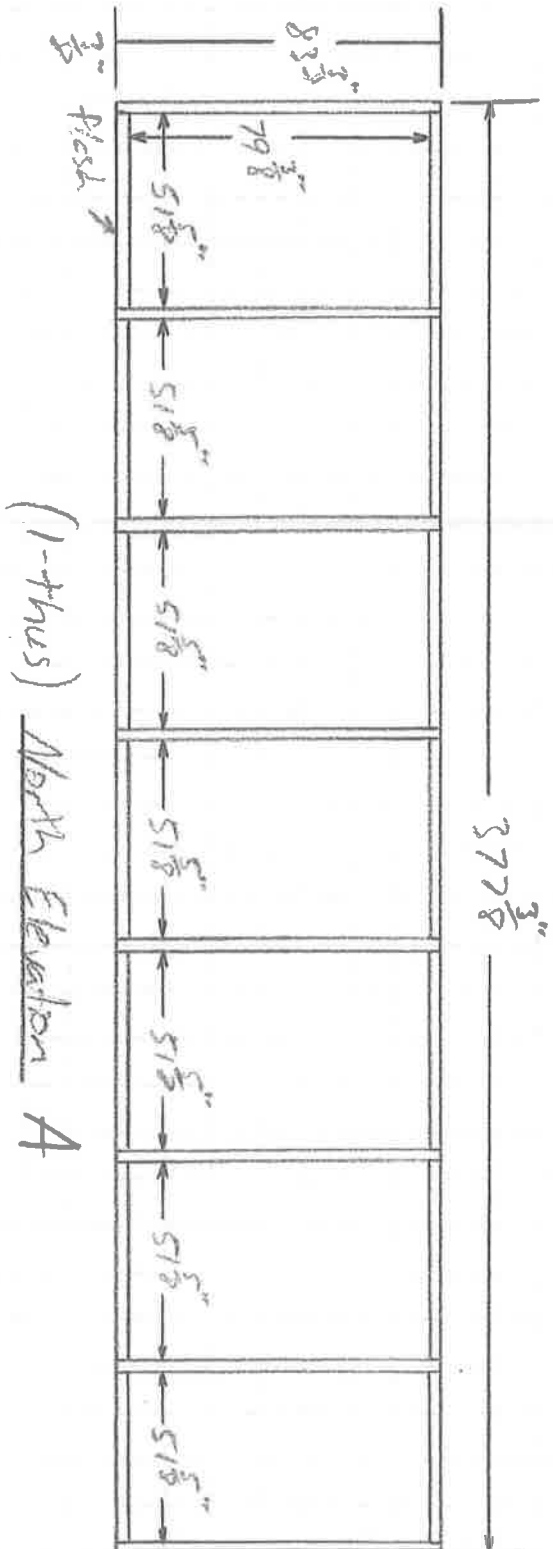
Greg T.

R.O. = 378" x 94"

508 Building

(Colleen H.)

Approx. Size



① Framing to be Kanner "451" T 2" x 4 1/2" anodized (brnze).

② Glass to be 1" insulated S.B. 60 (brnze) heat strengthened or tempered.

2-25-20

Scale: 1/4" = 1'-0" Grey T.

East Overland Façade Improvement Program Application

Project Information

1. Applicant Name Colleen Herman
Applicant Address 512 East Overland
Telephone No. 308-672-6356
Property Owner (if different than applicant) n/a

2. Project Site Address 510-516 East 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:

Front commercial door demo and instillation. Rear security door demo and installation.

7. Estimated Project Costs

Exterior Improvements (grant or matching funds) \$ 2,121

Interior Improvements (matching funds only) \$ _____

Total \$ _____

Grant Funds Requested* \$ 1,060.50

*Grant funds requested must not exceed the \$6,000 maximum

*Bids or estimates from contractors must be included at the time of application

8. Person doing work (if different than applicant) Ric Camacho

Address Scottsbluff

Phone No. 308-765-0935

9. Project Construction Schedule (estimated)

Start Date _____

Completion Date _____

***ALL WORK MUST BE COMPLETED AND RECEIPTS SUBMITTED TO THE CITY NO LATER THAN AUGUST 1, 2021.**

To be completed by Staff:

Zoning of Property _____

Square footage of building _____

Monday, August 31, 2020

Sweet Tattoo
Attn: Colleen
512 E Overland,
Scottsbluff, NE 69361
Phone: (308) 632-3955
Email: sweettattoocolleen@gmail.com

Re: New front glass store front door and rear steel security door at Sweet Tattoo shop

Proposal – Monday, August 31, 2020

Project: New commercial front glass entry door and rear steel security door

Scope of Work: Per your request, we propose to furnish the necessary labor, materials and equipment needed to complete the above referenced project. The proposed work to include the following objectives:

Scope – Front commercial glass door

- Demo existing wood from entry door
- Prep and strengthen brick for new glass door installation
- Install one new commercial glass entry door with aluminum from to fit existing brick opening
- Caulk and clean all surfaces for a complete finish

Total Labor & Materials: \$1,446.00
(One Thousand Four Hundred Forty-Six Dollars & No Cents)

Scope – Rear security steel door

- Demo existing wood from back entry door
- Prep and strengthen brick for new steel door installation
- Install one new steel windowless security door in existing brick opening
- Caulk and clean all surfaces for a complete finish

Total Labor & Materials: \$675.00
(Six Hundred Seventy-Five Dollars & No Cents)

Project – Exclusions

This quote does not include the following:

- Provisions for warranties beyond manufacturer's standard warranties
- General carpentry not associated with this project

This quote does include Nebraska Sales Tax.

Payment to be made as follows: 50% down at time of contract signing with balance due upon completion of the project. Any and all collection fees necessary to make good on any unsettled debts will be the sole responsibility of the customer/owner.

Sweet Tattoo

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to local codes. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature: Ric Camacho 8-31-2020

Note: This proposal may be withdrawn by us if not accepted within 30 Days.

Acceptance of proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlines above.

Date of Acceptance: _____ **Signature:** _____

East Overland Façade Improvement Program Application

Project Information

1. Applicant Name Colleen Herman

Applicant Address 512 East Overland

Telephone No. 308-672-6356

Property Owner (if different than applicant) n/a

2. Project Site Address 518 East Overland - Bakery

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:

Installation of new patio door on north side.

7. Estimated Project Costs

Exterior Improvements (grant or matching funds) \$ 4,100

Interior Improvements (matching funds only) \$ 1,750+4697

→ 6447.00

Total \$ 10,547

Grant Funds Requested*

\$ 4,100.00

*Grant funds requested must not exceed the \$6,000 maximum

*Bids or estimates from contractors must be included at the time of application

8. Person doing work (if different than applicant) Thompson Glass

Address 1702 Ave B, Scottsbluff

Phone No. 635-3350

9. Project Construction Schedule (estimated)

Start Date _____

Completion Date _____

***ALL WORK MUST BE COMPLETED AND RECEIPTS SUBMITTED TO THE CITY NO LATER THAN AUGUST 1, 2021.**

To be completed by Staff:

Zoning of Property _____

Square footage of building _____

1702 Ave B
Scottsbluff, NE 69361
Phone: 308-635-3350



quote

To: Colleen Herman	From: Greg Thompson
Job: Bakery	Pages: 2
Subject: 1 door with side lites	Date: 3-3-20

Urgent For Review Please Comment Please Reply Please Recycle

We propose to deliver and install one 3⁰ x 7⁰ door with side lites complete as per Colleen.

Door to be Kawneer "190" L.H., 1^{1/2} o/p, m/s lock, "451" O.B. transom frame (clear).

Side lites to be Kawneer "451" T 2" x 4-1/2" anodized (clear).

Glass to be 1" insulated S.B.-60 (clear) tempered.

Frame E installed \$4,100.00 + tax

- Sales tax not included
- Tear out included
- No final cleaning
- Bid for 60 days

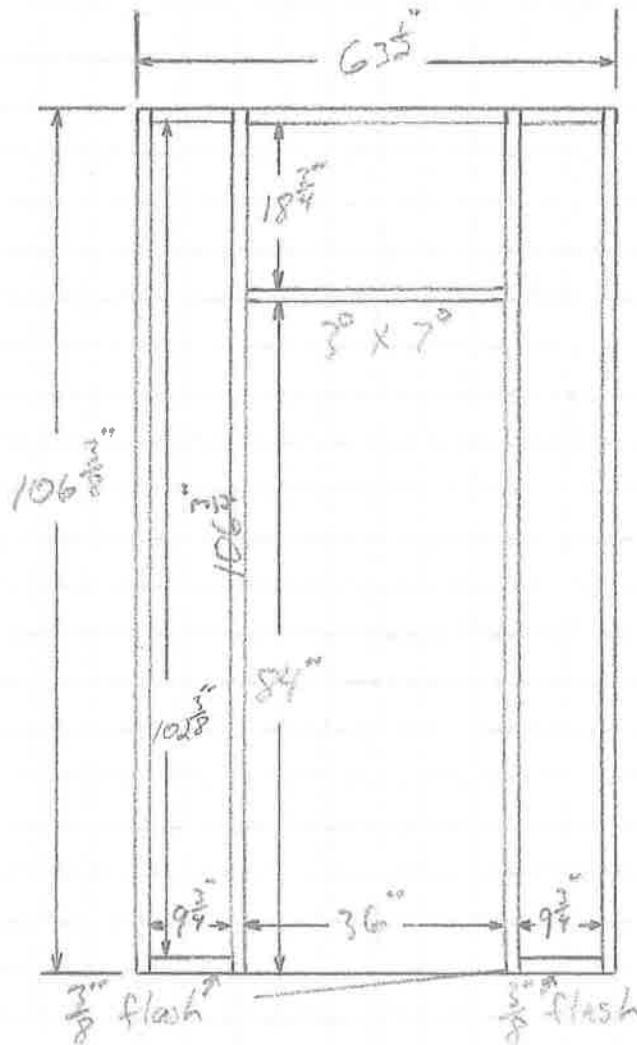
Thanks,
Greg T.

R.O. = 64" x 107"

Bakery

(Colleen H.)

Approx. Size



(1-thus)

North Elevation

E

- ① Door to be Kawneer "190" L.H., 1 1/2" O/P, mis lock, "451" O.B. tran. fr. (clear).
- ② Framing to be Kawneer "451" T 2" x 4 1/2" analyzed (clear).
- ③ Glass to be 1" insulated S.B.-60 (clear) tempered.

2-26-20

Scale: 1/2" = 1'-0" Greg T.

Interior Work - 518 East Overland - Bakery

All Star Service

All Star Service
200510 Rolling Hills Rd
Scottsbluff, NE 69361
(308) 765-0935

Invoice No. H1104201

Bill To Colleen Herman

Address 512 East Overland

Job location 518 East Overland

Scottsbluff NE, 69361

Phone (308) 632-3955

E-Mail sweettattoocolleen@gmail.com

6/11/2020

Due upon receipt

Deposit Requested \$3,287.00

Invoice Subtotal \$4,697.00

(Included) Tax Rate 7.00%

Invoice Total \$4,697.00

Total Amount Due after deposit \$1,410.00

Amount Paid to date \$4,697.00

Quantity	Description	Amount
demo	old ac unit and furnace for main bakery area	
1	New 5 ton 13 seer, R140A AC unit	
1	New 5 ton 13 seer, R410A evaporator coil	
1	new refrigerant piping	
1	complete installation	
1	start up and check out	
1	used gas fired furnace and blower	no cost
	Deposit	\$3,287.00
	Subtotal	\$4,697.00
	Tax Included	
	Total	\$4,697.00
	Current balance Paid in full 6/11/20	

All Star Service...everytime!

Jake's Electric

145 D ST
GERING NE 69341

Invoice

Date	Invoice #
11/18/2019	312

Bill To
SWEET TATTOO COLLEEN HERMAN 512 EAST OVERLAND SCOTTSBLUFF NE 69361
<i>518 E. Overland - Bakery</i>

P.O. No.	Terms	Project

Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
Parts	100 AMP 20 SPACE PANEL AND BREAKERS	200.00			1	200.00	100.00%	100.00%	200.00
Parts	CONDUIT, BOXES, AND COVERS	300.00			1	300.00	100.00%	100.00%	300.00
Parts	12/2 MC CABLE 250'	100.00			1	100.00	100.00%	100.00%	100.00
Parts	4' LED STRIP LIGHTS	600.00			10	60.00	100.00%	100.00%	600.00
Parts	#6 THHN 60 AMP WIRE	200.00			200	1.00	100.00%	100.00%	200.00
Parts	RECEPTACLES, SWITCHES, AND COVERS	100.00			1	100.00	100.00%	100.00%	100.00
Labor - ...	Labor - Electrical	2,000.00			40	50.00	100.00%	100.00%	2,000.00
Total									\$3,500.00
Payments/Credits									-\$1,750.00
Balance Due									\$1,750.00

East Overland Façade Improvement Program Application

Project Information

1. Applicant Name Regan's Auto Center
Applicant Address 1901 E. Overland, Scottsbluff, NE 69361
Telephone No. (308) 632-8200
Property Owner (if different than applicant) Timothy B. Regan's
2. Project Site Address 1901 E. 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:

Pour about seven yards of concrete in front and side of dealership. This area is now covered in rocks and it has a poor appearance. It will look much nicer with new concrete. Cost \$2000.00 Bid Attached

Repair roof at dealership. Twin City Roofing will complete this repair. Cost \$

7. Estimated Project Costs

Exterior Improvements (grant or matching funds) \$ 2000.00 Concrete
6500.00 Roof

Interior Improvements (matching funds only) \$ — 0 —

Total \$ 8,500.00

Grant Funds Requested* \$ 4,250.00

*Grant funds requested must not exceed the \$6,000 maximum
 *Bids or estimates from contractors must be included at the time of application

8. Person doing work (if different than applicant) R&A Concrete &
 Address Twin City Roofing
 Phone No. R&A Concrete, Raul Garcia, (308) 672-5604
Twin City Roofing, Terry Schenk, (308) 631-0171

9. Project Construction Schedule (estimated)

Start Date 9/15/2020 or when application approved

Completion Date 11/30/2020

***ALL WORK MUST BE COMPLETED AND RECEIPTS SUBMITTED TO THE CITY NO LATER THAN AUGUST 1, 2021.**

Jim Leonis, 308-641-0897 Cell
8/31/2020

To be completed by Staff:

Zoning of Property _____

Square footage of building _____

Proposal

Twin City Roofing & Sheet Metal, Inc.

P O Box 812, Scottsbluff, NE 69363-0812

925 East Country Club Rd, Gering, NE 69341

Phone: 308-632-4534 Fax: 308-632-2977

www.twincityroofinginc.com/MRTERRY_TCR@hotmail.com

August 31, 2020

Reference #: 1191-110

Due Date: 9/30/2020

Reganis Auto Center
2006 E Overland Drive
Scottsbluff, NE 69361

Job Name:
Crysler Building

641-0897

We Hereby Submit Specifications And Estimates For:

We propose to complete the following

Clean existing roof & prepare
Repair flashings on roof penetrations & edge flashing with flashing cement & cloth membrane
Install full coating aluminum fibered roof coating
Provide final clean up
\$6,500.00

Total

\$0.00

DUE TO RAPID PRICE INCREASES, BID PRICE GOOD FOR ONLY 10 DAYS

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon delays beyond our control. Purchaser agrees to pay all costs of collection, including attorney's fees. This proposal may be withdrawn by us if not accepted by the above due date .

Authorized
Signature



Acceptance
Signature

Date

R & A

CONCRETE

Regan's Auto Center, 1901 E. Overland, Scottsbluff, NE 69361
Chrysler, Dodge, Jeep Ram Dealership

GRADE AND PREPARE 440 SQUARE FEET FOR CONCRETE AT \$ 1 PER SQUARE FEET\$440

INSTALL EXPANSION BOARD ON THE PERIMETER 88 LINEAR FEET AT \$.50 PER FEET.....\$44

POURE AND RE-FINSH 440 SQUARE FEET OF CONCRETE AT \$ 2.50 PER SQUARE FEET.....\$1100

MATERIAL COST FOR 6 BAG READY MIX CONCRETE AND DELIVERY CHARGE.....\$416

GRAND TOTAL LABOR AND MATERIALS\$2000

QUOTE GOOD FOR 30 DAY FROM TODAY 08/31/2020

PREPARE BY *Raul Garcia-Figueroa*
308-672-5604
R&A Concrete

East Overland Façade Improvement Program Application

Project Information

1. Applicant Name Cinda Munoz, Property Mgr
Applicant Address 818 Ave B, Ste 2, Scottsbluff, NE
Telephone No. 308-631-5440
Property Owner (if different than applicant) Todd Wilson

2. Project Site Address 1302 3rd Avenue, Scottsbluff, NE

4. Land Use of Project (Circle one)

Residential

Restaurant

Retail

Service

Other (Please specify) Apartment building

5. Utilities (Circle one) Gas Electric **Both**

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

Outside Landscaping, Lighting, new sidewalks, Take out trees,

7. Estimated Project Costs 20,625.00
 Exterior Improvements (grant or matching funds) \$ ~~12000.00~~
 Interior Improvements (matching funds only) \$ _____
 Total \$ ~~12,0000~~ 20,625.00

Grant Funds Requested* \$ 6,000

*Grant funds requested must not exceed the \$6,000 maximum
 *Bids or estimates from contractors must be included at the time of application

8. Person doing work (if different than applicant) Robert Godinez

 Address 1835 11th Street, Gering, NE 69341
 Phone No. 308-631-3745

9. Project Construction Schedule (estimated)
 Start Date March 1st 2021 (unless grant is approved sooner and weather permitting)
 Completion Date June 30th 2021

***ALL WORK MUST BE COMPLETED AND RECEIPTS SUBMITTED TO THE CITY NO LATER THAN AUGUST 1, 2021.**

To be completed by Staff:

Zoning of Property _____
 Square footage of building _____

QUOTE

ROBERT GODINEZ

DbA A-Z Handyman Service

1835 11TH ST, Gering, NE 69341
 Phone 308-631-3745
 godinez62@gmail.com

INVOICE # 7500
 DATE: 8/1/2020

EXPIRATION DATE 10/1/2020

TO Todd Wilson
 1302 3RD Ave.
 Scottsbluff, NE 69361
 609-864-3923

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
	1302 3 rd Ave.	Due on receipt	

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Fix slab of concrete on front sidewalk	350.00	350.00
1	Fix slab of concrete on sidewalk in front of #5	250.00	250.00
1	Remove and reinstall window on upstairs east bedroom #2	545.00	545.00
1	Remove and reinstall window on #3 bedroom rebuild sill	595.00	595.00
1	Clean and respreads rock in driveway add more rock (rent skid steer \$250 per day 3 days) (3 loads of rock \$1800)	3550.00	3550.00
1	Remove and install new door on #2	575.00	575.00
1	Scrape and paint 1302	8500.00	8500.00
1	Paint 7 @\$205	1435.00	1435.00
1	Coat on roof of 217	5400.00	5400.00
SUBTOTAL			20625.00
SALES TAX			
TOTAL			20625.00

Quotation prepared by: _____

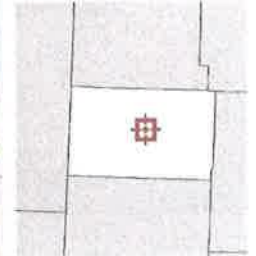
This is a quotation on the goods named, subject to the conditions noted below: Describe any conditions pertaining to these prices and any additional terms of the agreement. You may want to include contingencies that will affect the quotation.

To accept this quotation, sign here and return: _____

THANK YOU FOR YOUR BUSINESS!



Overview



Legend

- Tax Parcels
- Roads

Parcel ID	010142444	Alternate ID	n/a	Owner Address	WILSON/TODD & MICHELLE
Sec/Twp/Rng	23/22/55	Class	n/a		2989 RAPOLLO LN
Property Address	1302 3RD AVE	Acreeage	n/a		AOPKA FL 32712
District	n/a				
Brief Tax Description	E105' S1/2 LT 5, E105' LT 6, BLKE, SECOND 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: 8/31/2020

Developed by Schneider GEOSPATIAL

- /// Parking Area between Bldgs. - Rock w/ crushed concrete
- Install LED Security Light
- Remove Large Dead Trees
- Replace Sidewalks & Lawn (Re-Sod)

City of Scottsbluff, Nebraska

Wednesday, September 2, 2020

Regular Meeting

Item Reports1

Budget Allocation For Grant Funds.

Staff Contact: Starr Lehl

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

Item 1

(Informational Only):

Staff Contact:

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

Item 1

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

Staff Contact:

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

Item 1

Next Meeting: Thursday, September 17, 2020 @ 12:00 p.m.

Staff Contact: Starr Lehl