



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

**Regular Meeting
May 12, 2021
12:00 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 south 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 April 14, 2020 Meeting.
6. **YOLO Properties Carwash Project**
 - a) Review of Redevelopment Contract Amendment with YOLO Properties LLC to change effective date for division of taxes and specify project site description.
 - b) Review and approve Resolution approving the Redevelopment Contract Amendment with Yolo Properties LLC and amending Resolution NO. CRA 11-12-20-3.
7. **Officer Elections**
 - a) Election of Officers
8. **Staff Reports**
 - a) May 2021 TIF Report
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. **Adjournment.**

City of Scottsbluff, Nebraska
Wednesday, May 12, 2021
Regular Meeting

Item Min1

Approve Minutes of April 14, 2020 Meeting.

Staff Contact:

City of Scottsbluff
Community Redevelopment Authority
April 14, 2021

A meeting of the Community Redevelopment Authority (CRA) was held on Wednesday April 14, 2021 at 12:00p.m. at City Hall, 2525 Circle Drive, Scottsbluff, NE.

Notice of the meeting was published in the Star-Herald on April 9, 2021.

The meeting was convened at 12:00 p.m. by Chairman Trumbull. Roll call was taken. The following CRA members were present: Bill Trumbull, Katie Camacho, Robert Franco, Mary Skiles, and William Knapper. In attendance on behalf of the city were City Manager, Dustin Rief, Economic Development Director, Starr Lehl, Legal Counsel, John Selzer, and Projects & Planning Coordinator, Zachary Glaubius.

Chairman Trumbull informed those in attendance that a copy of the Nebraska Open meetings Act is available on the south wall for the public's review.

Chairman Trumbull asked if there were any citizens in the audience with business not on the agenda and there were none.

Chairman Trumbull asked if there were changes to the agenda and there were no changes.

Motion by Knapper, second by Camacho to approve the minutes from the March 10, 2021 meeting. "Yeas" Knapper, Skiles, Trumbull, Camacho, Franco "Nays", none,

The next agenda item was to review the submitted Façade Improvement Grant Program applications. The first application was by Tim Blomenkamp, for the building located at 1720 E. 15th Street. The application requested \$10,000 for improvements including a fence surrounding the on-site construction yard. The fence would shield view of the yard from the street and provide security to supplies in the yard. Motion by Camacho, second by Franco to make a positive recommendation for the \$10,000 grant application. "Yeas" Trumbull, Camacho, Knapper, Skiles, Franco "Nays" None

For the next agenda item, Finance Director Liz Loutzenhiser and Legal Counsel John Selzer explained the TIF funding process to the CRA Board.

In Staff reports, Glaubius reported the remaining available funds for the Façade Improvement Grant Program were \$63,467.48.

Motion by Camacho, second by Knapper to adjourn the meeting at 12:37 p.m. "Yeas" Trumbull, Camacho, Knapper, Skiles, Franco "Nays" none

Dustin Rief, City Manager

Zachary Glaubius, Projects & Planning Coordinator

City of Scottsbluff, Nebraska

Wednesday, May 12, 2021

Regular Meeting

Item YOLO1

Review of Redevelopment Contract Amendment with YOLO Properties LLC to change effective date for division of taxes and specify project site description.

Staff Contact: Zachary Glaubius, Project & Planning Coordinator

REDEVELOPMENT CONTRACT AMENDMENT

THIS REDEVELOPMENT CONTRACT AMENDMENT (“Amendment”) is entered into on _____ by and between the Community Redevelopment Authority of the City of Scottsbluff, Nebraska (the “Authority”) and YOLO Properties LLC, a Nebraska Limited Liability Company (the “Redeveloper”).

Recitals:

- A. The Authority and Redeveloper entered into that Redevelopment Contract dated January 28, 2021 (the “Redevelopment Contract”) to implement the Project and Plan, as defined in the Redevelopment Contract.
- B. The Authority and Redeveloper desire to amend the Redevelopment Contract as set forth in this Amendment.

Amendment:

- 1. Section 4 of the Redevelopment Contract is amended so the effective date of the provision set forth in Subsection 4(a) shall be January 1, 2021 and the taxable base value is anticipated to be January 1, 2020. Provided, however, if there is no substantial increase in valuation between the 2020 and 2021 tax years, then, if allowed by law and upon the written request of the Redeveloper, the effective date of this provision shall be January 1, 2022 and the taxable base value shall be January 1, 2021.
- 2. Schedule A of the Redevelopment Contract shall be restated as set forth in “Schedule A (Amended)” which is attached to this Amendment.
- 3. Schedule C of the Redevelopment Contract shall be restated as set forth in “Schedule C (Amended)” which is attached to this Amendment.
- 4. This Amendment is entered into by the Authority to provide financing for an approved redevelopment project.
- 5. Except as specifically amended by this Amendment, the Redevelopment Contract shall remain unchanged and in full force and effect.

[THE NEXT PAGE IS THE SIGNATURE PAGE]

Executed this ____ day of _____, 2021.

**CITY OF SCOTTSBLUFF, NEBRASKA
COMMUNITY REDEVELOPMENT
AUTHORITY**

YOLO Properties LLC

William Trumbull, Chair

By _____
John R. Hoehne, Sole Member

ATTEST:

Secretary

STATE OF NEBRASKA; COUNTY OF SCOTTS BLUFF) ss.

The foregoing Redevelopment Contract Amendment was acknowledged before me this ____ day of _____, 2021 by William Trumbull, Chair on behalf of the City of Scottsbluff, Nebraska Community Redevelopment Authority, after being duly authorized.

Notary Public

STATE OF NEBRASKA; COUNTY OF SCOTTS BLUFF) ss.

The foregoing Redevelopment Contract Amendment was acknowledged before me this ____ day of _____, 2020 by John R. Hoehne, Sole Member on behalf of YOLO Properties LLC, a Nebraska Limited Liability Company.

Notary Public

Schedule A (Amended)
The Site

Lot 1, Block 1, Frank Properties, an Addition to the City of Scottsbluff, situated in the Southeast Quarter of the Southeast Quarter of Section 15, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.

Schedule C (Amended)

Indebtedness

1. Principal Amount: Not to exceed actual Project Costs certified by the Redeveloper.
2. Interest Rate: WSJ Prime Rate + 1% or as agreed upon by the Redeveloper and the Authority.
3. Maturity Date: December 31, 2035 (or December 31, 2036 depending on the effective date as set forth in Section 4).
4. Payments: Semi-Annually on July 15 and December 15 of each year, with payments limited to TIF Revenues received.
5. Date of Issuance: At Redeveloper's request as agreed to by the Authority, but subject to the terms of the Contract.

City of Scottsbluff, Nebraska

Wednesday, May 12, 2021

Regular Meeting

Item YOLO2

Review and approve Resolution approving the Redevelopment Contract Amendment with Yolo Properties LLC and amending Resolution NO. CRA 11-12-20-3.

Staff Contact: Zachary Glaubius, Project & Planning Coordinator

RESOLUTION NO. CRA _____

BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF SCOTTSBLUFF, NEBRASKA:

Recitals:

a. Pursuant to the Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.*, a Redevelopment Plan for the *YOLO Properties Carwash* project by YOLO Properties LLC (the “Redeveloper”) has approved by the Scottsbluff Community Redevelopment Authority (“Authority”) and the City of Scottsbluff City Council.

b. The Authority and Redeveloper entered into that Redevelopment Contract dated January 28, 2021 (the “Redevelopment Contract”) related to the Redevelopment Plan.

c. The Authority adopted Resolution No. CRA 11-12-20-3 on November 12, 2020 which ordered issued “Tax Increment Financing Note (YOLO Properties Carwash).”

d. The Authority and Redeveloper wish to modify the Redevelopment Contract as set forth in a Redevelopment Contract Amendment (the “Contract Amendment”).

Resolved:

1. The Contract Amendment as presented to the Authority is approved. The Chair of the Authority authorized to sign the Contract Amendment on behalf of the Authority. The Chair may make changes and amendments to the Contract Amendment and take all actions and execute all documents which the Chair deems in the best interest of the Authority in connection with the Contract Amendment.

2. Resolution No. CRA 11-12-20-3 shall be amended by and construed consistently with the Redevelopment Contract as amended by the Contract Amendment, once signed, but otherwise Resolution No. CRA 11-12-20-3 shall remain in full force and effect.

3. All prior resolutions of the Authority in conflict with the terms and provisions of this Resolution are repealed to the extent of such conflicts.

4. This Resolution shall become effective immediately upon its adoption.

PASSED AND APPROVED on _____

**COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF
SCOTTSBLUFF**

Chair

ATTEST:

Secretary

City of Scottsbluff, Nebraska

Wednesday, May 12, 2021

Regular Meeting

Item Officer E1

Election of Officers

Staff Contact: Zachary Glaubius, Project & Planning Coordinator

City of Scottsbluff, Nebraska
Wednesday, May 12, 2021
Regular Meeting

Item 1

May 2021 TIF Report

Staff Contact: Zachary Glaubius, Project & Planning Coordinator

City of Scottsbluff
Tax Increment Financing ("TIF") Projects

Dated Effective April 30, 2021

General Information:

Total Number of Active TIF Projects:	13 (2 are pending)
Projects Paid in full during 2020	0
Projects Approved in 2020	2
Projects Approved in 2021 (through 4/30/2021)	0
Percentage of City Area Blighted	25.40%

Active Projects

Redeveloper	Project	Estimated Project Costs (TIF Eligible)	Estimated Project Costs (Total)*	Base Assessed Valuation	Initial Projected Valuation	Total Assessed Value (2021)***	Financing Approved**	Maturity Date
Airport Development, LLC	Dana Cole office bldg - Broadway	\$ 300,000.00	\$ 750,000.00	\$ 111,619.00	\$ 817,000.00	\$ 866,926.00	\$ 130,000.00	12/31/2023
2627 Lodging, LLC	Fairfield Inn	\$ 1,272,500.00	\$ 7,377,500.00	\$ 217,277.00	\$ 5,525,000.00	\$ 5,842,275.00	\$ 980,000.00	12/31/2029
Reganis, LLC	Reganis Honda	\$ 516,420.00	\$ 2,616,420.00	\$ 276,423.00	\$ 4,024,270.00	\$ 2,298,164.00	\$ 408,000.00	12/31/2029
Rockstep Scottsbluff, LLC	Monument Mall	\$ 6,200,000.00	\$ 8,650,000.00	\$ 6,000,000.00	\$ 10,000,000.00	\$ 6,000,000.00	\$ 578,130.00	12/31/2030
Elite Health, LLC	Elite Health Building	\$ 1,784,761.00	\$ 14,687,053.00	\$ 53,255.00	\$ 11,500,000.00	\$ 8,983,047.00	\$ 1,835,000.00	12/31/2031
Owen Development, LLC	Owen Oral Surgery	\$ 211,871.00	\$ 1,742,720.00	\$ 24,647.00	\$ 867,500.00	\$ 717,176.00	\$ 204,000.00	12/31/2031
Pivo, Inc.	HPB Expansion	\$ 157,782.00	\$ 830,000.00	\$ 1,951,616.00	\$ 2,800,000.00	\$ 2,594,416.00	\$ 157,782.00	12/31/2034
26 Group, LLC	Fuel Station and Convenience Store	\$ 1,027,540.00	\$ 6,025,000.00	\$ 100,895.00	\$ 2,876,360.00	\$ 3,010,800.00	\$ 1,027,540.00	12/31/2033
AKAJRV 314, LLC	Aulick Office and Truck Shop	\$ 699,200.00	\$ 4,900,000.00	\$ 210,784.00	\$ 3,800,000.00	\$ 2,555,584.00	\$ 699,200.00	12/31/2034
Platte Valley Bank	Drainage and Site Improvements to Platte Valley Add	\$ 319,352.00	\$ 3,680,000.00	\$ 7,135,402.00	\$ 9,040,415.00	\$ 8,306,968.00	\$ 321,783.93	12/31/2033
ldash5 Enterprises, LLC	Scoter's Drive Thru Coffee Kiosk	\$ 94,734.00	\$ 436,000.00	\$ 30,518.00	\$ 300,000.00	\$ 152,893.00	\$ 94,734.00	12/31/2034
Totals		\$ 12,584,160.00	\$ 51,694,693.00	\$ 16,112,436.00	\$ 51,550,545.00	\$ 41,328,249.00		

Projects Approved in 2020

Redeveloper/Project Area	Project Type	Estimated Project Costs (TIF Eligible)	Estimated Project Costs (Total)*	Base Assessed Valuation	Initial Projected Valuation	Total Assessed Value (2021)***	Financing Approved**
MTL Commodity Corporation/Lot 2B, Kelley Subdivision, a Replat of Lot 2, Kelley Subdivision, a Replat of the East 270 feet of the South 300 feet of Tract 34, Goos Tracts, to the City of Scottsbluff, Scotts Bluff County, Nebraska	Laundromat/TIF to be used for site acquisition, site preparation, water service, and plan preparation and legal costs	\$ 143,500.00	\$ 513,000.00	\$ 116,012.00	\$ 501,262.00	\$ 179,102.00	\$ 143,500.00
YOLO Properties, LLC/Lot 1, Block 1, Frank Properties, an Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska	High Performance Tunnel Carwash; TIF to be used for site acquisition, site preparation, sidewalk, driveway access, site engineering, and plan preparation and legal costs	\$ 512,617.00	\$ 3,433,250.00	\$ 2,568.00	\$ 1,500,000.00	\$ 225,425.00	\$ 512,617.00

Projects Approved in 2021 (through 4/30/2021)

Redeveloper/Project Area	Project Type	Estimated Project Costs (TIF Eligible)	Estimated Project Costs (Total)*	Base Assessed Valuation	Initial Projected Valuation	Total Assessed Value (2019)	Financing Approved**
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*Numbers are approximated and rounded and may vary substantially.

**Actual financing is based on and limited to actual eligible costs incurred, plus interest and actual TIF Revenues received.

***2021 Values are not finalized; may be subject to change

City of Scottsbluff, Nebraska
Wednesday, May 12, 2021
Regular Meeting

Item 1

(Informational Only)

Staff Contact: Zachary Glaubius, Project & Planning Coordinator

City of Scottsbluff, Nebraska
Wednesday, May 12, 2021
Regular Meeting

Item 1

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

Staff Contact: