

# **City of Scottsbluff, Nebraska**

**Wednesday, June 9, 2021**

**Regular Meeting**

## **Item Resolution1**

**Adopt Resolution to modify Façade Improvement Grant Program  
Redevelopment Plan to incorporate updated map of the City's  
substandard and blighted areas.**

**Staff Contact: Zachary Glaubius, Project & Planning Coordinator**

**RESOLUTION NO. \_\_\_\_**

**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 *Façade Improvement Grant Program* (the “Redevelopment Plan”) was created by the Scottsbluff Community Redevelopment Authority (“CRA”) and approved by the City Council on November 16, 2020. The Redevelopment Plan proposes to encourage redevelopment in areas of the City which the City Council has declared to be blighted and substandard and in need of redevelopment.

b. On May 17, 2021, the City Council adopted Resolutions 21-05-01, 21-05-02, 21-05-03, and 21-05-04, which declared additional areas of the City as substandard and blighted and in need of Redevelopment (the “New Redevelopment Areas”).

c. The CRA intends to modify the Redevelopment Plan to clarify that property owners within the New Redevelopment Areas are eligible for grants according to the Redevelopment Plan.

**Resolved:**

1. The CRA modifies the Redevelopment Plan by incorporating into the Redevelopment Plan an updated map of the City’s Community Redevelopment Areas, which include the New Redevelopment Areas. The updated map shall replace the previous map which is part of the Redevelopment Plan. All other portions of the Redevelopment Plan remain unchanged and in full force and effect.

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 All prior resolutions of the CRA in conflict with the terms and provisions of this Resolution are repealed to the extent of such conflicts.

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

**PASSED AND APPROVED** on June \_\_\_, 2021

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

ATTEST:

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary

**City of Scottsbluff Redevelopment Plan  
Façade Improvement Grant Program**

The City of Scottsbluff Community Redevelopment Authority (“CRA”) presents this Redevelopment Plan (the “Plan”) for the City of Scottsbluff Façade Improvement Grant Program (“Program”).

The City of Scottsbluff has allocated \$250,000.00 to be used for grants for façade improvements within areas of the City designated as blighted and substandard (also known as TIF Districts or Community Redevelopment Areas). A map of the Community Redevelopment Areas within the City is attached and made part of this Plan.

The purpose of the Program is to encourage eligible property owners to voluntarily rehabilitate or redevelop the exteriors of their properties in order to enhance the Community Redevelopment Areas. Grant funds must be used to improve the appearance of a clearly visible portion of the exterior of an eligible property. To receive a grant, applicants must match the amount of grant funds spent on eligible improvements. The maximum grant amount per property is \$10,000.00.

The Grant Guidelines and Application are attached and made part of this Plan. Applications will be reviewed by City Staff and then presented to the CRA, which will make a recommendation to the City Council. Site plans of proposed improvements may be considered by the CRA as part of its review of applications to analyze whether the proposed improvements are sufficiently visible. The current condition of a property and property uses may be considered by the CRA as part of its review of applications.

This Plan does not contemplate changes in land uses, population densities, land coverages, building intensities, traffic patterns, zoning, street layouts, street levels or grades, building requirements, building codes, or ordinances. This Plan does not contemplate land acquisition, demolition, or removal of structures by the CRA or City. Applicants may be eligible for grant funds for private demolition or removal of structures. If any additional public facilities or utilities are required to support any new land uses of property improved through grant funds, the development of and payment for such public facilities and utilities will be addressed according to the City’s regular ordinances and procedures. The City’s 2016 Comprehensive Plan, and in particular pages 13 through 35, related to Land Uses, is incorporated into this Plan by this reference. The Scottsbluff Future Land Use Map and Summary of Neighborhood Types (pages 20 through 22 of the Comprehensive Plan) is attached to this Plan.

A Program grant will not replace or supersede the need for the property owner to obtain other agreements, consents, permits, or licenses from the City related to improvements as may be required by the City for the type of work to be performed.

### **Map of Community Redevelopment Areas**

# City of Scottsbluff

## Blight Areas

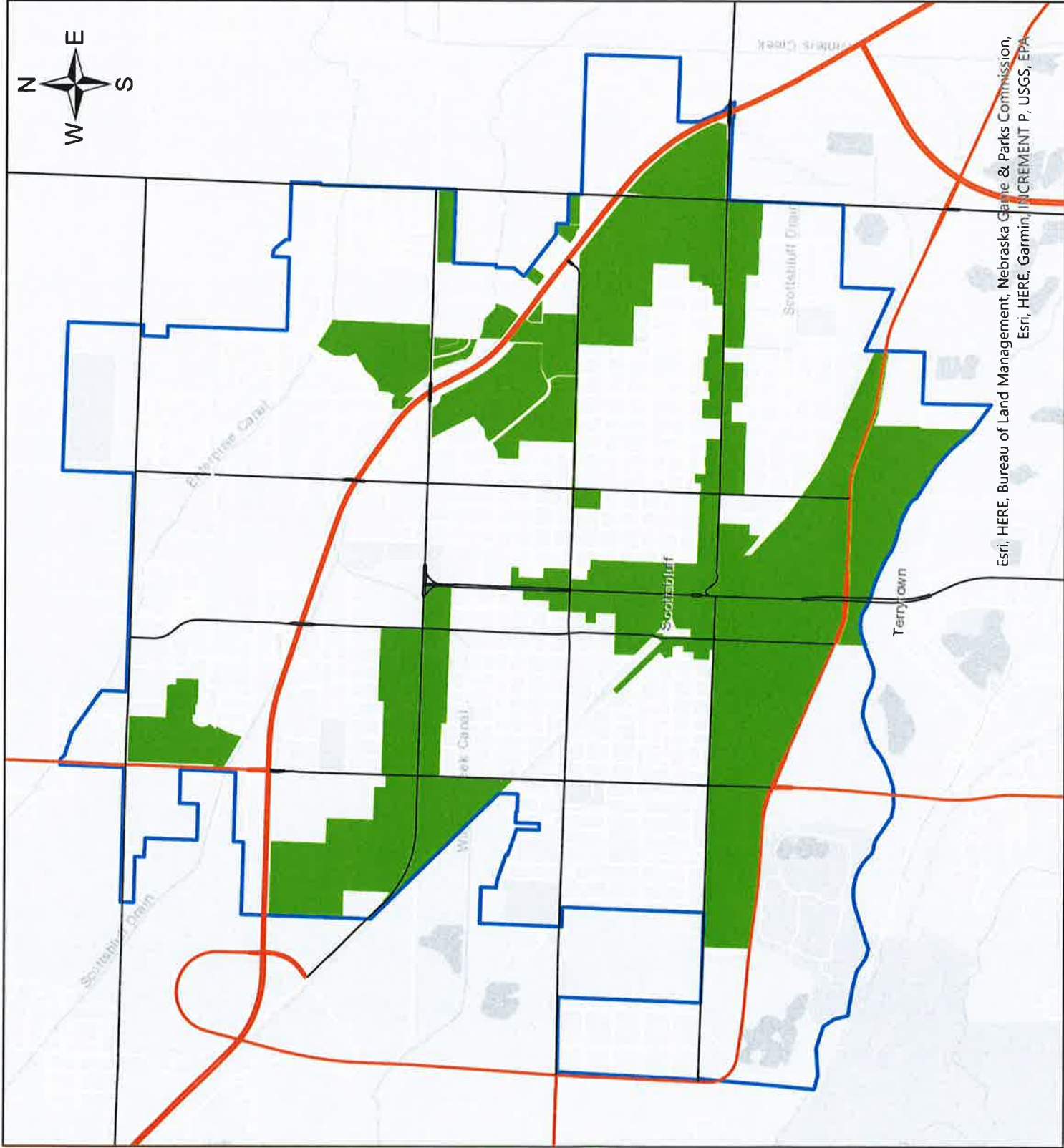
- Current Blight Areas

Corporate Limits
- Roads

Highway

Main Road

Residential



## **Guidelines and Application**



**CITY OF SCOTTSBLUFF**

**FAÇADE IMPROVEMENT GRANT PROGRAM**

The City of Scottsbluff has allocated \$250,000 to be used for grants for façade improvements within areas of the City designated as blighted and substandard (also known as TIF Districts or Community Redevelopment Areas). Grant funds must be used to improve the appearance of a clearly visible portion of the exterior of an eligible property. (Roof replacement/repair, for example would not be an eligible expense.) Program guidelines are below:

1. Grant amounts: Minimum grant amount is \$500 per property. Maximum grant amount is \$10,000 per property.
2. Required Cash Match: A property owner must match every dollar of grant money with one dollar of the property owner's own funds. All funds (grant funds and the match) must be used for improvements to the exterior of the property which are clearly visible.

Eligible improvements include, but are not limited to:

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

3. Applications must include actual bids or estimates which equal or exceed the grant funds requested and matching funds. Bids or estimates must be from, and work must be completed by, a contractor registered with the City of Scottsbluff. Costs of materials are also eligible for reimbursement if the property owner provides the labor.
4. Costs incurred prior to approval of the grant application will not be reimbursed with grant funds or qualify as matching funds.
5. Applicants must pay for the work and/or materials and submit to the City all receipts for work completed and for materials purchased in order to be reimbursed. All work must be completed and receipts must be submitted to the City for reimbursement by **September 10, 2021**.

6. Applications will be reviewed by City Staff and presented to the City's Community Redevelopment Authority ("CRA"). The CRA plans to hold meetings on the following dates to review applications:

January 13, 2021

February 10, 2021 (subject to continued availability of grant funds)

March 10, 2021 (subject to continued availability of grant funds)

(These meeting dates are subject to change.)

At each meeting, the CRA will review all applications submitted at least one week prior to such meeting. Applicants are expected to attend the CRA meeting to present their application to the Community Redevelopment Authority and answer questions.

The CRA will make recommendations to the City Council, who will make a final funding determination at a meeting following the CRA meeting.

7. Approved applicants must give monthly written reports to the City regarding the progress of the project until completed.

8. Application Period will begin on **November 17, 2020 and will continue until all grant funds have been awarded.**

9. All proposed improvements must meet the requirements of the City's building, fire, and zoning codes.



## **Façade Improvement Program Application**

### **Project Information**

1.     Applicant Name: \_\_\_\_\_  
Applicant Address: \_\_\_\_\_  
Telephone No.: \_\_\_\_\_ E-Mail Address: \_\_\_\_\_  
Property Owner (if different than applicant): \_\_\_\_\_

2.     Project Site Address: \_\_\_\_\_

3.     Is the Project Site Currently Occupied?   Yes   No

4.     Land Use of Project Site (Circle one):

Restaurant

Retail

Service

Other (Please specify): \_\_\_\_\_

5.     Nature and Name of Business (if applicable): \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7.     List all other funds or assistance the applicant has received from the City in the last 10 years (e.g. other grants, Economic Development Assistance (LB840) loans or grants, Tax Increment Financing)

Type of Assistance: \_\_\_\_\_

Amount: \_\_\_\_\_

Date: \_\_\_\_\_

8. Estimated Project Costs:

Exterior Improvements (describe) \$ \_\_\_\_\_

Other (describe)

Total \$ \_\_\_\_\_

Grant Funds Requested\* \$ \_\_\_\_\_

\*Grant funds requested must not exceed the \$10,000 maximum

\*Grant funds requested must not exceed 1/2 of the cost of exterior improvements

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

9. Person doing work (if different than applicant): \_\_\_\_\_

Address: \_\_\_\_\_

Phone No.: \_\_\_\_\_

10. Project Construction Schedule (estimated):

Start Date \_\_\_\_\_

Completion Date \_\_\_\_\_

**\*ALL WORK MUST BE COMPLETED AND RECEIPTS SUBMITTED TO THE CITY NO LATER THAN SEPTEMBER 10, 2021. IF THE APPLICANT FAILS TO GIVE TIMELY REPORTS TO THE CITY OR, IF BASED ON THE APPLICANT'S MONTHLY REPORTS IT APPEARS TO THE CITY THAT THE WORK WILL NOT BE COMPLETED ON TIME, THE CITY MAY, IN ITS SOLE DISCRETION, RESCIND OR REDUCE THE GRANT AWARD.**

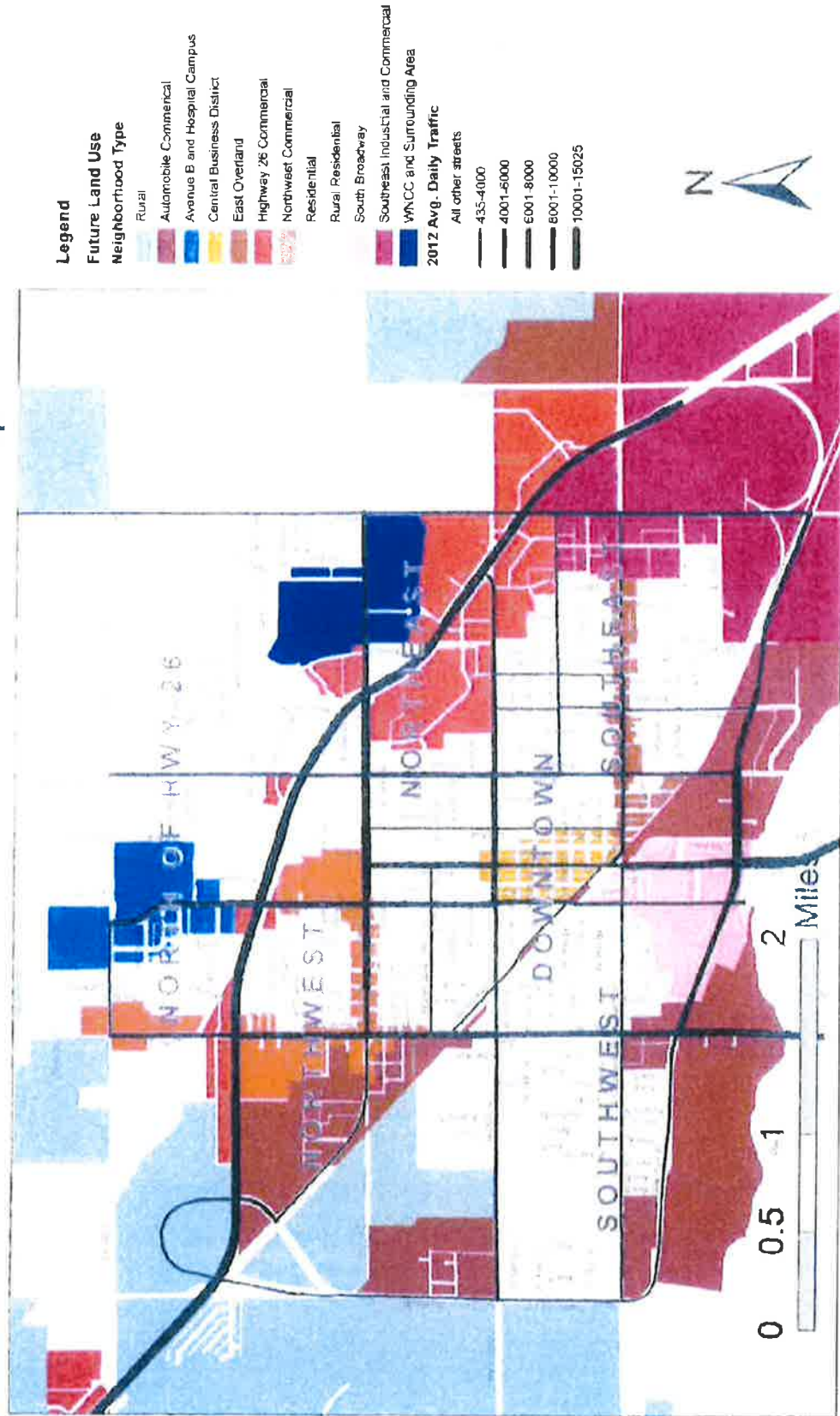
**To be completed by Staff:**

Zoning of Property \_\_\_\_\_

Square footage of building \_\_\_\_\_

## **Land Uses**

# Scottsbluff Future Land Use Map



## Summary of Neighborhood Types

Neighborhood	Characteristics
<b>East Overland</b>	<p><b>Hours:</b> Active daytime, limited nighttime activities</p> <p><b>Auto:</b> Human scale transportation oriented. Formalized bicycle and pedestrian accommodations.</p> <p><b>Mass:</b> Dense business corridor built near or to the street, one to two stories. Corners built out to develop 'nodes' of activity</p> <p><b>Emissions:</b> High activity during the day, generally residential daily business traffic, low amounts of noise and smells, and enforced aesthetic and design standards.</p> <p><b>Appropriate zones:</b> C-1, C-2, R-1a*</p>
<b>Southeast Industrial</b>	<p><b>Hours:</b> Active daytime and nighttime</p> <p><b>Auto:</b> Heavy traffic both personal and commercial motorized vehicles</p> <p><b>Mass:</b> Wide variety of buildings</p> <p><b>Emissions:</b> High amounts of noise and smells tolerated closer to highway 26. Heavy day-time traffic acceptable closer to residential areas west of 21st Avenue.</p> <p><b>Appropriate zones:</b> C-3, M-1, M-2</p>
<b>WNCC Campus and Surrounding Area</b>	<p><b>Hours:</b> Daytime, generally 8-5 working hours.</p> <p><b>Auto:</b> Both motorized and non-motorized traffic should be well facilitated, Motorized vehicle convenience should yield to pedestrian connectivity</p> <p><b>Mass:</b> Variety of building types and heights and setbacks. Moderate to low density with accompanying open space and landscaping.</p> <p><b>Emissions:</b> High activity during the day, generally residential daily business traffic, low amounts of noise and smells, and enforced aesthetic and design standards.</p> <p><b>Appropriate zones:</b> R-1a, O-P, R-4</p>
<b>Highway 26 Commercial</b>	<p><b>Hours:</b> Daytime and evening. Nighttime activity acceptable adjacent to highway.</p> <p><b>Auto:</b> Motorized vehicle oriented to facilitate both personal and commercial vehicles. Formalized pedestrian and cycling facilities.</p> <p><b>Mass:</b> Variety of building types and heights and setbacks. Moderate to high density and mixes of uses.</p> <p><b>Emissions:</b> High activity during the day, low amounts of non-restaurant smells, lower noise, and enforced aesthetic and landscaping standards.</p> <p><b>Appropriate zones:</b> C-2, PBC, O-P, R-4</p>
<b>Avenue B and Hospital Campus</b>	<p><b>Hours:</b> Daytime and evening. Nighttime activity acceptable adjacent to highway.</p> <p><b>Auto:</b> Motorized vehicle oriented to facilitate both personal and commercial vehicles. Formalized pedestrian and cycling facilities.</p> <p><b>Mass:</b> Variety of building types and heights and setbacks. Moderate to high density and mixes of uses.</p> <p><b>Emissions:</b> High activity during the day, low amounts of non-restaurant smells, lower noise, and enforced aesthetic and landscaping standards.</p> <p><b>Appropriate zones:</b> C-2, PBC, O-P, R-5</p>
<b>Northwest Commercial</b>	<p><b>Hours:</b> Heavier daytime use, 24 hour retail, fast-food, or traveler activity accepted</p> <p><b>Auto:</b> Multi-modal accommodations integrated on 27th street and included on Avenue I.</p> <p><b>Mass:</b> Big box with surface parking acceptable when built to design code, shared buildings, built out along key intersections, low height, set-backs to encourage walkability on 27th st.</p> <p><b>Emissions:</b> Traffic heaviest in the day but continuing through the night, low amounts of non-restaurant smells, lower noise, and enforced aesthetic and landscaping standards.</p> <p><b>Appropriate zones:</b> C-2</p>

**South Broadway**

**Hours:** Heavier daytime use, evening retail.  
**Auto:** Multi-modal transportation well accommodated.  
**Mass:** Higher density development, generally low buildings though 2.5-3 stories is acceptable. Broadway setbacks set eventually to be near or on the street. Larger for big box.  
**Emissions:** Traffic heaviest in the day but continuing through the night, commercial deliveries frequent, low amounts of non-restaurant smells, lower noise, and enforced aesthetic and landscaping standards.  
**Appropriate zones:** C-1, O-P, C-2, R-4, PBC \*

**Central Business District**

**Hours:** Active daytime, evening, and nighttime activities  
**Auto:** Formalized bicycle and pedestrian accommodations. Pedestrian-oriented along Broadway  
**Mass:** Allowable height up to 70 feet, zero setbacks. Buildings should take up entire lot - green space provided in public facilities.  
**Emissions:** High activity during the day, evening, and late night. Lights that reflect historical character of district.  
**Appropriate zones:** C-1

**Automobile Commercial**

**Hours:** Daytime and nighttime activity  
**Auto:** Motorized traffic oriented with ease of commercial vehicle access  
**Mass:** Wide variety of building types and sizes  
**Emissions:** Noises and heavier commercial traffic associated with business  
**Appropriate zones:** C-2, C-3, PBC, R-4

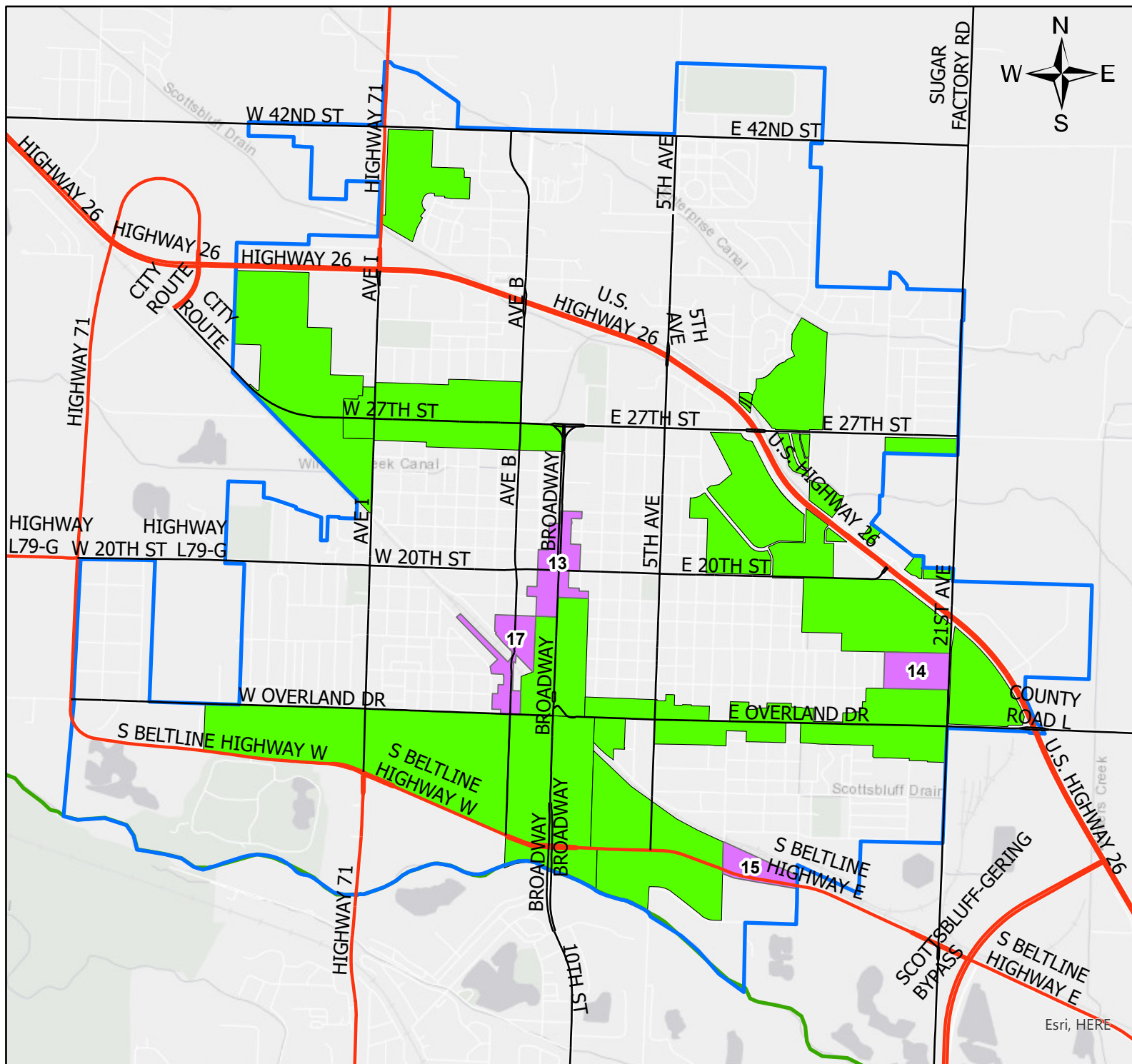
**Rural Residential**

**Hours:** Generally daytime activity  
**Auto:** Motorized traffic oriented  
**Mass:** Some agricultural activity, low traffic intensity, dust from unpaved roads  
**Emissions:** Noises and heavier commercial traffic associated with business  
**Appropriate zones:** R-1b, AR

**Residential**

**Hours:** Daytime activity  
**Auto:** Generally personal motorized traffic only, safe streets for non-motorized transportation  
**Mass:** Generally small buildings, single family homes predominately with ample setbacks  
**Emissions:** No offensive smells or noises, low traffic, well maintained properties  
**Appropriate zones:** R-1a, Due to higher intensity of traffic and density in R-4 and R-6, these zones may be appropriate in certain areas





# City of Scottsbluff Blight Study Areas

- Proposed Blight Areas
- Current Blight Areas
- Corporate Limits

Taylor Stephens  
City of Scottsbluff GIS  
Created on April 19, 2021  
Coordinate System:  
NAD 1983 State Plane Nebraska  
FIPS 2600 Feet  
Lambert Conformal Conic

The City makes no representation or warranty as to the accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement or location of any map features thereon.