



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

Regular Meeting
June 9, 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 May 12, 2021 Meeting.
6. **Resolutions**
 - a) Adopt Resolution to modify Façade Improvement Grant Program Redevelopment Plan to incorporate updated map of the City's substandard and blighted areas.
7. **Façade Improvement Grant Program**
 - a) Review and consider Funding of Façade Improvement Grants.
 - i) 1823 Avenue A - B49 Operating, LLC d/b/a The Tangled Tumbleweed
 - ii) 1308 Avenue B - Alarm Security Technicians
 - iii) 1401 Avenue B - Jared Whiting
 - iv) 2201 Broadway - MAST Enterprises d/b/a Arthur's Pizza
8. **Staff Reports**
 - a) (informational only):
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 a Meeting**
 - a) Confirm next meeting date of July 14, 2021.
12. **Adjournment.**

City of Scottsbluff, Nebraska

Wednesday, June 9, 2021

Regular Meeting

Item Min1

Approve Minutes of May 12, 2021 Meeting.

Staff Contact: Zachary Glaubius, Project & Planning Coordinator

City of Scottsbluff
Community Redevelopment Authority
May 12, 2021

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

Notice of the meeting was published in the Star-Herald on May 7, 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, 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 Camacho, second by Knapper to approve the minutes from the April 14 2021 meeting. "Yeas" Knapper, Skiles, Trumbull, Camacho, Franco" Nays", none.

Agenda Item 6 regarded the YOLO Properties Carwash Project. The CRA board reviewed the contract amendment to change the effective date for division of taxes and specify project site description. YOLO Properties Carwash representative John Hoehne was present and explained the reason for the request. Motion by Franco, second by Knapper to approve the resolution approving the Redevelopment Contract Amendment with YOLO Properties LLC and amending Resolution CRA 11-12-20-3. "Yeas" Knapper, Skiles, Trumbull, Camacho, Franco" Nays", none.

Agenda Item 7 was officer elections. Knapper nominated Bill Trumbull as chair, second by Camacho. "Yeas" Camacho, Skiles, Franco, Knapper "Nays" none "Abstain" Trumbull. For vicechair, Knapper nominated Robert Franco. Franco nominated William Knapper. Knapper declined nomination. Camacho seconded the nomination of Robert Franco. Yeas" Knapper, Trumbull, Camacho, Skiles "Nays" none "Abstain" Franco".

Agenda Item 8 was the May 2021 TIF Report. Selzer stated this is an annual requirement and is submitted to all applicable taxing authorities. Selzer stated the TIF report shows the success of the TIF projects in the city based on the change in assessed value of the projects.

Motion by Camacho, second by Franco to adjourn the meeting at 12:39 p.m. "Yeas" Trumbull, Camacho, Knapper, Skiles, Franco "Nays" none

Dustin Rief, City Manager

Zachary Glaubius, Projects & Planning Coordinator

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

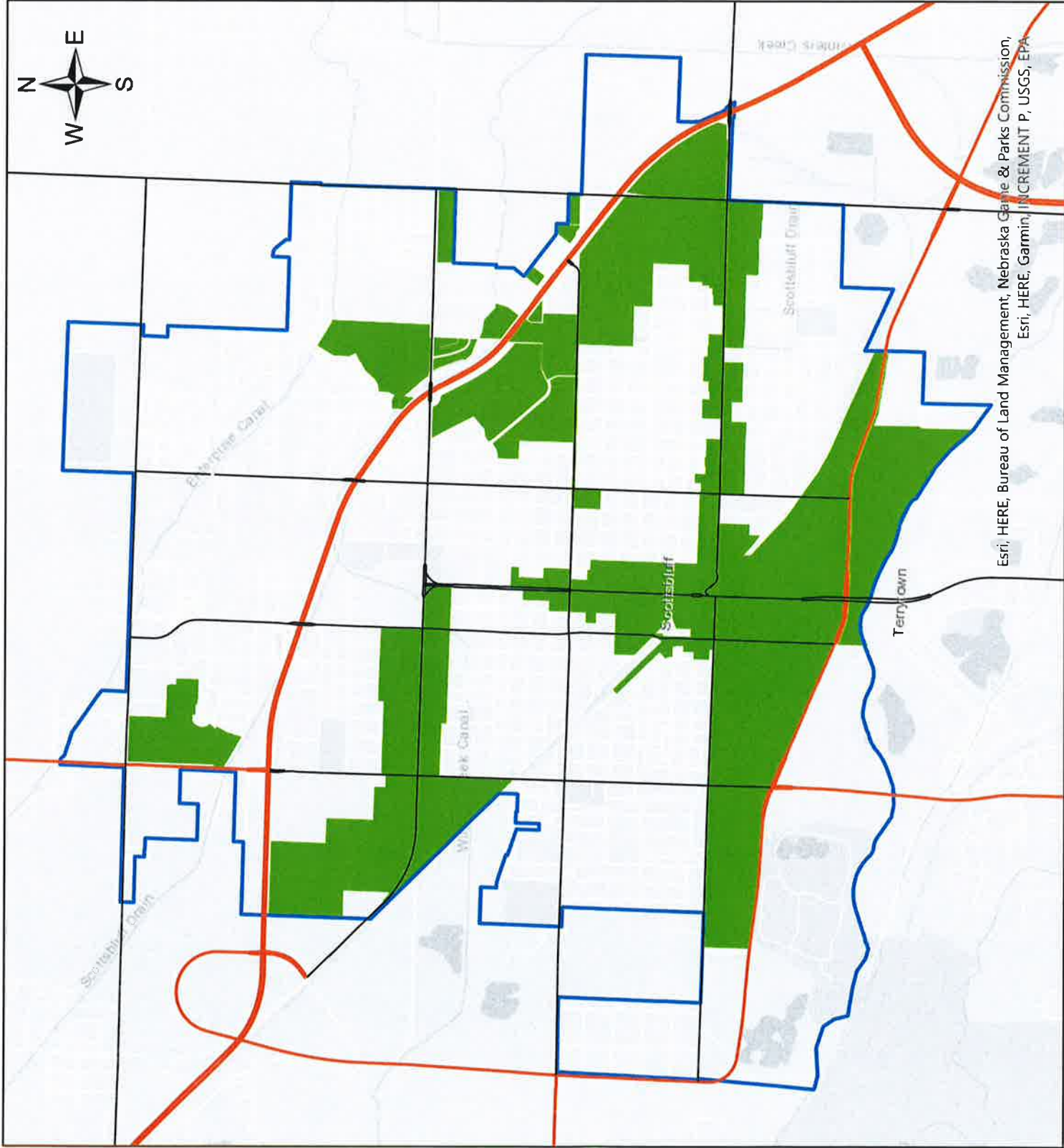
- Current Blight Areas

Corporate Limits
- Roads

Highway

Main Road

Residential



Taylor Stephens
City of Scottsbluff GIS
Created on April 19, 2021
Updated on May 26, 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.

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 ½ 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.**

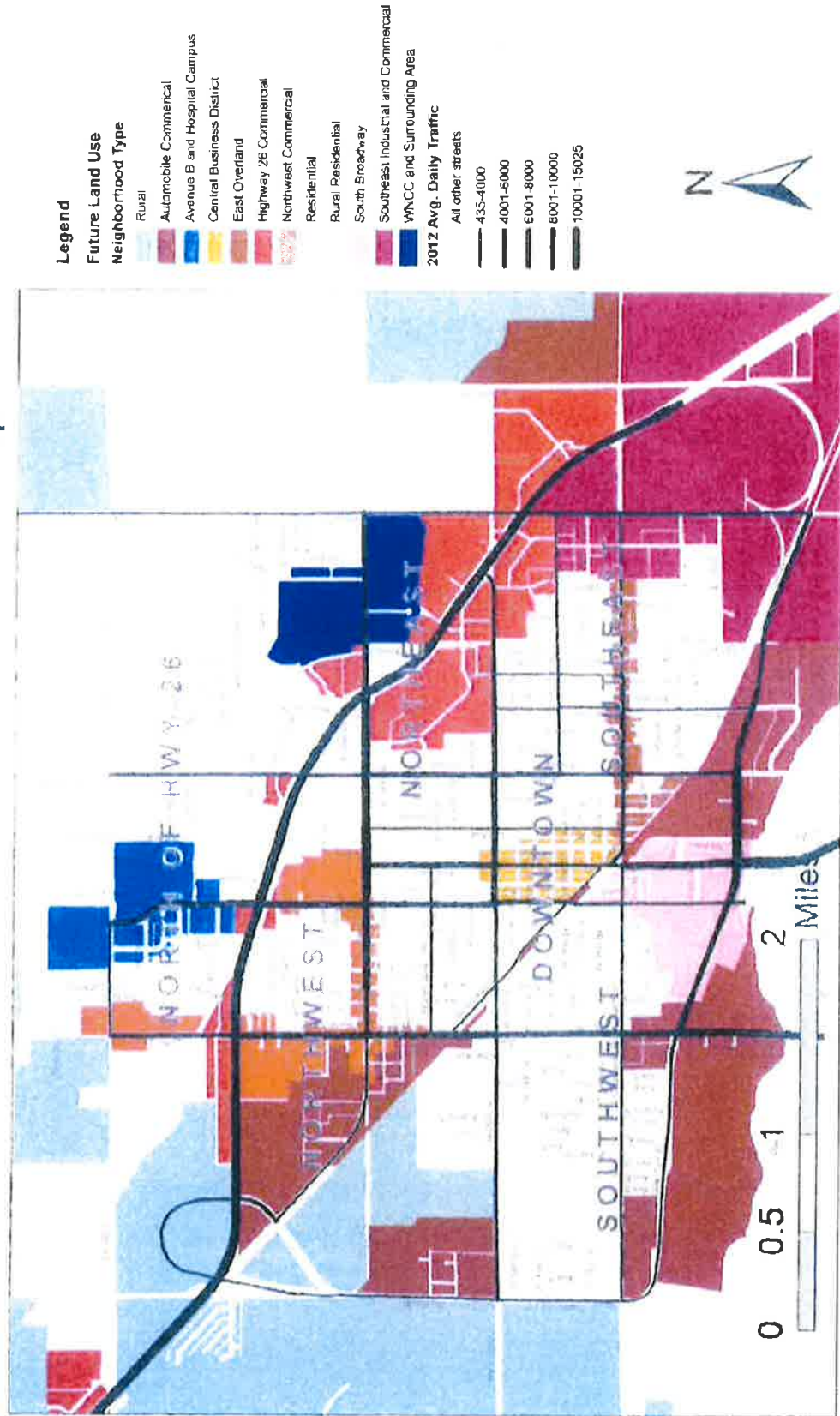
To be completed by Staff:

Zoning of Property _____

Square footage of building _____

Land Uses

Scottsbluff Future Land Use Map



Summary of Neighborhood Types

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

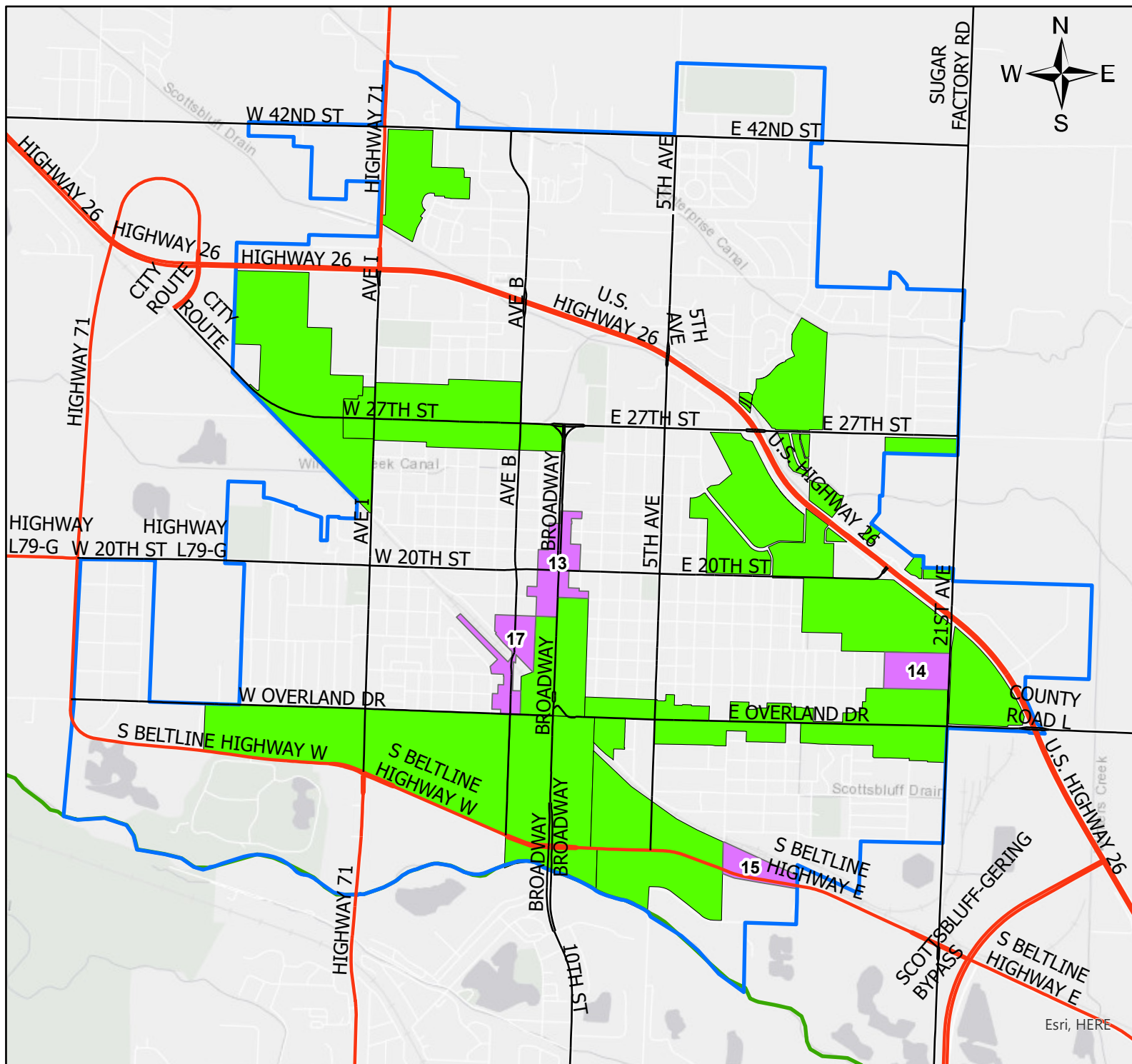
Hours: Daytime and nighttime activity
Auto: Motorized traffic oriented with ease of commercial vehicle access
Mass: Wide variety of building types and sizes
Emissions: Noises and heavier commercial traffic associated with business
Appropriate zones: C-2, C-3, PBC, R-4

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.

City of Scottsbluff, Nebraska

Wednesday, June 9, 2021

Regular Meeting

Item Facade1

Review and consider Funding of Façade Improvement Grants.

1823 Avenue A - B49 Operating, LLC d/b/a The Tangled Tumbleweed

1308 Avenue B - Alarm Security Technicians

1401 Avenue B - Jared Whiting

2201 Broadway - MAST Enterprises d/b/a Arthur's Pizza

Staff Contact: Zachary Glaubius, Project & Planning Coordinator

Façade Improvement Program Application

Project Information

1. Applicant Name: B49 Operating LLC DBA The Tangled Tumbweed
Applicant Address: 1823 Ave A. Scottsbluff
Telephone No.: 631-0852 E-Mail Address: jimf@cartrumbull.com
Property Owner (if different than applicant): Jim Trumbull
2. Project Site Address: 1823 Ave A.
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:
Replace parking lot which is in very bad condition
curb & gutter

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: none
Date: _____

8. Estimated Project Costs:

Exterior Improvements (describe) Remove & Replan Parking Lot \$ 34,300.00
Other (describe) _____

Total \$ _____
Grant Funds Requested* \$ 10,000

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

*Grant funds requested must not exceed ½ 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): Eric Lucht Constr.
Address: 1502 19th Ave. SB,
Phone No.: 633-3595

10. Project Construction Schedule (estimated):
Start Date June 21
Completion Date June 21

***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 C-1

Square footage of building 2,019



Eric Reichert
Insulation & Construction, Inc.

1502 19th Ave, Scottsbluff, NE 69361 (308)-633-3595

PROPOSAL

Date: May 10, 2021

To: Jim Trumbull

Project: Concrete Pavement

ERIC-Inc will furnish all materials, equipment, labor, and supervision to complete the following:

- Remove +/- 4,900 sqft of concrete pavement
- Replace +/- 4,900 sqft 6" thick concrete paving
- Remove and Replace +/- 160 LF of Curb and Gutter

All the above work is proposed to be completed in accordance with standard practiced for the sum:

**Thirty Four Thousand Three Hundred Dollars (\$34,300.00) for Paving
Five Thousand Six Hundred Dollars (\$5,600.00) for Curb and Gutter**

Total For Both Thirty Nine Thousand Nine Hundred (\$39,900.00)

Notes & Exclusions

- Sales tax is included.
- No rebar in the concrete.
- No removal of fuel tanks

Any alteration or deviation from the above specifications involving extra cost of material or labor will only be executed upon written orders for same and will become an extra charge over the sum mentioned above.

Respectfully submitted by;

Eric Reichert

Façade Improvement Program Application

Project Information

1. Applicant Name: Alarm Security Technicians
Applicant Address: 1308 Ave B Scottsbluff, NE 69361
Telephone No.: 308-575-0172 E-Mail Address: msoundsleeper@gmail.com
Property Owner (if different than applicant): Michael Soundsleeper
2. Project Site Address: 1308 Ave B Scottsbluff, NE 69361
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): Alarm Security Technicians
6. Proposed Project: Describe in detail; attach plans and specifications:
See attached form

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: None
Amount: _____
Date: _____

8. Estimated Project Costs:

Exterior Improvements (describe)

\$ 35,977.03

Other (describe)

Total

\$ 35,977.03

Grant Funds Requested*

\$ 10,000.00

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

*Grant funds requested must not exceed ½ 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): See attached

Address: _____

Phone No.: _____

10. Project Construction Schedule (estimated):

Start Date

7/1/21

Completion Date

8/31/21

***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 C-3

Square footage of building 6,357

Alarm Security Technicians Property Improvement Plan

1308 Ave B Scottsbluff, NE 69361

- 1) Replace all four exterior overhead garage doors (three on detached garage and one on the main building garage)**
 - MB Kem Doors 608 S Broadway Scottsbluff, NE 69361 (308)633-1156- \$7,194.03 (see attached bid)
- 2) Add a full color, digital display sign to detached garage**
 - Whiting Signs 1401 Ave B Scottsbluff, NE 69361 (308)633-7446-\$28,783.00 (see attached bid)

Total Cost Of Improvements: \$35,977.03

Amount Requested From City Grant: \$10,000.00



Company: Alarm Security Technicians
City : Scottsbluff, NE
Bid Name: New Digital Signage

Products

6'3" x 12' 6"	1- 8mm single sided full color digital display sign	\$26,900.00
---------------	---	-------------

PRICING TOTALS:

Total	\$26,900.00
Tax	\$ 1,883.00
Total	\$28,783.00

WHITING SIGNS ASKS FOR A 50% DEPOSIT BEFORE BEGINNING DESIGN OR INSTALLATION

Customer Signature _____

Whiting Signs Signature _____

MB KEM Enterprises
608 S. Broadway
Scottsbluff, NE 69361
308-633-1156
308-633-1157

Mike Kember
owner

308-672-2182

Proposal

PROPOSAL NO.

SHEET NO.

DATE 5/11/21

PROPOSAL SUBMITTED TO:

NAME AST
ADDRESS 1308 Ave B
Scottsbluff, NE 69361
PHONE NO. 308-672-8947

WORK TO BE PERFORMED AT:

ADDRESS Wind door replacement

DATE OF PLANS

308-575-0172

ARCHITECT

Mike Kember - Att: Amanda

We hereby propose to furnish the materials and perform the labor necessary for the completion of

taking out 4 wind
doors (non-insulated) & replacing with 3-9' x 9'
model 270 insulated sandwich steel commercial
wind doors w/ 5" radius track (15") & 1 strut
per door - Clip on w/ S & Top seal \$1,582.29 ea
& 1/2" x 12" model 270 the
same w/ 3 struts 15" radius reverse
angle track & Clip on w/ S & Top seal
price on this door \$4,174.68
\$2447.16

Total for all 4 - \$7,194.03

* All track is 2" reverse angle track

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of

Seven thousand one hundred
and no/100 dollars (\$ 7,194.03) with payments to be made as follows. 1/2 Down of
\$3,597.02 to start order & re-
mainder upon completion \$3,597.01

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

Per

Note — this proposal may be withdrawn by us if not accepted within already agreed upon 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 _____

Signature _____

Façade Improvement Program Application

Project Information

1. Applicant Name: Jared Whiting
Applicant Address: 50342 Woodstock Drive
Telephone No.: 308-529-3540 E-Mail Address: jwhiting@whitingSigns.com
Property Owner (if different than applicant): _____
2. Project Site Address: 1401 Ave B Scottsbluff, Ne
3. Is the Project Site Currently Occupied? Yes ☒ No ☐
4. Land Use of Project Site (Select one):
Restaurant ☐ Retail ☒ Service ☒
☐ Other (Please specify): _____
5. Nature and Name of Business (if applicable): Whiting Signs
6. Proposed Project: Describe in detail; attach plans and specifications:
New Signage and we will take existing signage down
and replace with electrical channel letters.
We would put up a chain link fence around our used
sign graveyard. Fence would be 6 ft tall

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: Ø
Amount: Ø
Date: _____

8. Estimated Project Costs:

Exterior Improvements (describe)

\$ 20,000.00

Other (describe)

Total

\$ 20,000.00

Grant Funds Requested*

\$ 10,000.00

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

*Grant funds requested must not exceed ½ 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): Whiting Signs, Rodriguez Fencing

Address: PO Box 192 Minutemen ME

Phone No.: 631-1979, 308-633, 7446

10. Project Construction Schedule (estimated):

Start Date 9-1-2021

Completion Date 7-30-2021

***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 C-3

Square footage of building 5,306

RODRIGUEZ FENCING

Estimate/Bid

Date: Jan 22, 2021

P. O. Box 192
Minatare, NE 69356
308-672-3979
308-631-1979
rodriguezfencing2@gmail.com

To: Jared Whiting
1401 AVE B
Scottsbluff NE 69361

Description	Amount
64' x 6' Chain link 9 gauge, (1) 20' Rolling Gate, Material, concrete and Labor	\$4,950.00

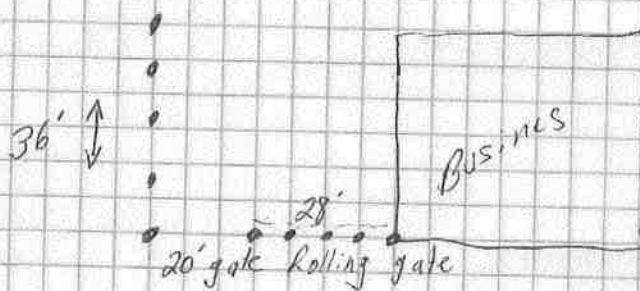
Total:

\$4,950.00

If estimate is accepted, half will be collected prior start of work.
Remaining balance due upon completion of work. Estimate are only valid for 1 month.
Rodriguez Fencing is not responsible for any sprinklers and/or private lines damages.

Thank you
Rodriguez Fencing

Jared Whiting



6' 9 gauge wire
64' with one rolling gate
or 20' Double Drive gate
2 3/8 line post
2 3/8 corner post
with fittings



Company: Whiting Signs LLC
City : Scottsbluff, NE
Bid Name: New Signage

Products

Large Electric channel letter sign

\$14,065.42

PRICING TOTALS:

Net Total \$14,065.42

Tax \$ 984.58

Total \$15,050.00

WHITING SIGNS ASKS FOR A 50% DEPOSIT BEFORE BEGINNING DESIGN OR INSTALLATION

Customer Signature

Whiting Signs Signature



Façade Improvement Program Application

Project Information

1. Applicant Name: MAST Enterprises, Inc. dba Arthur's Pizza
Applicant Address: 2201 Broadway Scottsbluff
Telephone No. (308) 632-3644 E-Mail Address: _____
Property Owner (if different than applicant): Nebraska Land Petroleum - Norfolk, NE
Brad Merchant
2. Project Site Address: 2201 Broadway
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 of Business (if applicable): Pizza Restaurant: Dine in, Take out, delivery
6. Proposed Project: Describe in detail; attach plans and specifications:
Signage: New sign Faces for Exterior signs
on building and street pole.
* see Attached
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: N/A
Amount: N/A
Date: N/A

8. Estimated Project Costs:

Exterior Improvements (describe)

\$ 5,984.51

Other (describe)

Total

\$ 5,984.51

Grant Funds Requested*

\$ 2,992.25

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

*Grant funds requested must not exceed ½ 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):

Whiting Signs

Address:

1401 Ave B - Scottsbluff

Phone No.:

(308) 633-7446

10. Project Construction Schedule (estimated):

Start Date

ASAP

Completion Date

ASAP

***ALL WORK MUST BE COMPLETED AND RECEIPTS SUBMITTED TO THE CITY NO LATER THAN SEPTEMBER 10, 2021.**

To be completed by Staff:

Zoning of Property

C-1

Square footage of building

3,420



Company:.. Arthur's Pizza
City : Scottsbluff, NE
Bid Name: Arthur's Signage

Products/Options

1 – Double sided pole sign 6'.5" x 6' Regular \$3,600.00 Sale \$3,250.00
Includes artwork, new polycarbonate faces and install
1 – LED upgrade \$ 468.00

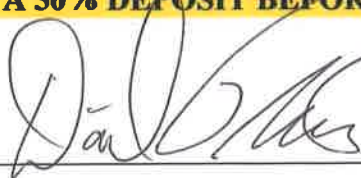
1 – Single sided wall sign 32.25" x 156" Regular \$1,750.00 Sale \$1,575.00
1 – LED upgrade \$ 300.00

PRICING TOTALS:


Sub total \$5,593.00
Tax \$ 391.51
Total \$5,984.51

WHITING SIGNS ASKS FOR A 50% DEPOSIT BEFORE BEGINNING DESIGN OR INSTALLATION

Customer Signature

 6/2/21

Whiting Signs Signature

 6/2/21

City of Scottsbluff, Nebraska
Wednesday, June 9, 2021
Regular Meeting

Item 1

(informational only):

Staff Contact: Zachary Glaubius, Project & Planning Coordinator

City of Scottsbluff, Nebraska
Wednesday, June 9, 2021
Regular Meeting

Item 1

(informational only):

Staff Contact: Zachary Glaubius, Project & Planning Coordinator

City of Scottsbluff, Nebraska

Wednesday, June 9, 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:

City of Scottsbluff, Nebraska
Wednesday, June 9, 2021
Regular Meeting

Item 1

Confirm next meeting date of July 14, 2021.

Staff Contact: Zachary Glaubius, Project & Planning Coordinator