



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

**Regular Meeting**  
**January 12, 2022**  
**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 November 10, 2021 Meeting.
6. **Tax Increment Financing**
  - a) Application for Tax Increment Financing from Javier Parra for Property at 2809 Avenue I.
    - i) Review application and conduct preliminary cost-benefit analysis.
    - ii) Take action to conceptually approve the application and refer Redevelopment Plan to Planning Commission.
7. **Façade Improvement Grant Program**
  - a) Review and Consider Unfinished Façade Improvement Grants from 2021.
  - b) Review and Consider Funding of Façade Improvement Grants.
    - i) 2022 Broadway - Angela Philbrick State Farm Insurance
    - ii) 1719 Broadway - McCaslin Properties, LLC
    - iii) 2718 Avenue G - Paradise Pumpers
    - iv) 611 W. 27th Street - TWB Wash, LLC
    - v) 1715 Broadway - Priscilla Sandoz
    - vi) 615 E. Overland Drive - Maria Aguilera
    - vii) 1614 1st Avenue - Steven Thomlinson
    - viii) 2021 Broadway - E&H Certified Public Accountants & Management Consultants, P.C.

ix) 1705 Broadway - Midwest Theater

x) 1707 Broadway - Midwest Theater

8. **Staff Reports**

- a) Introduce Kayla Imus, Small Business Outreach Coordinator for the City of Scottsbluff.

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) (informational only):

12. **Adjournment.**

**City of Scottsbluff, Nebraska**  
**Wednesday, January 12, 2022**  
**Regular Meeting**

**Item Min1**

**Approve Minutes of November 10, 2021 Meeting.**

**Staff Contact: Zachary Glaubius, Planning Administrator**

**Community Redevelopment Authority Minutes**  
**Regular Scheduled Meeting**  
**November 10, 2021**  
**Scottsbluff, Nebraska**

The Community Redevelopment Authority for the City of Scottsbluff met in a regular scheduled meeting on Wednesday November 10, 2021 at 12:00 p.m. in the Scottsbluff City Council Chambers at 2525 Circle Drive, Scottsbluff, Nebraska. A notice of the meeting had been published in the Star-Herald, a newspaper of general circulation in the City, on November 5, 2021. The notice stated the date, time, and location of the meeting, that the meeting was open to the public, and that anyone with a disability desiring reasonable accommodation to attend should contact City Hall. An agenda was kept continuously current and available for public inspection at the office of the Development Services Department at all times from publication to the time of the meeting. A copy of the agenda packet was delivered to each Community Redevelopment Authority member.

**ITEM 1:** Chairman Bill Trumbull called the meeting to order at 12:00 PM. Roll call consisted of the following members being present: Bill Trumbull, Mary Skiles, Bill Knapper, Katie Camacho. In attendance on behalf of the city were, Planning Administrator/Secretary Zachary Glaubius, and Deputy City Attorney John Selzer.

**ITEM 2:** Chairman Trumbull informed all of those in attendance of the Nebraska Open Meetings Act and a copy of such is posted above the bookcase in the back area of the City Council Chambers, for those interested parties.

**ITEM 3:** Acknowledgment of any changes in the agenda: No changes.

**ITEM 4:** Citizens with items not scheduled on regular agenda: None

**ITEM 5:** The minutes of October 13, 2021 were reviewed. **Conclusion:** Motion made by Knapper to accept the minutes, seconded by Camacho. "Yeas": Trumbull, Camacho, Knapper "Nays": None "Abstain" Skiles "Absent": Franco

**ITEM 6A.i:** Trumbull introduced Item 6a.i regarding a façade grant for 2801 Avenue B Suite 5 by Papa Murphy's Take & Bake Pizza. Applicant Dan Marshall explained to the board that he is looking to update his wall sign and freestanding sign to the current Papa Murphy's branding. Marshall stated the signage has not been updated for 21 years. The requested grant was for \$3,905.32. **Conclusion:** Motion made by Skiles to approve the \$3,905.32 grant request, seconded by Camacho. "Yeas": Trumbull, Camacho, Knapper, Skiles "Nays": None "Absent": Franco

**ITEM 6A.ii** Trumbull introduced Item 6a.ii regarding a façade grant for 615 E. Overland Drive. Applicant Maria Aguilera was not present. Trumbull stated he had some questions regarding this application as the CRA approved a \$5,700 grant for the property at the October 13, 2021. Trumbull stated some of the

line items do not match. Glaubius stated that the applicant rescinded their first application to request more. Glaubius stated that the applicant originally sought the maximum \$10,000 grant. Glaubius said however the applicant did not update their application, but only the contractor's estimate. Skiles inquired if the applicant was seeking the remaining possible \$4,300 and Glaubius confirmed. Trumbull stated that some of the line items from the original application have increased from the most recent application. Trumbull asked Selzer if the CRA should take no action. Selzer stated if the CRA should take no action if questions remain. The CRA stated that the applicant, Maria Aguilera, will need to reapply for a the grant in 2022

**ITEM 7: Staff Reports:** Glaubius asked the CRA what he should tell the remaining façade grant grantees as the deadline for submitted receipts is December 31, 2021. Skiles asked how many businesses still have not completed the approved work. Glaubius stated he was not sure. Trumbull stated a letter should be sent out to them as a reminder of the deadline. Camacho suggested the letter inform businesses that they must reply by a date and explain why the project will not be completed in time. Knapper suggested the letter serve as only a reminder and provide no additional information. Trumbull stated if a business cannot get the project done in time, they can come to the January CRA meeting to explain.

**ITEM 8:** The CRA discussed the status of the former Kmart building. The CRA discussed the number of businesses in the mall and upcoming projects in the area.

**ITEM 9:** No Closed Session

**ITEM 10:** The CRA scheduled their next meeting for January 12, 2022 at noon.

**ITEM 13:** Chairman Trumbull asked for a motion to adjourn the meeting at 12:17 PM. Motion to adjourn made by Knapper, seconded by Camacho "Yeas": Skiles, Knapper, Trumbull, Camacho "Nays": None "Absent": Franco

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Bill Trumbull, Chairman

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Zachary Glaubius, Secretary

# **City of Scottsbluff, Nebraska**

**Wednesday, January 12, 2022**

## **Regular Meeting**

### **Item 1**

#### **Application for Tax Increment Financing from Javier Parra for Property at 2809 Avenue I.**

*Review application and conduct preliminary cost-benefit analysis.*

*Take action to conceptually approve the application and refer Redevelopment Plan to Planning Commission.*

Staff Contact: Zachary Glaubius, Planning Administrator

# Tax Increment Financing (TIF) Guidelines and Application

City of Scottsbluff, Nebraska

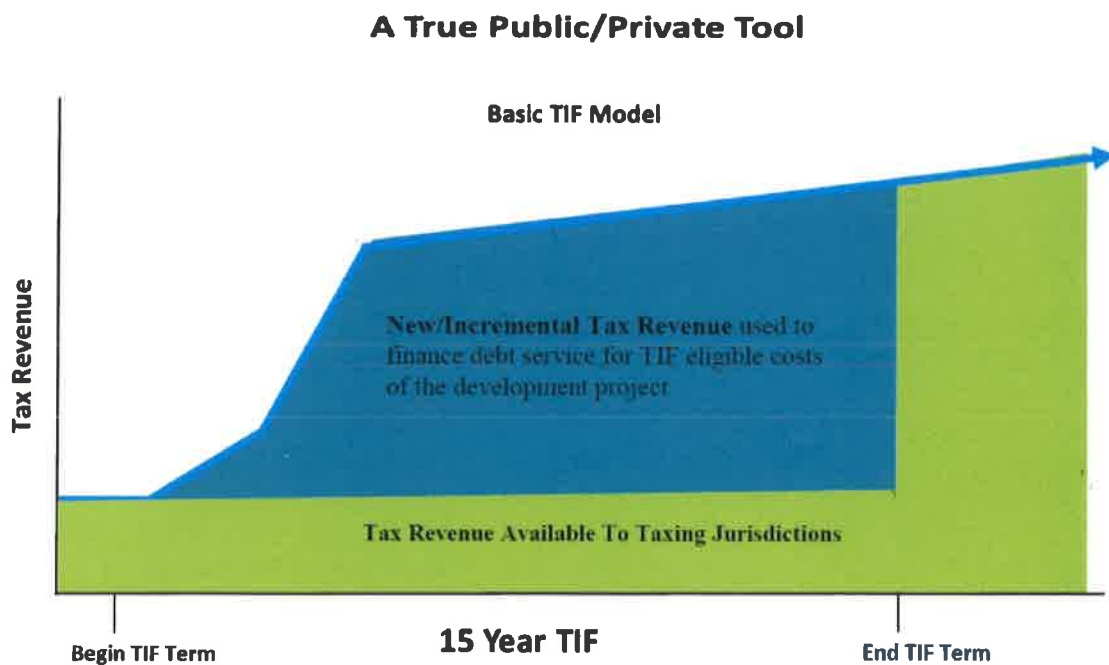
Revised June 2020



## I. INTRODUCTION

The procedures below are used by the City of Scottsbluff City Council, Planning Commission, and Community Redevelopment Authority (“CRA”) for evaluating proposals requesting Tax Increment Financing (“TIF”) for projects within the City of Scottsbluff. These are guidelines only, and TIF applications, plans, and projects are subject to final approval by the City and the provisions of the Nebraska Community Development Law, as it may be amended from time to time.

Property located in a blighted and substandard area can be extremely expensive to develop. TIF encourages private investment in these areas by allowing the City to pledge, for up to 15 years, increases in property tax revenue resulting from the development to the payment of certain costs associated with the development. The chart below demonstrates the public and private benefits of TIF.





## II. PROGRAM CRITERIA

1. The project must be located within an area that has been, or is eligible to be, designated as blighted and substandard as defined in the Community Development Law.
  - A.) If the proposed project is not within an area designated as blighted and substandard, the applicant may submit to the City of Scottsbluff a written request for a study to determine whether the area qualifies to be designated as blighted and substandard. Any study will be at the expense of the applicant.
  - B.) The qualification of an area as blighted and substandard does not automatically mean the City will designate the area as blighted and substandard. Making this designation remains in the sole and absolute discretion of the City Council.
2. The costs and benefits of the project must be in the long-term best interest of the community.
3. The project would not be economically feasible and would not occur in the blighted and substandard area without the use of TIF.
4. The project must further the objectives of the City's Comprehensive Plan.
5. The applicant must be able to show the financial ability to complete the project, including any public improvements, as presented. The financial ability can be contingent on TIF being granted. However, the applicant must understand that TIF typically only pays for a small portion of a project. The City assumes no responsibility for the payment of any TIF project expenses, except to the extent tax increment financing is granted. The City assumes no responsibility for selling or purchasing any TIF note or bond.
6. All TIF projects must comply with City codes and zoning ordinances.

## III. TIF ELIGIBLE COSTS

The following are generally considered TIF eligible costs (but is not an exhaustive list):

1. Public improvements associated with the redevelopment project. Public improvements can be located on a redevelopment project site, directly adjacent to the redevelopment project site, or within the general vicinity of the redevelopment project site if those improvements are necessary for or associated with the project.
2. Acquisition costs of redevelopment project sites.
3. Site preparation, demolition, grading, and other pre-development work prior to construction of the project.
4. Architectural and engineering services related to the project as well as environmental services and studies. *Civil Engineer*
5. Utility extensions.

6. Rehabilitation, major renovations, and retrofitting of structures within the redevelopment project area which exceed minimum building and design standards and prevent the recurrence of substandard and blighted conditions.
7. Public parking.
8. Costs associated with plan preparation and approval.

## IV. APPLICATION/PLAN DEVELOPMENT

1. **Application Process:** The City Manager or Economic Development Director will be the applicant's primary point of contact for the project. All applications for TIF must be submitted to City Staff for review along with at \$250.00 application fee before the project is initially presented to the CRA. (See Appendix A.) The TIF application will be evaluated by City Staff, which may request further information from the applicant or require revisions to the application. After the TIF application is approved by City Staff, the applicant will be notified of the appropriate CRA meeting to attend to present the proposed TIF project.
2. **Preparation of a Redevelopment Project Plan:** The Redevelopment Plan has certain statutory requirements. City Staff can prepare the Plan with the assistance of the applicant. Alternately, the applicant can hire a qualified person to prepare the Plan and submit that plan to the City for consideration. If the applicant submits a Plan to the City staff, the City staff may require certain revisions to the Plan. If further information or revisions are required, the approval of the Plan may be delayed.

## V. APPROVAL PROCESS

1. **Conceptual Approval of the Application/Redevelopment Plan by the CRA:** The TIF application or draft of the Redevelopment Plan is first submitted the CRA which will conduct a preliminary cost-benefit analysis. (See Appendix B.) The CRA will determine whether to conceptually approve the application or draft Plan. Conceptual approval of the application or Plan by the CRA does not guarantee the applicant that final approval of the Plan will be granted.
2. **Approval of the Redevelopment Plan:** After conceptual approval, the Plan is then referred to the Planning Commission for a public hearing and its recommendation as to whether the Plan is consistent with the goals set out in the City's Comprehensive Plan. Following the Planning Commission recommendation, the Plan is then submitted to the CRA for further review. The CRA will conduct an updated cost-benefit analysis and make a recommendation regarding the Plan to City Council. The Plan is then forwarded to City Council for a public hearing. Following the public hearing, City Council can approve a resolution adopting the Redevelopment Plan.
3. **Approval of the Redevelopment Agreement:** Following approval of the Redevelopment Plan, the CRA and the owner/developer must enter into a Redevelopment Agreement. The Agreement sets forth the responsibilities of both parties. The CRA may simultaneously authorize a TIF note. However, a TIF note will not be issued by the CRA until eligible project costs are incurred. Interest rates on TIF notes will be determined by the market at the time the note is issued.

## VI. TIF FEE STRUCTURE

The fee structure for TIF projects are as follows:

1. An initial application fee of \$250.00 is due upon submission of the TIF application.
2. Upon conceptual approval of TIF application or draft Plan by the CRA, a processing fee based on the schedule below shall be remitted if the applicant wishes a Plan to be considered by the Planning Commission, CRA, and City Council. The processing fee is intended to cover the City's costs and expenses in creating and/or reviewing the Plan and cost-benefit analysis and running the Plan through the appropriate approval process.

If the processing fee has not been paid for a period of six (6) months after notification of conceptual approval, the application shall be deemed abandoned and the application fee forfeited. The processing fee schedule is as follows:

- If the estimated TIF proceeds available for the Project are \$50,000.00 to \$75,000.00, the processing fee shall be equal to 5% of the estimated TIF proceeds, and the processing fee will also cover the administrative fee.
  - If the estimated TIF proceeds available for the Project are \$75,000.01 to \$100,000.00, the processing fee shall be equal to 8% of the estimated TIF proceeds, and the processing fee will also cover the administrative fee.
  - If the estimated TIF proceeds available for the Project are over \$100,000.00, the processing fee shall be the greater of (a) \$5,000.00 or (b) 1% of the estimated TIF proceeds. This processing fee will be in addition to the administrative fee set forth below.
3. Upon approval of the Redevelopment Plan and Redevelopment Agreement, the person or organization receiving the TIF Proceeds estimated to be over \$100,000.00 shall pay an administrative fee of \$5,000. The administrative fee is intended to cover the City's costs and expenses of administering the TIF note during its life.

Below are examples of the fees due to the City for particular projects:

<b>Estimated TIF Proceeds</b>	<b>Application Fee</b>	<b>Processing Fee</b>	<b>Administrative Fee</b>	<b>Total</b>
\$50,000.00	\$250.00	\$2,500.00 (5%)	Included in Processing Fee	\$2,750.00
\$75,000.00	\$250.00	\$3,750.00 (5%)	Included in Processing Fee	\$4,000.00
\$80,000.00	\$250.00	\$6,400.00 (8%)	Included in Processing Fee	\$6,650.00
\$100,000.00	\$250.00	\$8,000.00 (8%)	Included in Processing Fee	\$8,250.00
\$110,000.00	\$250.00	\$5,000.00 (minimum)	\$5,000.00	\$10,250.00
\$350,000.00	\$250.00	\$5,000.00 (minimum)	\$5,000.00	\$10,250.00
\$500,000.00	\$250.00	\$5,000.00 (1%)	\$5,000.00	\$10,250.00
\$600,000.00	\$250.00	\$6,000.00 (1%)	\$5,000.00	\$11,250.00
\$1,000,000.00	\$250.00	\$10,000.00 (1%)	\$5,000.00	\$15,250.00

## VII. DISCLAIMER

These guidelines contain general guidance only and shall not be deemed a contract or promise by the City or any of its departments to provide TIF proceeds or any services outlined above. Any timeline given by the City or its representative shall be deemed an approximation only and while developers may use these timelines for planning purposes, they should not rely on such timelines, nor shall the City, the CRA, the Planning Commission, or any of their respective officers, agents, employees, and representatives be liable for not strictly adhering to any deadline set forth or implied. The City, by and through the City Manager, reserves the right to reasonably alter these policies or equitably adjust the fee charged in connection with any project if, in the City Manager's discretion such alterations or adjustments are in the best interest of the City. Nothing in these guidelines, including the payment of any fees, shall guarantee TIF to any person or entity. The receipt of TIF is subject to the developer meeting all statutory and local requirements of TIF and the approval of the City.

## APPENDIX A

### 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 may be asked to 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 all 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.

Javier Parra

80903 Stonegate Rd

Minatare NE. 69356

j7777 Parra@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.

Parcel 0010128468

Address 2809 Ave I Scottsbluff NE 69361

legal LT1, SKH ADD REPLAT OF HEIGHTS ADD

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

at this moment is empty lot.

will be use as a restaurant

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.

I own the project 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):	\$ 300,000
B. Site Development (itemize):	\$ -10,000
C. Building Cost:	\$ 500,000
D. Architectural & Engineering Fees:	\$ 90,000
E. Legal Fees:	<del>0</del> \$ -
F. Financing Costs:	<del>0</del> \$ -
G. Broker Costs:	<del>0</del> \$ -
H. Contingencies:	\$ 30,000
I. Other (itemize):	\$ -

TOTAL \$ 930,000

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

David A. Shaff. (MCS family of companies)  
Albert Ramirez Licensed Plumber) Scottsbluff.  
- Harold Park Licensed Electrician Adams Electric  
- Allen Compton Electrician

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

A. Total estimated assessed valuation of Real Property at completion:

1,200,000 —

B. Latest property valuation (from R.E. Tax Statement):

—

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

A. Equity:	\$ 0 —
B. Bank Loan:	\$ 500,000 —
C. Tax Increment Financing:	\$
D. Other (itemize):	\$
TOTAL	\$

10. Please set forth your Project schedule.

A. Expected acquisition date (if applicable): —  
B. Demolition start date (if applicable): —  
C. Construction start date: March 01 2022  
D. Construction completion date: August 1 2022  
E. If project is phased:

Year 2022 100 % 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.

none

12. Tax Increment Financing Request:

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

- ① Architectural & engineering 90000
- ② Utility extension (Plumbing & Electrical work) 42000 Plumb  
60000 Elec
- ③ Public parking

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



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.*

Applicant Name

Signature

Date

Applicant Name

Signature

Date

**APPENDIX B**

COMMUNITY REDEVELOPMENT AUTHORITY, CITY OF SCOTTSBLUFF, NEBRASKA  
[NAME OF PROJECT]  
COST-BENEFIT ANALYSIS  
(Pursuant to Neb. Rev. Stat. § 18-2113)

**A. Project Sources/Use of Funds:** An estimated \$\_\_\_\_\_ of TIF Revenues are available for this Project. This public investment will leverage approximately \$\_\_\_\_\_ in private sector investment; a private investment of almost \$\_\_\_\_\_ for every TIF dollar invested. Below is a breakdown of estimated costs and expenses of the Project and the use of funds for each:

<u>Description</u>	<u>TIF Funds (eligible)</u>	<u>Private Funds</u>	<u>Total</u>
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**B. Tax Revenues and Tax Shifts Resulting from the Division of Taxes.**

**C. Public Infrastructure and Community Public Service Needs Impacts and Local Tax Impacts Arising from Project Approval.**

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

**E. Impacts on other Employers and Employees within the City and immediate area located outside the Redevelopment Project Area.**

**F. Impacts on Student Populations of School Districts within the City.**

**G. Other Impacts.**

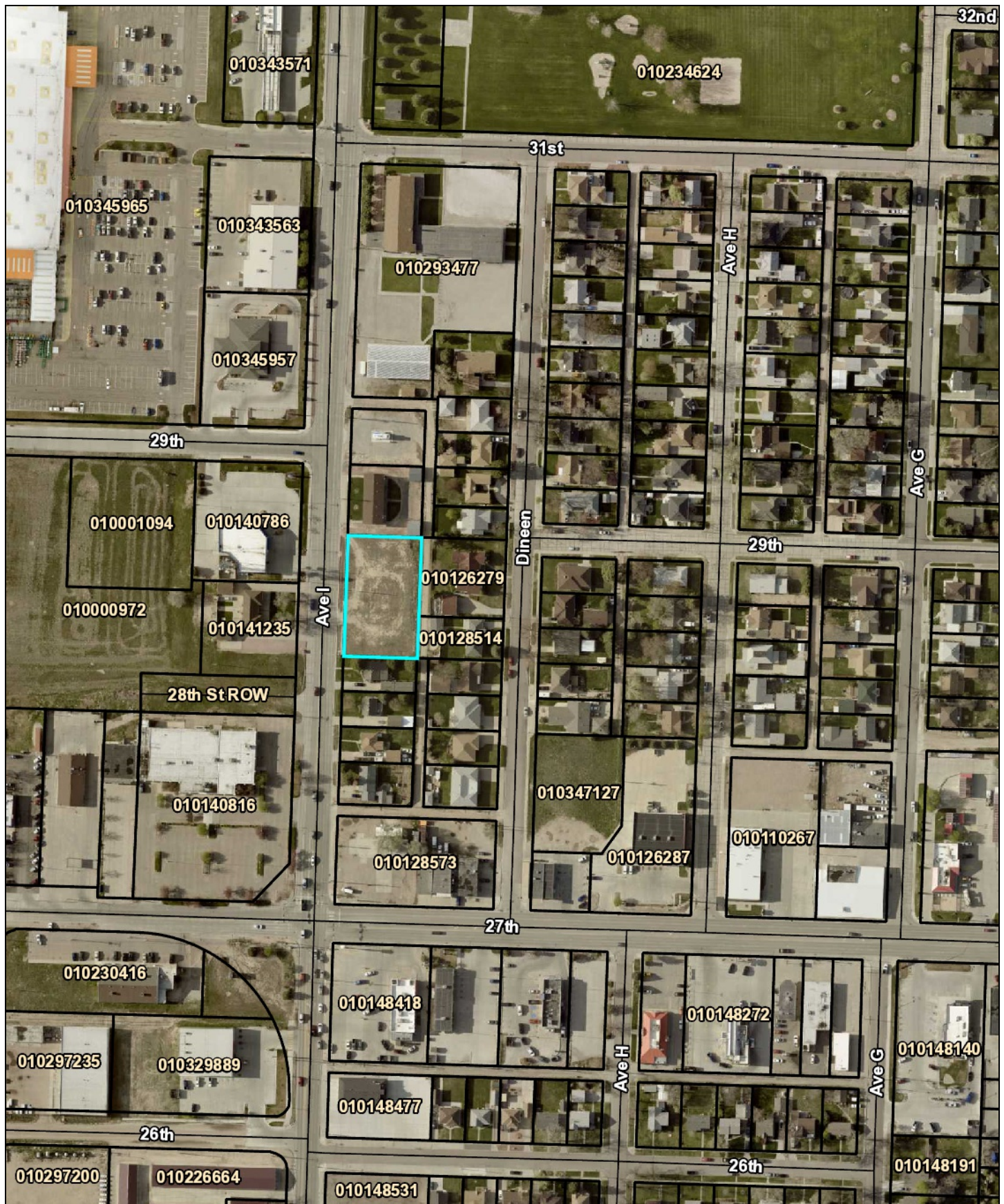
Approved by the Community Redevelopment Authority, City of Scottsbluff  
on \_\_\_\_\_

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary



# Project Site



COMMUNITY REDEVELOPMENT AUTHORITY, CITY OF SCOTTSBLUFF, NEBRASKA  
El Torito Restaurant  
COST-BENEFIT ANALYSIS  
(Pursuant to Neb. Rev. Stat. § 18-2113)

**A. Project Sources/Use of Funds:** An estimated \$379,080.00 of TIF Revenues are available for this Project. This public investment will leverage approximately \$561,170.00, in private sector investment; a private investment of approximately \$1.48 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 certain 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	Private Funds	
Land Acquisition	\$ 300,000.00		
Site Development	\$ 10,000.00		
A/E	\$ 90,000.00		
Building		\$ 500,000.00	
Contingencies		\$ 30,000.00	
Sub Totals	\$ 400,000.00	\$ 530,000.00	\$ 930,000.00
Plan Preparation/Legal (City Application, Processing, and Administrative Fees)	\$ 10,250.00		
TIF Adjustment*	\$ (31,170.00)	\$ 31,170.00	<b>Total Project Costs</b>
Totals	\$ 379,080.00	\$ 561,170.00	<b>\$ 940,250.00</b>
*Adjustment showing certain TIF costs estimated to not be covered by TIF proceeds			

**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 \$31,589.00. Taxes from the current value of the Project Site are approximately \$650.00 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:	\$ 31,589.00
b. Estimated Project Completion Value:	\$1,200,000.00
c. Tax Increment (b minus a):	\$1,168,411.00
d. Estimated Levy:	2.163%
e. Annual Projected Shift (rounded):	\$ 25,272.00
f. Total TIF Available (e multiplied by 15)	\$ 379,080.00

*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.***

No public infrastructure or community public service needs are anticipated.

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

Not known.

***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 contractors and consultants will perform the work.  
Infill development

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# **City of Scottsbluff, Nebraska**

**Wednesday, January 12, 2022**

**Regular Meeting**

## **Item Facade1**

**Review and Consider Unfinished Façade Improvement Grants  
from 2021.**

**Staff Contact: Zachary Glaubius, Planning Administrator**



# **City of Scottsbluff, Nebraska**

**Wednesday, January 12, 2022**

## **Regular Meeting**

### **Item Facade2**

#### **Review and Consider Funding of Façade Improvement Grants.**

*2022 Broadway - Angela Philbrick State Farm Insurance*

*1719 Broadway - McCaslin Properties, LLC*

*2718 Avenue G - Paradise Pumpers*

*611 W. 27th Street - TWB Wash, LLC*

*1715 Broadway - Priscilla Sandoz*

*615 E. Overland Drive - Maria Aguilera*

*1614 1st Avenue - Steven Thomlinson*

*2021 Broadway - E&H Certified Public Accountants & Management Consultants, P.C.*

*1705 Broadway - Midwest Theater*

*1707 Broadway - Midwest Theater*

**Staff Contact: Zachary Glaubius, Planning Administrator**

## Façade Improvement Program Application

### Project Information

1. Applicant Name: Angela Philbrick State Farm Insurance  
Applicant Address: 2202 Broadway Scottsbluff  
Telephone No.: 631-6625 E-Mail Address: Angela@angelaphilbrick.com  
Property Owner (if different than applicant): \_\_\_\_\_
2. Project Site Address: 2202 Broadway Scottsbluff
3. Is the Project Site Currently Occupied? ☒ Yes ☐ No
4. Land Use of Project Site (Circle one):  
Restaurant      Retail      ☒ Service  
Other (Please specify): Insurance
5. Nature of Business (if applicable): \_\_\_\_\_
6. Proposed Project: Describe in detail; attach plans and specifications:  
Putting addition on building - adding handicap ramp  
Painting entire building  
Relandscape  
Pour new parking lot in back of building
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)

Other (describe)

Total

Grant Funds Requested\*

Addition 62,340  
handicap ramp  
Painting 7,950.00  
exterior

Landscape \$2,000

New parking \$5,000  
lot in back

77,290.00

\$

\$

10,000

\*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.:

Clement Construction  
2M Absolute Painting

10. Project Construction Schedule (estimated):

Start Date

Completion Date

3-1-22

5-1-22

**\*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 \_\_\_\_\_

130141 County Rd. A  
Mitchell, Ne 69357

absolute  
painting

Date		
8/11/2021		
Name / Address		
Angela Philbrick 2020 Broadway Scottsbluff, Ne 69361		
Project		
Ext. Repaint		
Material	Description	Total
Included	Garage - scrape, application of one coat of Sherwin Williams oil based primer and two coats of Sherwin Williams latex paint to all siding, soffit, and fascia.	1,450.00
Included	Office Building - scrape, application of one coat of Sherwin Williams masonry primer and two coats of Sherwin Williams paint to all stucco surfaces	6,500.00
Total		\$7,950.00

zmpainting@yahoo.com  
308.672.3708



1061 Rundell Rd.

Gering, NE 69341

## Proposal -Wednesday, November 10, 2021

### Project: 16' x 24' Office addition @ 2202 Broadway, Scottsbluff, NE 69361

**Scope of Work:** Per your request, we propose to furnish the necessary **materials & labor** needed to complete the above referenced project according to our walk through the proposed bid work to include the following objectives:

- Lay out / dig hole for addition
- Form & pour footings
- Pour ICF basement walls
- Install 12" TJI and subfloor
- Frame exterior walls (2 Anderson windows included)
- Frame interior walls (1 office and 1 conference room)
- Frame & finish roof with metal panels to match existing
- Relocate electrical service
- Insulate addition
- Tyvek & stucco exterior to match existing
- Installation of new flooring
- Cut through entry into existing building
- Trim & millwork around doors, windows, & openings

**Total Labor & Materials: \$62,340.00**

**(Sixty Two Thousand Three Hundred Forty Dollars & No Cents)**

#### Breakdown of interior / exterior costs:

**Stucco - \$8,250.00**

**Roof metal - \$4,139.00**

**Windows - \$2,700.00**

**Soffit & fascia - \$2,350.00**

#### Exclusions

This quote does not include the following:

- Provisions for warranties beyond manufacturer's standard warranties
- Construction Utilities
- Electrical
- Plumbing
- HVAC
- Flooring
- Performance Bond (this can be provided at a cost of \$30 per \$1,000.00)

**Payment to be made as follows:** Monthly based upon labor and material provided. With the balance due upon completion

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 are contingent upon strikes, accidents, or delays beyond our control. We are fully insured with general liability, and our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature: Michael Clement

Note: This proposal may be withdrawn by us if not accepted within 10 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:** \_\_\_\_\_



1061 Rundell Rd.

Gering, NE 69341

Wednesday, November 10, 2021

Trent & Angela Philbrick  
90100 28th Ave  
Scottsbluff, NE 69361

RE: Addition to State Farm office

Trent & Angela;

Thank you for the opportunity to quote the remodel work for **your Office**. We understand in choosing a contractor, there are many considerations including price, past performance, and staffing ability. Clement Construction's management/ownership team has a vast array of experience in the construction industry, specifically targeted towards the light commercial as well as the residential market segment. We look forward to working with you.

Please note that prices are very unpredictable right now and we have only 1 week of guaranteed pricing. There is room to move around with the products and costs, what we have priced here is good quality products at a good price. If you have any questions do not hesitate to contact me!

Thank you for your business!

Sincerely,

Michael Clement

## Façade Improvement Program Application

### Project Information

1. Applicant Name: McCaslin Properties, LLC  
Applicant Address: 2180 Sentinel Circle; Gering, NE 69341  
Telephone No.: 308-672-1719 E-Mail Address: bradm@mccaslinconsulting.com  
Property Owner (if different than applicant): \_\_\_\_\_

2. Project Site Address: 1719 Broadway

3. Is the Project Site Currently Occupied? Yes ☐ No ☒ Lease is in process

4. Land Use of Project Site (Circle one):  
Restaurant ☐ Retail ☒ Service ☐  
Other (Please specify): \_\_\_\_\_

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

6. Proposed Project: Describe in detail; attach plans and specifications:  
Replace Canopy and mansard roofing. Paint exterior brick. Replace Storefront.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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: Scottsbluff Downtown Revitalization

Amount: 1 - \$10,000; 2 - \$4,890

Date: 2012

8. Estimated Project Costs:

Exterior Improvements (describe)

\$ 50,000 ~~26~~ \$21,806  
26

Other (describe)

Total

\$ 50,000 ~~26~~ 21,806  
\$ 10,000 26

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): McCaslin Consulting, Inc.

Address: 2180 Sentinel Circle; Gering, NE 69341

Phone No.: 308-672-1719

10. Project Construction Schedule (estimated):

Start Date 12/1/2021

Completion Date 5/1/2022

\* For applications submitted on or prior to July 14, 2021, all work must be completed and receipts must be submitted to the City for reimbursement by September 10, 2021.

\*For applications submitted after July 14, 2021, all work must be completed and receipts must be submitted to the City for reimbursement by December 31, 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

# 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

September 10, 2021

Reference #: 4583-107

Due Date: 9/20/2021

Brad Mccaslin  
3309 Blue Bell Court  
Scottsbluff, NE 69361

Job Name:

Treehouse Building Broadway

### We Hereby Submit Specifications And Estimates For:

We propose to complete the following

#### Top Mansard Roof

1. Remove existing metal tile roofing & salvage for owner
  2. Install 24 gauge standing seam metal panels
  3. Install sheet metal trims & cap flashing & seal back side to roof
  4. Provide final clean up
- \$4,820.00

1. Remove existing awning & dispose
  2. Install new general louvered awning black 2 sections 12ft for total 24ft length
  3. Install black wall to awning braces
  4. Provide final clean up
- \$16,986.00

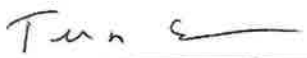
Total

\$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

Bradley T McCaslin

Digitally signed by Bradley T McCaslin  
DN: cn=US,  
e=bradm@mcacaslinconsulting.com,  
o=McCaslin Consulting, Inc.,  
cn=Bradley T McCaslin  
Date: 2021.11.18 14:30:24-0700

Date

## Façade Improvement Program Application

### Project Information

1. Applicant Name: Paradise Pumpers  
Applicant Address: 2718 Ave G  
Telephone No.: 635-9274 E-Mail Address: Brozekw@yahoo.com  
Property Owner (if different than applicant): Wayne Brozek

2. Project Site Address: 2718 Ave G

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): Septic tank Pumping & Porta Potties

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

Paint Building, add signage, security lighting

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)

\$ 9,937<sup>00</sup>

Other (describe)

Total

\$ 9,937<sup>00</sup>

Grant Funds Requested\*

\$ 9,968<sup>00</sup>

\*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 12/13/21

Completion Date 2/15/22

**\*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-2

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



## Invoice # 1418

Date: 11/28/2021

### Bill To

Paradise Pumpers & Potties  
2781 Ave G  
635-9274

### For

Hang Security Lighting

Item Description	Amount
Install security lamps and prepare for electrician to wire.	\$1,285.00

Subtotal	\$1,285.00
Tax Rate	
Other Costs	
<b>Total Cost</b>	<b>\$1,285.00</b>

Make all checks payable to Company Name

If you have any questions concerning this invoice, use the following contact information:

Contact Name, Phone Number, Email

Thank you for your business!

# Proposal

Page # 1 of 1 pages

Lucius Painting LLC  
323 E 4th St. Alliance, NE 68301  
720-692-4168

PROPOSAL SUBMITTED TO: <u>City of W 27th St</u>	JOB NAME <u>CW</u>	JOB # <u>2028</u>
ADDRESS <u>Scottsbluff, NE 68361</u>	JOB LOCATION <u>Scottsbluff</u>	DATE 
PHONE # 	FAX # 	ARCHITECT 

We hereby submit specifications and estimates for: painting exterior of printing shop.

Includes: power wash, scope, block filler, - paint

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

\$ Four thousand three hundred seventy two Dollars

with payments to be made as follows: 1,100.00 for materials + supplies remainder when completed.

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 [Signature]

Note — this proposal may be withdrawn by us if not accepted within 360 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 \_\_\_\_\_



Marketing Consultants  
611 West 27th St.  
Scottsbluff NE 69361

## Estimate

Date	Estimate #
12/3/2021	20214

Name / Address
Paradise Pumpers 2718 Ave G Scottsbluff NE 69361

					Project
Description	Qty	Rate	Size	Color	Total
7' NEON BACKLIT SIGN	1	4,000.00			4,000.00T
Looking forward to giving you the best customer service.			<b>Subtotal</b> \$4,000.00		
			<b>Sales Tax (7.0%)</b> \$280.00		
			<b>Total</b> \$4,280.00		

## Façade Improvement Program Application

### Project Information

1. Applicant Name: TWB WASH, LLC  
Applicant Address: 611 W 27<sup>th</sup> St.  
Telephone No.: 635-9274 E-Mail Address: Brozekw@YAHOO.com  
Property Owner (if different than applicant): \_\_\_\_\_

2. Project Site Address: 611 W 27<sup>th</sup> St.

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): Paradise Car Wash & Detail

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

Remove old ~~single~~ pane glass panels Replace with new

The glass panels for the wash are covered with calcium deposits and look foggy. The new glass will brighten up the wash and make it easier to see out and more customer friendly

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)

\$ 20,400

Other (describe)

Total

\$ 20,400

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): Thompson Glass

Address: 1702 Ave B

Phone No.: 635-3350

10. Project Construction Schedule (estimated):

Start Date

4/5/20 ASAP

Completion Date

\_\_\_\_\_

**\*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-2

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

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

## Thompson Glass

# quote

<b>To:</b>	Don Gabel	<b>From:</b>	Greg Thompson
<b>Job:</b>	Paradise Car Wash	<b>Pages:</b>	1
<b>Subject:</b>	Glass replacement	<b>Date</b>	12-9-21
<hr/>			
<input type="checkbox"/> Urgent <input checked="" type="checkbox"/> For Review <input type="checkbox"/> Please Comment <input type="checkbox"/> Please Reply <input type="checkbox"/> Please Recycle			

We propose to deliver and install 47 pieces of glass complete as per Don.

Glass to be ¼" (clear) tempered.

Caulking to be dow corning (black).

Installed \$15,300 + tax

Add for one 6' x 7' pair (clear) \$5,100.00

Sales tax not included

No final cleaning

Bid for 60 days

Thanks, Greg T.

## Façade Improvement Program Application

### Project Information

1. Applicant Name: Priscilla Sandoz  
Applicant Address: 1715 Broadway  
Telephone No.: 308-637-4466 E-Mail Address: silla.sandoz@gmail.com  
Property Owner (if different than applicant): \_\_\_\_\_
2. Project Site Address: 1715 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 and Name of Business (if applicable): Studio B ~~Bar~~
6. Proposed Project: Describe in detail; attach plans and specifications:  
Replace exterior windows on front and side of building. To also replace deteriorating wood window frames with metal flashing.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
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)

\$ 9562.65

Other (describe)

Total

Grant Funds Requested\*

\$4,781.32  
26 → \$ 9562.65

\*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):

Pella

Address:

1714 Broadway

Phone No.:

308 635 7847

10. Project Construction Schedule (estimated):

Start Date

Tentative

Completion Date

\* For applications submitted on or prior to July 14, 2021, all work must be completed and receipts must be submitted to the City for reimbursement by September 10, 2021.

\*For applications submitted after July 14, 2021, all work must be completed and receipts must be submitted to the City for reimbursement by December 31, 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 \_\_\_\_\_

# Blue Ladder Renovations

3011 Main 42nd Street  
 Scottsbluff, NE 68901 US  
 +1 3087291155  
 baskingsun347@gmail.com

## Estimate

Project Name  
 Pella Sales  
 1715 Broadway  
 Scottsbluff, NE 68901 USA

ESTIMATE 1571  
 DATE 09/16/2021  
 EXPIRATION DATE 10/16/2021

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Sales	Bathroom 40x35.5	1	425.00	425.00
	Sales	Bedroom 25.5x52	5	425.00	2,125.00
	Sales	Exterior Metal Wrapping	7	200.00	1,400.00
	Sales	Disposal		50.00	50.00
TOTAL					\$4,425.00

To receive this estimate from Pella Windows and Doors, please call 1-800-833-6633 or visit our website at [www.pella.com](http://www.pella.com). This estimate is valid for 30 days from the date of issue. Please contact us for any questions or to schedule a consultation.

Notes:  
 All window and door options are included in the price.  
 All window and door options are subject to availability. Please contact us for more information on our products and services.

Payment:  
 Payment is due upon delivery of the product. Please contact us for more information on our payment options.

Thank you

Scottsbluff, NE

09/16/2021

Page 1 of 1

pdf

Pella quote...- Copy.pdf

124 KB



# Proposal - Detailed

Pella Window and Door Showroom of Scottsbluff  
1714 Broadway  
Scottsbluff, NE 69361  
Phone: (308) 635-3499 Fax: (308) 635-7847

Sales Rep Name: Greckel, R Corey  
Sales Rep Phone: (308) 635-3499  
Sales Rep E-Mail: coreygreckel@heartlandpella.com  
Sales Rep Fax: 308-635-7847

Customer Information		Project/Delivery Address	Order Information	
Priscilla Sandoz	1715 Broadway	Priscilla Sandoz 1715 Broadway	Quote Name: Priscilla Sandoz	
SCOTTSBLUFF, NE 69361-2434		Lot #	Order Number: 232	
Primary Phone: (308) 637-4466		SCOTTSBLUFF, NE 69361-2434	Quote Number: 14486766	
Mobile Phone:		County:	Order Type: Non-Installed Sales	
Fax Number:		Owner Name:	Wall Depth:	
E-Mail: priscillasandoz@gmail.com		Owner Phone:	Payment Terms: C.O.D.	
			Tax Code: 2SCOTTSBLUFFNE	
Great Plains #: 25581072			Cust Delivery Date: None	
Customer Number: 1010237358			Quoted Date: 8/20/2021	
Customer Account: 1006412608			Contracted Date:	
			Booked Date:	
			Customer PO #:	
Line #	Location:	Attributes		

10 Bath

## Lifestyle, Awning, Vent, With HGP, White

Item Price	Qty	Ext'd Price
\$1,131.60	1	\$1,131.60



PK #  
2093

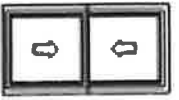
Viewed From Exterior

1: SizeNon-Standard Size Vent Awning  
General Information: Performance Package, With Hinged Glass Panel, Clad, Pine, 5", 3 11/16"  
Exterior Color / Finish: Standard Enduracel, White  
Interior Color / Finish: Provincial Stain Interior  
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude  
Hinge Panel: Clear, Annealed  
Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Brown, No Limited Opening Hardware, No Integrated Sensor, Sill  
Screen: Full Screen, Brown, InView™  
Unit Accessories: Snap-In Between-The-Glass Blind Bottom-Up, Mocha, Manual  
Performance Information: U-Factor 0.25, SHGC 0.22, VLT 0.41, CPD PEL-N-246-00101-00003, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08/11, Egress Not Applicable  
Grille: No Grille.

Line #	Location:	Attributes
--------	-----------	------------

15 Bed

Item Price	Qty	Ext'd Price
\$600.64	6	\$3,603.84

**Impervia, Double Hung, Brown**PK #  
2093**1: SizeNon-Standard Size Double Hung, Equal****General Information:** Standard, Duracast®, Block, Foam Insulated, 3", 3"**Exterior Color / Finish:** Brown**Interior Color / Finish:** Brown**Glass:** Insulated Low-E Advanced Low-E Insulating Glass Argon High Altitude**Hardware Options:** Cam-Action Lock, Brown**Screen:** Full Screen, InView™**Performance Information:** U-Factor 0.29, SHGC 0.28, VLT 0.52, CPD PEL-N-126-00862-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08/11, Clear Opening Width 21.375, Clear Opening Height 22.25, Clear Opening Area 3.302734, Egress Does not meet typical United States egress, but may comply with local code requirements**Grille:** No Grille,  
Viewed From Exterior

Line #	Location:	Attributes
--------	-----------	------------

20 None Assigned

**Installation Sealant, White**

Item Price	Qty	Ext'd Price
\$13.22	1	\$13.22

**1: Accessory****General Information:** Installation Sealant**Exterior Color / Finish:** Painted, White**Interior Color / Finish:** Not Applicable Interior**Package:** Individual Tubes  
Viewed From Exterior

Line #	Location:	Attributes
--------	-----------	------------

25 None Assigned

**Installation Sealant, Brown**

Item Price	Qty	Ext'd Price
\$13.22	4	\$52.88

**1: Accessory****General Information:** Installation Sealant**Exterior Color / Finish:** Painted, Brown**Interior Color / Finish:** Not Applicable Interior**Package:** Individual Tubes  
Viewed From Exterior

## Thank You For Your Interest In Pella® Products

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For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)

Printed on 9/16/2021

Detailed Proposal

Page 3 of 7

**PELLA WARRANTY:**

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

**INSYNCTIVE PRODUCTS:** In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at [insynctive.pella.com](https://www.pella.com/insynctive.pella.com). By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

**Notice of Collection of Personal Information:** We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link <https://www.pella.com/california-rights-policy/> at [pella.com](https://www.pella.com).

**ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")**

YOU and Pella and its subsidiaries and the Pella Branded Distributor AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS. You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to [bellawebsupport@pella.com](mailto:bellawebsupport@pella.com), with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit [www.pella.com/arbitration](https://www.pella.com/arbitration) or e-mail to [bellawebsupport@pella.com](mailto:bellawebsupport@pella.com), with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

Seller shall not be held liable for failure or delay in the performance of its obligations under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control (force majeure event), including but not limited to earthquakes, unusually severe weather and other Acts of God, fire, strikes and labor unrest, epidemics, riots, war, civil unrest, and government interventions. Seller shall give timely notice of a force majeure event and take such reasonable action to mitigate the impacts of such an event.

**Product Performance Information:**

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC).

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](https://www.pella.com)

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to [www.pella.com/performance](http://www.pella.com/performance).

## TERMS & CONDITIONS:

TO ORDER: Read all of the Terms & Conditions. Date, sign and return. Orders are not entered without signature.

Terms of Sale:

1. By signing this contract, buyer agrees to purchase the products and services described in accordance with these terms and conditions. This contract is between the company (Huey Long Co Inc, dba Heartland Pella, dba Pella Windows and Doors) and the signer. Unless specifically stated elsewhere there is no agreement between the company and the signer to wait for payment until the signer gets paid. Your signature means that you have checked the order and agree to accept and pay for the items shown. Buyer may not assign this contract to anyone else without written approval of the company.
2. This is the entire agreement between the buyer and the company. Any changes must be agreed to and signed by both the buyer and the company.
3. All orders are shipped COD unless prior arrangements have been made. If you have charged before but have not bought for more than 1 year, you have been returned to COD.
4. Invoices are due within 30 days of receipt of product. We charge a finance charge up to 1-1/2% per month on invoices unpaid for more than 30 days. If an invoice is unpaid after 60 days we will send the owner a letter explaining their liability for liens filed against their property and further shipments to you will be COD. After 90 days we will file a lien, turn the account over for collection or both.
5. Unless we have a tax form on file, you must pay all applicable sales tax.
6. Delivery dates are estimates only. If you want to delay your order call us 3 weeks before the scheduled shipping date. If we are asked to hold an order past your original need date, we will send an invoice. If we load an order and you refuse to accept delivery we will add a handling charge to the order of \$100.00 for redelivery.
7. Warranties for all products covered by this contract are posted at all store locations. A copy will be mailed to you upon request.
8. Once this contract is accepted by the company, it cannot be changed or cancelled. If you want to return anything, you must have prior written authorization and pay a handling charge.
9. The buyer agrees to hold the company harmless against any and all claims, demands, costs and expenses arising from: (a) Buyers breach of contract; or (b) Buyers negligence; or (c) Buyers or any third parties misuse or misapplication of the products supplied by the company.
10. We provide tailgate delivery only, you must provide help to unload. If an extra person is needed the charge will be \$100.00. Drivers will wait 30 minutes, then they must continue on.
11. The company shall have no liability for any claims, loss or damage that is incidental or any loss of profit or savings.
12. Any standard order that is cancelled prior to shipping will be billed at 50% of the original selling price. Non-standard orders cannot be returned.

This quote is good for ten (10) days only. We are not responsible for measuring errors made by others.

### Project Check List:

- \_\_\_\_\_ Terms & Conditions Reviewed
- \_\_\_\_\_ Contract Payment Terms & Credit Policy Reviewed
- \_\_\_\_\_ Customer Satisfaction Survey Discussed
- \_\_\_\_\_ Reschedule/Warehouse Fees Discussed
- \_\_\_\_\_ Product Specifications Reviewed

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)

Customer: Priscilla Sandoz

Project Name: Priscilla Sandoz

Quote Number: 14486766

\_\_\_\_ Brand  
\_\_\_\_ Exterior Clad Color  
\_\_\_\_ Glazing \* Distortion in tempered glass is common and not considered a defect.  
\_\_\_\_ Blinds  
\_\_\_\_ Muntins  
\_\_\_\_ Wall Thickness  
\_\_\_\_ Hardware Color  
\_\_\_\_ Screen  
\_\_\_\_ Door Hardware  
\_\_\_\_ Door Screen  
\_\_\_\_ Hinge/Slide Discussed (hinge/slide from outside view)  
\_\_\_\_ Key Locks on Entry/Patio Doors

Contract with Property owner:

Yes

\_\_\_\_ No, list property owner \_\_\_\_\_

\_\_\_\_ Installation

\_\_\_\_ Prefinish

\_\_\_\_ All doors must have sill supports installed

\_\_\_\_ Desired delivery date.



Customer: Priscilla Sandoz

Project Name: Priscilla Sandoz

Quote Number: 14486766

Customer Name (Please print)

Pella Sales Rep Name (Please print)

Customer Signature

Pella Sales Rep Signature

Date

Date

### Order Totals

Taxable Subtotal	\$4,801.54
Sales Tax @ 7%	\$336.11
Non-taxable Subtotal	\$0.00
Total	\$5,137.65
Deposit Received	\$0.00
Amount Due	\$5,137.65

## Façade Improvement Program Application

### Project Information

1. Applicant Name: Maria Aguilera  
Applicant Address: 2026 E. 30th Street  
Telephone No.: 641-3337 E-Mail Address: \_\_\_\_\_  
Property Owner (if different than applicant): \_\_\_\_\_

2. Project Site Address: 615 E. Overland

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): Amila's Decoration

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

Replace north and west doors, replace west window(34x19"), prepare to paint and around new windows and doors, install trims.

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: \$10,000 Façade Grant - 210 E. Overland (completed and reimbursed)

Amount: \$5,700 Façade Grant - 615 E. Overland (completed and reimbursed)

Date: - work completed: remove and replace south wall and window (112x54.5"), prepare for paint and paint south wall, frame and prepare for siding

8. Estimated Project Costs:

Exterior Improvements (describe) \$ \$9,300

Other (describe)

Total \$ \$9,300

Grant Funds Requested\* \$ \$4,300

\*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): LA Construction

Address: 2414 W. 17th Street

Phone No.: 308-225-1772

10. Project Construction Schedule (estimated):

Start Date ASAP

Completion Date

\* For applications submitted on or prior to July 14, 2021, all work must be completed and receipts must be submitted to the City for reimbursement by September 10, 2021.

\*For applications submitted after July 14, 2021, all work must be completed and receipts must be submitted to the City for reimbursement by December 31, 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

# PROPOSAL

# L. A. CONSTRUCTION

2414 West 17th Street  
Scottsbluff, NE 69361  
308-225-1772  
amggluis1986@gmail.com

PROPOSAL SUBMITTED TO <i>Armando Aguilera - Maria Aguilera</i>		PHONE <i>308 641 3337</i>	DATE <i>12/31/21</i>
STREET <i>615 E. Overland</i>		JOB NAME	
CITY, STATE, AND ZIP CODE <i>Scottsbluff NE</i>		JOB LOCATION	
ARCHITECT	DATE OF PLANS		JOB PHONE

We hereby submit specifications and estimates for.

[illegible]

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

dollars \$

Payment to be made as follows:

All material is guaranteed to be required. 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 full covered by Workman/d Compensation Insurance.

Authorized  
Signature

Note: This proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days

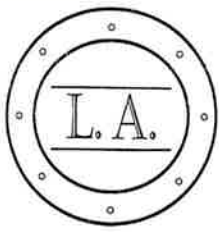
**Acceptance of Proposal** -- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: \_\_\_\_\_

Signature

Signature

LAC001-6/20



# L. A. CONSTRUCTION

2414 West 17th Street  
Scottsbluff, NE 69361  
308-225-1772  
amggluis1986@gmail.com

## Invoice

DATE

12-16-21

TO:

Armando and Maria Aguilera  
615 E. Overland  
Scottsbluff, NE  
69361

AMOUNT DUE

AMOUNT ENC.

DATE	TRANSACTION	AMOUNT	BALANCE		
	- Remove the South wall and frame, cleaning up (window)		1,500		
	- Install the window and trims (112x54.5)	4,500			
	- Prepare for painting	1,500			
	- Paint	2,000			
	- Frame and prepare for siding	2,000			
<div>Paid</div>					
An 18% APR is assessed on all accounts over 30 days.					
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	AMOUNT DUE
					11,500

LAC002-06/20

## Facade Improvement Program Application

### Project Information

1. Applicant Name: Steven Thomson  
Applicant Address: 1740 Laurel Ave, Gering, NE 69341  
Telephone No. 308-436-7123 E-Mail Address: ragrate1@charter.net  
Property Owner (if different than applicant): Scottsbluff Elks Lodge #1367
2. Project Site Address: 1614 1<sup>st</sup> Avenue, 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): Benevolent and Protective Order of the Elks
5. Nature and Name of Business (if applicable): Scottsbluff Elks Lodge #1367
6. Proposed Project: Describe in detail; attach plans and specifications:  
Remove loose grouting from ceramic facade (Old Otto Theatre) & replace.  
Remove & Replace fabric awning  
Remove & Replace metal inserts in awning (metal)  
Upgrade lighting under the awning (metal awning)
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:   
Date:

8. Estimated Project Costs:

Exterior Improvements (describe)

\$ 16,782.01

Other (describe)

Total

\$ 16,782.01

Grant Funds Requested\*

\$ 8,400.00

\*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):

See attached bid sheet

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

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

10. Project Construction Schedule (estimated):

Start Date

May 2022

Completion Date

Oct. 2022

**\*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 \_\_\_\_\_



PHONE: 208-631-1048  
FAX: 208-631-1588

July 26, 2021

RE: Eika repair and tiepoint

Steve,

We propose the cost of \$13,609.00 to repair the green terracotta and repair some stone damaged by the canopy. Price includes labor material and equipment.

We include:  
Find out and install correct material in spots of the terracotta work.  
Install 1/2" of elastomeric polyurethane sealant at top pieces of terracotta  
fill and repair holes in the terracotta (will match color close as possible)  
Repair stone where has fallen off in a couple places

We exclude:

Testing

Roof

Weather enclosures and temp heat

Vance H. Holmes  
Estimator PM  
208 631 4974



Scottsbluff Tent & Awning  
1213 Ave A  
Scottsbluff, NE 69361  
308 632-4431

Invoice 17465

Date 11/3/2021

ELKS LODGE  
PO BOX 358  
SCOTTSBLUFF NE 69361

PAID  
(non-posing)

Terms Check No.  
NET/ EOM.

Description	Quantity	Amount
AWNING REPLACE COVER AND SEW ON LETTERS/ AWNING NOT INSTALLED ON FRAME		2,486.00
FOREST GREEN SUNBRELLA MATERIAL		
STEVE THOMLISON 436-7123		
ESTIMATE		
Tax		87.01

Received by



Total \$2,573.01

Install awning & remove old one  
by Steve Thomlison

600.<sup>00</sup>  
3,173.01

## Façade Improvement Program Application

### Project Information

1. Applicant Name: E+H Certified Public Accountants and Management Consultants, P.C.  
Applicant Address: 2021 Broadway, Scottsbluff, NE  
Telephone No.: 308-632-6570 E-Mail Address: thilyard@ehcpaspc.com  
Property Owner (if different than applicant): EHL, LLC Troy Hilyard + Seth Covalt
2. Project Site Address: 2021 Broadway, Scottsbluff, NE
3. Is the Project Site Currently Occupied? ☒ Yes ☐ No
4. Land Use of Project Site (Circle one):  
Restaurant      Retail      Service  
Other (Please specify): Commercial
5. Nature and Name of Business (if applicable): E+H CPAs, Certified Public Accountants
6. Proposed Project: Describe in detail; attach plans and specifications:  
Replace canopy signage on exterior of building. main advantages is improved signage for downtown and energy savings. If we maintain the existing fluorescent lighting, the project will cost \$20,975 plus sales tax. If we change the lighting to LED lighting, the project will cost \$26,433 plus sales tax.
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: 0  
Date: N/A

8. Estimated Project Costs:

Exterior Improvements (describe)  
Installation of LED lighting & replacement of Canopy Signage

\$ 24,640

Other (describe)  
None

Total

\$ 24,640

Grant Funds Requested\*

\$ 10,000

\*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):  
1. Signage: Ferguson Sign, Inc.  
2. Electrical: Robinson Electric  
1. 180652 Hwy 26, Scottsbluff, NE 69361  
Address: 2. 3025 Red Barn Dr, Gering, NE 69341  
Phone No.: 1. 308-632-8414  
2. 308-632-2223

10. Project Construction Schedule (estimated):

Start Date Weather permitting, as soon as grant approval  
Completion Date April - June 2022

\* For applications submitted on or prior to July 14, 2021, all work must be completed and receipts must be submitted to the City for reimbursement by September 10, 2021.

\*For applications submitted after July 14, 2021, all work must be completed and receipts must be submitted to the City for reimbursement by December 31, 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 \_\_\_\_\_

E&H CPAs  
HAIL DAMAGE



180652 Hwy. 26 Scottsbluff, NE 69361  
308-632-8414 Phone  
308-632-6117 Fax  
Federal ID #47-0766191

December 30, 2021

E&H CPAs  
ATTN: Troy Hilyard  
3021 Broadway  
Scottsbluff, NE 69361

RE: Hail Damage

Dear Troy,

Ferguson Signs, Inc. is pleased to offer the following quote to Repair Hail-Damaged Awnings, signage and lighting for E&H CPAs in Scottsbluff, Nebraska.

Remove all Canopies from North, West and South of building.  
Recover all frames with new vinyl, new egg crate where needed.  
Manufacture and reapply new Logo, stripes and customer information  
on canopy vinyl with signage vinyl. Convert fluorescent lighting to LED  
lighting throughout. Reinstall old frames with new vinyl at customers  
location in the same fashion that it was removed. .... **\$24,640.00**

**State Required electrician**

Robinson Electric will bill customer direct, estimate is attached..... **\$1,793.00**

**TOTAL:** ..... **\$26,433.00**

**NOTES:** State/Local Sales Tax has not been included and will be extra.

Once bid is approved, please sign below for acceptance and return by email

Your business is very highly appreciated.

Sincerely,

John Goodman, President

\_\_\_\_\_  
*Name and Title of Representative*

\_\_\_\_\_  
*Date*

# Facade Improvement Program Application

## Project Information

### 1. Applicant Name: Friends of the Midwest Theater

Applicant Address: Po Box 276 / 1707 Broadway  
Scottsbluff, Ne 69361  
Telephone No: 308-632-4311  
E-Mail Address :[Billy@Nebraskarts.com](mailto:Billy@Nebraskarts.com)

Property Owner (if different than applicant): Friends of the Midwest Theater

### 2. Project Site Address : Midwest Theater 1705 Broadway Scottsbluff, Ne 69361

### 3. 7Is the Project Site Currently Occupied? Yes

### 4. Land Use of Project Site (Circle one): Service Other (Please specify): Theater & Entertainment

### 5. Nature and Name of Business (if applicable): Midwest Theater

Mission: to enhance the arts community within the Nebraska Panhandle by preserving the historic Midwest Theater for present & future generations & nurturing a lively community through the presentation of: mainstream and specialty films; performing & visual arts; & school, humanities, cultural & community educational programming.

Vision: to foster & drive a thriving, diverse arts & culture community for all residents of the greater Nebraska Panhandle via four core priorities: instilling building pride, extending beyond the walls of the Midwest Theater, increasing access for youth, & promoting the arts.

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

We are applying for funds to support two projects that are part of a larger Marquee Restoration Project. The total estimated project cost is \$739,000. These projects can be fully completed by registered Scottsbluff based contractors.

#### Project goals:

- Remedy problems that pose a threat to the structural integrity of the theater, a threat of damage by fire or water intrusion, or life/safety issues.
- Maintain and enhance the historical and aesthetic integrity of the marquee.
- Improve the sustainability of operating the historic structure as a functional community space, including making the marquee more resilient to withstand weather damage, reducing ongoing repairs, and reducing electrical consumption.

1. The Stucco on the fronts of the buildings will be repaired and then coated with a coat of Sherwin Williams CONFLEX SHERLASTIC Elastomeric Coating that will be color matched after the restored marquee is installed on the building.

2. At one time the old lobby terrazzo once extended in an arc pattern outside the building onto the sidewalk. While replacing the terrazzo sidewalk is not currently feasible, the dream is to replicate the design in colored concrete concurrently with a project to improve drainage, remove sidewalk



trip hazards, and add ADA curb cuts for patrons for added ease of entry into the theater. Currently patrons in wheelchairs are forced to go out into traffic to use the curb cut at the corner. .

The colored concrete pattern will be designed to encompass both sets of doors (1705 Broadway - Old Baumgartner Building & 1707 Broadway - Midwest Theater )

Photos 1 & 2: Terrazzo flooring at the old lobby entrance. Drilled holes and pitting create a potential hazard for patrons, particularly those wearing narrow-heeled shoes, so the floor is kept covered with rugs.

Photo 3: A vintage image of the entrance to the Midwest Theater, showing the arced color of the terrazzo sidewalk.



**Benefit to the community:**

The joy of seeing the Midwest Theater marquee lighting up the night again and appreciating a faithfully restored grand theater! The value of this nostalgic, historically-important structure to the community cannot be understated. The Midwest Theater has been a grand part of the downtown Scottsbluff streetscape and community life for 75 years, and this project will help extend the life of the Midwest Theater to 150 years and beyond.

6. 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

7. Estimated Project Costs:

Estimated Project Costs: **\$24,170**

Exterior Improvements (describe)  
Sidewalk Recreation (\$9,320.00)  
Stucco Repair & Coating (\$14,850)

Total **\$24,170**

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

8. Person doing work (if different than applicant):

Fisher Roofing & Restoration  
1328 Ave A,  
Scottsbluff, NE 69361  
308-632-6148

Infinity Construction  
522 5th Ave,  
Scottsbluff, NE 69361  
(308) 632-3800

9. Project Construction Schedule (estimated):

Start Date	June 2022
Completion Date	Dec 31, 2022

\* Per Phone call with Zach Glabius, Scottsbluff City Planner, we were advised we could apply for funds even though we would not have the project completed by Sept 10, 2021 as stated below.

\*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



# Proposal

Date	Proposal #
7/13/2021	22346

Midwest Theater  
 Billy Estes, Executive Director  
 P.O. Box 276  
 Scottsbluff, NE 69361

Infinity Construction, Inc  
 P.O. Box 2453  
 Scottsbluff, NE 69363-2453

P.O. No.	Terms		
Description	Qty	Rate	Amount
Concrete work to complete Sidewalk Project along section of old Baumgartner's at 1705 Broadway. Estimate to remove existing concrete sidewalk, pavers and Curb. Install new sidewalks including stamped and colored sections, install drain trough, curb cut for ADA Ramp.	1	9,320.00	9,320.00
Sales Tax		5.50%	0.00
<b>Total</b>			<b>\$9,320.00</b>





1328 Avenue A  
SCOTTSBLUFF, NE 69361

PHONE: (308) 632-6184 ~ (800) 658-0557  
FAX: (308) 632-2950

www.fisherroofinginc.com

Proposal Submitted To: <b>MIDWEST THEATER</b>	Phone <b>308-632-4311</b>	Date <b>7/20/2021</b>
Address:  <b>SCOTTSBLUFF, NE</b>	Job Name / Location	
Contract <b>BILLY ESTES</b>	Job Number	Page No. of Pages

We hereby submit specifications and estimates for:

**STUCCO REPAIR**

1. PREP SURFACE AS NEEDED
2. APPLY CONFLEX XL ELASTOMERIC COATING

**LOCATIONS**

1707 BROADWAY (MUSTARD)	\$ 14,850.00
1705 BROADWAY (WHITE)	\$ 14,850.00

**TOTAL \$ 29,700.00**

**UPON COMPLETION A YEAR WARRANTY WILL BE ISSUED**

All Tax Exempt Organizations need to provide us with a Purchasing Agent Appointment - Form 17

We *Propose* hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:  
TWENTY - NINE THOUSAND, SEVEN HUNDRED AND NO/100'S \*\*\*\*\* dollars (\$ 29,700.00 )

Payment to be made as follows:

**UPON COMPLETION**

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 Workmen's Compensation Insurance.

Authorized

Signature

*David Erickson*  
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 outlined above.

Date of Acceptance: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

# Facade Improvement Program Application

## Project Information

### 1. Applicant Name: Friends of the Midwest Theater

Applicant Address: Po Box 276 / 1707 Broadway  
Scottsbluff, Ne 69361  
Telephone No: 308-632-4311  
E-Mail Address :[Billy@Nebraskarts.com](mailto:Billy@Nebraskarts.com)

Property Owner (if different than applicant): Friends of the Midwest Theater

### 2. Project Site Address : Midwest Theater 1705 Broadway Scottsbluff, Ne 69361

### 3. 7Is the Project Site Currently Occupied? Yes

### 4. Land Use of Project Site (Circle one): Service Other (Please specify): Theater & Entertainment

### 5. Nature and Name of Business (if applicable): Midwest Theater

Mission: to enhance the arts community within the Nebraska Panhandle by preserving the historic Midwest Theater for present & future generations & nurturing a lively community through the presentation of: mainstream and specialty films; performing & visual arts; & school, humanities, cultural & community educational programming.

Vision: to foster & drive a thriving, diverse arts & culture community for all residents of the greater Nebraska Panhandle via four core priorities: instilling building pride, extending beyond the walls of the Midwest Theater, increasing access for youth, & promoting the arts.

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

We are applying for funds to support two projects that are part of a larger Marquee Restoration Project. The total estimated project cost is \$739,000. These projects can be fully completed by registered Scottsbluff based contractors.

#### Project goals:

- Remedy problems that pose a threat to the structural integrity of the theater, a threat of damage by fire or water intrusion, or life/safety issues.
- Maintain and enhance the historical and aesthetic integrity of the marquee.
- Improve the sustainability of operating the historic structure as a functional community space, including making the marquee more resilient to withstand weather damage, reducing ongoing repairs, and reducing electrical consumption.

1. The Stucco on the fronts of the buildings will be repaired and then coated with a coat of Sherwin Williams CONFLEX SHERLASTIC Elastomeric Coating that will be color matched after the restored marquee is installed on the building.

2. At one time the old lobby terrazzo once extended in an arc pattern outside the building onto the sidewalk. While replacing the terrazzo sidewalk is not currently feasible, the dream is to replicate the design in colored concrete concurrently with a project to improve drainage, remove sidewalk

trip hazards, and add ADA curb cuts for patrons for added ease of entry into the theater. Currently patrons in wheelchairs are forced to go out into traffic to use the curb cut at the corner. .

The colored concrete pattern will be designed to encompass both sets of doors (1705 Broadway - Old Baumgartner Building & 1707 Broadway - Midwest Theater )

Photos 1 & 2: Terrazzo flooring at the old lobby entrance. Drilled holes and pitting create a potential hazard for patrons, particularly those wearing narrow-heeled shoes, so the floor is kept covered with rugs.

Photo 3: A vintage image of the entrance to the Midwest Theater, showing the arced color of the terrazzo sidewalk.



**Benefit to the community:**

The joy of seeing the Midwest Theater marquee lighting up the night again and appreciating a faithfully restored grand theater! The value of this nostalgic, historically-important structure to the community cannot be understated. The Midwest Theater has been a grand part of the downtown Scottsbluff streetscape and community life for 75 years, and this project will help extend the life of the Midwest Theater to 150 years and beyond.

6. 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

7. Estimated Project Costs:

Estimated Project Costs: **\$24,170**

Exterior Improvements (describe)  
Sidewalk Recreation (\$9,320.00)  
Stucco Repair & Coating (\$14,850)

Total **\$24,170**

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

8. Person doing work (if different than applicant):

Fisher Roofing & Restoration  
1328 Ave A,  
Scottsbluff, NE 69361  
308-632-6148

Infinity Construction  
522 5th Ave,  
Scottsbluff, NE 69361  
(308) 632-3800

9. Project Construction Schedule (estimated):

Start Date	June 2022
Completion Date	Dec 31, 2022

\* Per Phone call with Zach Glabius, Scottsbluff City Planner, we were advised we could apply for funds even though we would not have the project completed by Sept 10, 2021 as stated below.

\*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



# Proposal

Date	Proposal #
7/13/2021	22346

Midwest Theater  
 Billy Estes, Executive Director  
 P.O. Box 276  
 Scottsbluff, NE 69361

Infinity Construction, Inc  
 P.O. Box 2453  
 Scottsbluff, NE 69363-2453

P.O. No.	Terms		
Description	Qty	Rate	Amount
Concrete work to complete Sidewalk Project along section of old Baumgartner's at 1705 Broadway. Estimate to remove existing concrete sidewalk, pavers and Curb. Install new sidewalks including stamped and colored sections, install drain trough, curb cut for ADA Ramp.	1	9,320.00	9,320.00
Sales Tax		5.50%	0.00
<b>Total</b>			<b>\$9,320.00</b>



1328 Avenue A  
SCOTTSBLUFF, NE 69361

PHONE: (308) 632-6184 ~ (800) 658-0557  
FAX: (308) 632-2950

www.fisherroofinginc.com

Proposal Submitted To: <b>MIDWEST THEATER</b>	Phone <b>308-632-4311</b>	Date <b>7/20/2021</b>
Address:  <b>SCOTTSBLUFF, NE</b>	Job Name / Location	
Contract <b>BILLY ESTES</b>	Job Number	Page No. of Pages

We hereby submit specifications and estimates for:

**STUCCO REPAIR**

1. PREP SURFACE AS NEEDED
2. APPLY CONFLEX XL ELASTOMERIC COATING

**LOCATIONS**

1707 BROADWAY (MUSTARD)	\$ 14,850.00
1705 BROADWAY (WHITE)	\$ 14,850.00

**TOTAL \$ 29,700.00**

**UPON COMPLETION A YEAR WARRANTY WILL BE ISSUED**

All Tax Exempt Organizations need to provide us with a Purchasing Agent Appointment - Form 17

We *Propose* hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:  
TWENTY - NINE THOUSAND, SEVEN HUNDRED AND NO/100'S \*\*\*\*\* dollars (\$ 29,700.00 )

Payment to be made as follows:

**UPON COMPLETION**

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 Workmen's Compensation Insurance.

Authorized

Signature

*David Erickson*  
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 outlined above.

Date of Acceptance: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

# **City of Scottsbluff, Nebraska**

**Wednesday, January 12, 2022**

**Regular Meeting**

## **Item 1**

**Introduce Kayla Imus, Small Business Outreach Coordinator for the City of Scottsbluff.**

**Staff Contact: Zachary Glaubius, Planning Administrator**

**City of Scottsbluff, Nebraska**  
**Wednesday, January 12, 2022**  
**Regular Meeting**

**Item 1**

**(informational only):**

**Staff Contact: Zachary Glaubius, Planning Administrator**



# **City of Scottsbluff, Nebraska**

**Wednesday, January 12, 2022**

**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, January 12, 2022**  
**Regular Meeting**

**Item 1**

**(informational only):**

**Staff Contact: Zachary Glaubius, Planning Administrator**