

City of Scottsbluff, Nebraska

Monday, May 15, 2023

Regular Meeting

Item Reports1

Council to discuss and approve the Micro Tif application from Tom and Becky Horne for property located at 19 East 15th St., Scottsbluff, NE and authorize the Mayor to sign the Resolution.

Staff Contact: Sharaya Toof, Economic Development Director

**Application for Expedited Review
of Community Redevelopment Plan
Tax Increment Financing (TIF) Project**

For Official Use	
Date Received	_____
Date of Approval	_____
Approved	Denied

County Name Scotts Bluff	City Scottsbluff
Redeveloper (Owner) Tom and Becky Horne	
Redevelopment Project Name Prime Fifteen Professional Studio Suites	
Parcel Number 010138196	Legal Description of Property W50' of E100' LOTS 5,6 Ex N16' BLK 10
Application Date of the Expedited Redevelopment 04/26/2023	

1. What are the existing uses and condition of the property within the redevelopment project area? Abandoned for 9 years prior to purchase. Poor condition
2. What are the proposed uses of the property within the redevelopment project area? Professional Studio Suites
3. What is the current age of the existing structure? Built in 1918 (Approximately 105 years old)
4. Describe improvements to be made to the property. Complete renovation including demolition, new walls, plumbing, HVAC, Electrical
5. What the increase in the assessed value of the property within the redevelopment project area that is estimated to occur as a result of the redevelopment project? \$269,400 estimated appraised value upon project completion
6. What is the expected completion date of the redevelopment project (must be within two years of the application date)? June 15, 2023
7. Will the redevelopment project will be financed in whole or in part through the division of taxes as provided in section 18-2147? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
8. Building permit numbers (if required) <u>On File</u> If building permits are not required, please attach a completed copy of the Improvement Information Statement (see link in Instructions). Attach copies of permits to application.


04/21/2023
 Redeveloper's Signature Date

**Upon completion of this form, the redeveloper must provide the original to the City or Community Redevelopment Authority.
(see form instructions on reverse)**

Construction on 1 ACRE OR
MORE requires a
STORM WATER PERMIT

Building Permit

DEPT. FILE COPY

Receipt No. 300333

Check No. 2386 Cash

Scottsbluff/Terrytown, Nebraska Date 11/28/2022 Permit No. S23-002B

Applicant/Contractor Tom and Becky Horne Building Width 50 Feet

Applicant/Contractor Address 1608 Ave N Scottsbluff, NE 68901 Building Length 84 Feet

Improvement Type Commercial professional studio suites Building Height 13 Feet

Flood Plain Yes No Building Type 5B

No. of Dwelling Units NA Story 1 Use Group Business

General Plumbing Contractor Gilbert Carrizales - 315 Howard Ave Morrill, NE Square Feet 2100 on each side

Electrical Contractor Harold Parks Registered P.E. _____

Mechanical Contractor Big Mack HVAC Lot Coverage _____ %

Basement Walls/Foundation Type NA Contact Phone (308) 641-2279

Lot W50' of E100' Block 10 Subdivision Original Town Add

Lot Size _____ x _____ Estimated Cost \$ 138,000 Permit Fee \$ 765⁰⁰

Remarks: Interior Remodel

Owner Name Tom + Becky Horne Fire Review Fee \$ 39⁰⁰

Building Site 19 East 15th St Approved By Mary Batt

RESOLUTION NO. ____

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA:

Recitals:

a. On December 7, 2020, the City Council elected, by Resolution 20-12-02, to allow expedited reviews of redevelopment plans that meet the requirements in Section 18-2155(2) of the Community Development Law (NEB. REV. STAT. § 18-2101 *et seq.*).

b. Tom and Becky Horne (the “Redevelopers”) have submitted an Application for Expedited Review of Community Redevelopment Plan (the “Plan”) for the *Prime Fifteen Professional Studio Suites Project* (the “Project”), dated April 21, 2023. The Redevelopers have paid the application fee for the Plan and obtained a building permit for the Project.

c. The Plan proposes to redevelop an area of the City that the City Council has declared to be blighted and substandard and in need of redevelopment. The Plan includes the use of tax increment financing.

d. The City Manager and the Economic Development Director have conducted an expedited review of the Plan, determined that the Plan meets the requirements of Section 18-2155(2) of the Community Development Law, and recommended approval of the Plan.

Resolved:

1. The City Council has determined that the Plan meets the requirements of Section 18-2155(2) of the Community Development Law.
2. The City Council approves the Plan and the Project.
3. The City Manager and designees and the Community Redevelopment Authority are authorized and directed to execute such documents and take such further actions as are necessary to carry out the purposes and intent of this Resolution and the Plan according to Section 18-2155 of the Community Development Law.
4. This Resolution shall become effective immediately upon its adoption.

PASSED and APPROVED on May 15, 2023.

Mayor

ATTEST:

City Clerk (Seal)