



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

**Regular Meeting
November 20, 2024
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 council determines that the matter requires emergency action.)
5. **Minutes**
 - a) June 25, 2025
6. **1802 Broadway Redevelopment Project**
 - a) Community Redevelopment Authority to review and take action on Resolution CRA No. 11-20-14-01 authorizing tax increment financing note for the 1802 Broadway Redevelopment Project.
7. **Northfield Retirement Communities Garden Homes Project**
 - a) Community Redevelopment Authority to review of TIF Application from Northfield Retirement Communities, Inc. for the Northfield Retirement Communities Garden Homes Project
 - b) Community Redevelopment Authority to conduct Preliminary Cost-Benefit Analysis for proposed Northfield Retirement Communities Garden Homes Project.
 - c) Community Redevelopment Authority to approve creation of Redevelopment Plan for Northfield Retirement Communities Garden Homes Project and refer to Planning

Commission.

8. Scottsbluff Inn Renovation Project

- a) Community Redevelopment Authority review of TIF Application from 1901 21 Scottsbluff LLC for Scottsbluff Inn Renovation Project.
- b) Community Redevelopment Authority to conduct Preliminary Cost-Benefit Analysis for proposed Scottsbluff Inn Renovation Project.
- c) Community Redevelopment Authority to refer Redevelopment Plan for Scottsbluff Inn Renovation Project to Planning Commission.

9. Closed Session

- a) Closed Session

10. Schedule a Meeting

- a) Schedule next meeting

11. Adjournment

City of Scottsbluff, Nebraska
Wednesday, November 20, 2024
Regular Meeting

Item 5.a

June 25, 2025

Staff Contact:

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 council determines that the matter requires emergency action.)

5. **Minutes**

- a) Minutes Approval

Approve May 15th, 2024 Meeting Minutes

It was motioned by Knapper and seconded by Camacho to approve the May 15th Meeting Minutes with all committee members voting YES.

6. **Closed Session**

- a) Closed Session

7. **Review Items**

- a) Wards Marketplace TIF
 - a. Review application from Ward's Marketplace, LP
 - b. Conduct preliminary cost-benefit analysis
 - c. Approve creation of Redevelopment Plan and refer to Planning Commission.

City Attorney John Selzer explained that all expenses for the Wards Marketplace project would be TIF-eligible due to the age of the building. The cost-benefit analysis showed that an estimated 2.6 million dollars of TIF would be available for this project over the next 15 years. The public investment will leverage approximately \$5,897,320 in private sector investment; a private investment of \$2.24 for every TIF dollar invested. The developer, Tom Kerbleski was present via ZOOM to answer committee members' questions and give a project breakdown. It was explained that he wished to do retail on the main level with some light industrial in the basement with 13 apartments on the upper floors. He has discussed local partnerships with TCD to manage the apartment units for him once they have tenets. Committee member Marquez asked Kerbleski several questions which included the affordability of apartment units, other community partners,

and research he had completed for the area. The Redevelopment Plan was approved with a motion by Skiles and Second by Knapper with all committee members voting YES.

- b) Review and take action on Resolution CRA No. 6-25-24-01 authorizing tax increment financing note for the Dugout Project.

It was motioned by committee member Skiles and seconded by committee member Marquez to approve the TIF note for the Dugout Project. All committee members voted YES.

- c) Element Sports Summit Project
 - a. Review and discuss Redevelopment Contract
 - b. Review and take action on Resolution CRA No. 6-25-24-02 approving Redevelopment Contract and authorizing tax increment financing notes.

It was explained by Attorney John Selzer that this contract is a Standard Redevelopment contract for TIF with the exception of phased development for different plots of the property. Those phases of development are up to the developer. It was motioned by Skiles and seconded by Camacho to approve the Redevelopment Plan with all committee members voting YES.

- d) Authorize Chair to negotiate and execute amendment to Redevelopment Contract with BDS3C, LLC regarding maturity date of TIF Note, effective date for dividing taxes, and Site description.

It was explained that the dates for dividing Taxes for Flyover Brewing Company LLC's parcels for 2022 were not recorded. It was asked that the CRA authorize an amendment to the dates of the existing TIF note and allow the developer to combine their two parcels to be evaluated. It was motioned by Knapper and seconded by Skiles with all committee members voting YES.

8. **Staff Reports**

- a) Staff Reports

Staff Reports were given by City Manager Kevin Spencer and Economic Development Director Sharaya Toof. The reports included the updating of the city's Comprehensive Plan with efforts to begin with a Public Meeting held at the Midwest Theatre on July 16th time to be determined. There was also a discussion of Blight Study #20 and a report being done currently to get that area Blighted to help encourage future development. City Staff also mentioned the sunset of its Sales and Use Tax and LB840 that will be on the November election ballot. It was explained that a grassroots committee has been formed and funding is currently being collected for that campaign.

9. **Other Business**

- a) Other Business

10. **Schedule a Meeting**

- a) Schedule next meeting

The next meeting time was still to be determined. It was discussed it would probably be in late August following the Planning Commission Meeting.

11. **Adjournment**

The meeting adjourned at 12:38.

City of Scottsbluff, Nebraska

Wednesday, November 20, 2024

Regular Meeting

Item 6.a

Community Redevelopment Authority to review and take action on Resolution CRA No. 11-20-14-01 authorizing tax increment financing note for the 1802 Broadway Redevelopment Project.

Staff Contact:

RESOLUTION NO. CRA 11-20-24-01

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

Recitals:

a. Brandy and Eric Reichert (the “Redevelopers”) have submitted an Application for Expedited Review of Community Redevelopment Plan (the “Plan”) for the *1802 Broadway Redevelopment Project* (the “Project”), dated September 12, 2024, according to Section 18-2155 of the Community Development Law (NEB. REV. STAT. § 18-2101 *et seq.*) (the “Act”).

b. 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.

c. The Redevelopment Project Area (the “Site”) of the Plan is described as:

Lots 13 and 14, Main Street Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska (commonly known as 1802 Broadway, Scottsbluff, Nebraska; Scotts Bluff County Parcel Identification Number: 010132546).

d. The City Council determined that the Plan meets the requirements of Section 18-2155(2) of the Act and approved the Plan and the Project.

Resolved:

1. According to Section 18-2155(6)(a) of the Act, a tax increment financing note is ordered issued by the Authority and shall be designated as “Tax Increment Financing Note (1802 Broadway)” (the “Note”).

2. The Note shall be in the principal amount of \$397,672.50, which is calculated as follows:

a. Estimated Project Completion Value:	\$1,200,030.00
b. Base Value:	\$ 139,570.00
c. Tax Increment (a minus b):	\$1,060,460.00
d. Estimated Levy:	2.50%
e. Annual Projected Shift:	\$ 26,511.50
f. Estimated TIF Available (e multiplied by 15)	\$ 397,672.50

No interest shall accrue on the principal balance of the Note.

3. According to Sections 18-2147 and 18-2155 of the Act, the ad valorem taxes on real property located within the Site shall be divided for a period of 15 years after the Effective Date (as defined below). Such tax increment revenues generated on the Site are pledged to pay the Note.

4. The “Effective Date” for dividing the ad valorem real estate taxes on the Site shall be January 1, 2025 and the taxable base value shall be January 1, 2024. Provided, however, if there is no substantial increase in valuation between the 2024 and 2025 tax years, then, if allowed by law and upon the written request of the Redeveloper, the Effective Date shall be January 1, 2026 and the taxable base value shall be January 1, 2025. The City Treasurer (the “Agent”) as Agent of the Authority is authorized to give notice, upon the request of the Redeveloper, to the County Assessor of the Effective Date for dividing ad valorem real estate taxes according to the Act.

5. The Note shall be executed by the Chair and Secretary of the Authority and the official seal of the City shall be placed thereon.

6. The Note shall be in substantially the form of the attached Exhibit A and shall be subject to the terms and conditions as set forth in this Resolution (including those in Exhibit A).

7. The Note shall be issued to such owner as agreed between the Redeveloper and the Authority. The Note shall be issued in fully registered form. As a condition of issuing the Note, the Authority may require the owner to provide an investor’s letter in a form satisfactory to the Authority. A transfer or assignment of the Note may be registered only upon the records, and with consent, of the Authority, upon receipt of transfer or assignment documents satisfactory to the Authority. Prior to any transfer or assignment, the transferee or assignee shall deposit with the Authority an amount to cover all reasonable costs incurred by the Authority, including legal fees, related to such transfer or assignment. The Authority may impose any additional restrictions on the transfer or assignment of any Note as may be required to ensure compliance with applicable laws.

8. The Agent is authorized to determine any other terms of the Note not specified in this Resolution, but all subject to the terms of the Act

9. The Chair, City Manager, the Agent and their designees are authorized to take any and all actions, and to execute any and all documents deemed by them necessary to affect the transactions contemplated in this Resolution.

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

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

PASSED AND APPROVED on November 20, 2024

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

Chair

ATTEST:

Recording Secretary

“**Effective Date**” means the “Effective Date” as defined in the Resolution and as certified to the Scotts Bluff County Assessor.

“**Holder**” means the Registered Owner provided in the Provision for Registration of this Note.

“**Indebtedness**” means the dollar amount specified as “Original Amount of Indebtedness” at the top of this Note, as adjusted from time to time based on payments made by the Authority.

“**Plan**” means the Application for Expedited Review of Community Redevelopment Plan submitted by Brandy and Eric Reichert related to the Site, dated September 12, 2024, and approved by the City Council on October 21, 2024.

“**Project**” means the 1802 Broadway Project as set forth in the Plan.

“**Resolution**” means the Resolution of the Authority authorizing the issuance of this Note, dated November 20, 2024.

“**Site**” means Lots 13 and 14, Main Street Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska (commonly known as 1802 Broadway, Scottsbluff, Nebraska; Scotts Bluff County Parcel Identification Number: 010132546).

“**TIF Revenues**” mean the tax increment revenues generated from the Site related to the Project for up to 15 years after the Effective Date, according to 18-2147 and 18-2155 of the Act.

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

[S E A L]

By: _____
Chair

By: _____
Secretary

PROVISION FOR REGISTRATION

Date of Registration	Name and Address of Registered Owner	Signature of Agent

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

For Official Use
 Date Received _____
 Date of Review _____
 ___ Approved ___ Denied

County Name <u>Scotts Bluff</u>	City <u>Scottsbluff</u>
Redeveloper (Owner) <u>Brandy + Eric Reichert</u>	
Redevelopment Project Name <u>1802 Broadway</u>	
Parcel Number <u>0010132546</u>	
Application Date of the Expedited Redevelopment <u>9/12/2024</u>	

1. What are the existing uses and condition of the property within the redevelopment project area? <u>Property is currently vacant</u>
2. What are the proposed uses of the property within the redevelopment project area? <u>commercial office space</u>
3a. Has the structure been within the corporate limits of the city for at least sixty years? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
3b. If the project includes the redevelopment of a vacant lot that is within the corporate limits of the city, has that lot been platted for at least sixty years? <u>N/A</u> Yes <input type="checkbox"/> No <input type="checkbox"/>
4. What is the current assessed value of the property within the redevelopment project area? <u>\$139,540.00</u>
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? <u>\$1,060,460</u>
6. Will the redevelopment project 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"/>
7 What are the agreed-upon costs of the redevelopment project? <u>\$1,250,000</u>

Brandy Reichert 9/12/24
 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)

TIF Plan, City of Scottsbluff

Goal: 1802 Broadway in Scottsbluff is a historic cornerstone of Downtown Scottsbluff. The building was purchased in 2022 with hopes of being renovated to accommodate the offices of local businesses and a large multipurpose space. Because this building is very outdated and has been vacant for many years this project will take extensive funds to get to an operable state. The goal of the project is to have the commercial office space move in ready by spring of 2025.

Process: The office space rebuild will begin with a complete clearing of the existing structure to allow for a fresh start. This includes installing entirely new plumbing, HVAC systems, and electrical wiring to meet modern standards. The project will also involve replacing all windows and framing, ensuring both structural integrity and energy efficiency. The layout will be reconfigured to accommodate 12 new offices, conference rooms, restrooms, and break rooms, designed to promote productivity and comfort. The final phase will focus on finishes, including flooring, painting, and furnishing, to create a functional and aesthetically pleasing work environment.

Costs: The estimated cost break out for the project is as follows:

Building Acquisition: 180,000

Windows: 150,000

Electrical: 175,000

Plumbing/HVAC: 175,000

Demo/Framing: 150,000

Cabinets/ Doors/ Flooring: 200,000

IT/Networking: 50,000

Signage: 50,000

Furniture: 20,000

Masonry: 80,000

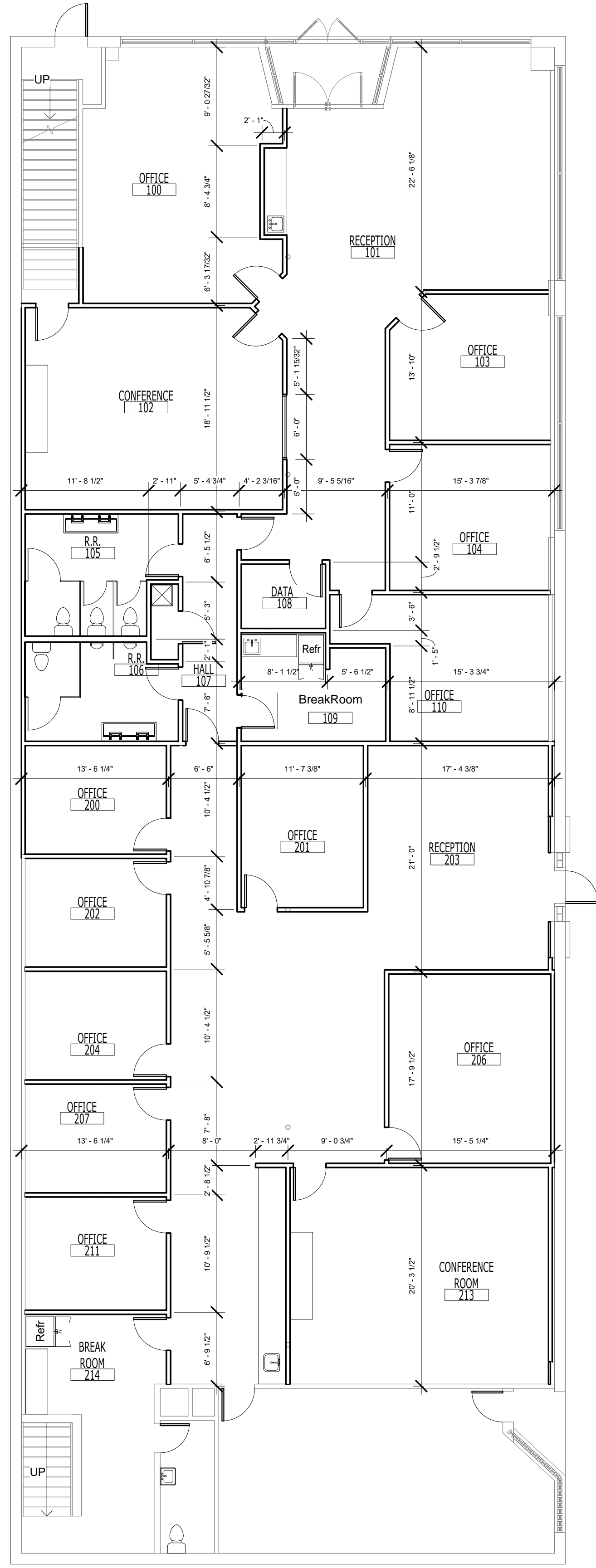
Contractor/Architect Fees: 175,000

Estimated total: \$1,380,000 *Note this number is larger than stated on the application, application did not include acquisition cost of the existing building.

Community involvement: All construction will be contracted with local contractors to complete the work at 1802 Broadway. The building will house offices for 2 local businesses, to allow more office space to grow their current businesses. The multipurpose space upstairs in the building can be used as a venue for community events and gatherings.

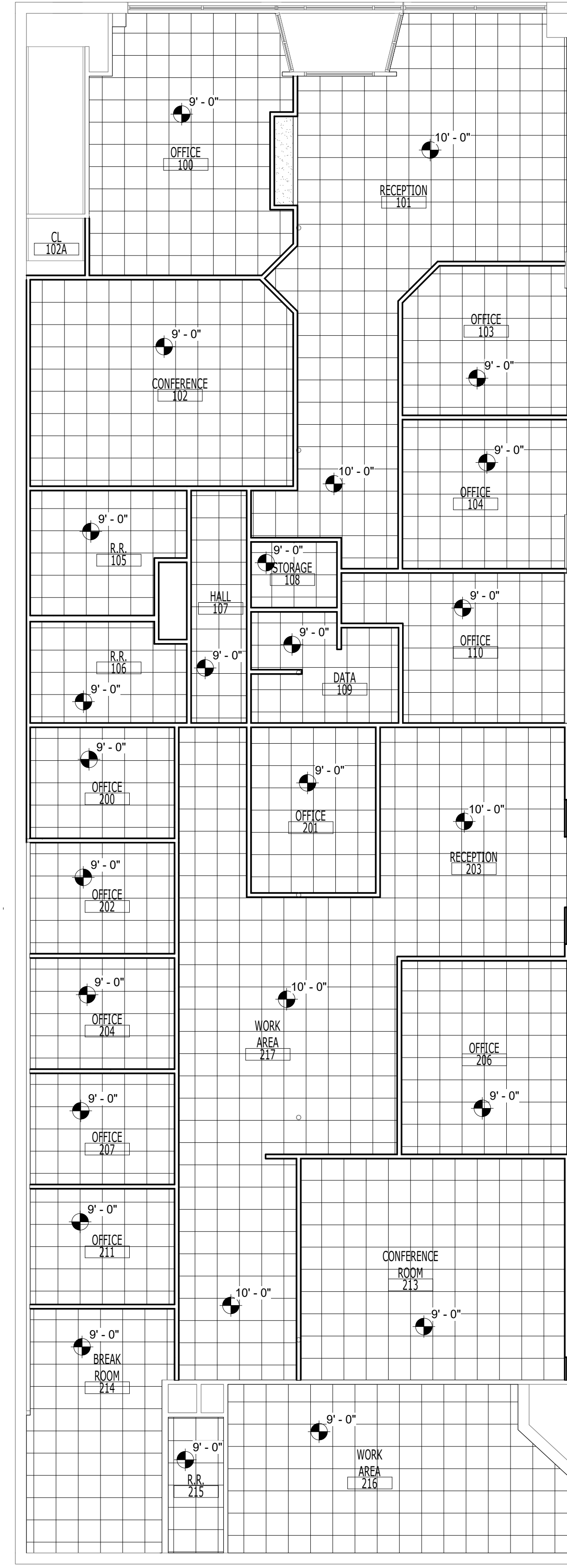
Drawings

See attached

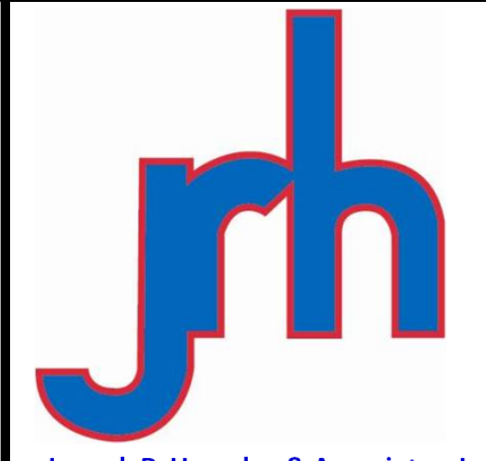


1 LEVEL 1
1/8" = 1'-0"

- GENERAL NOTES
1. ALL EXTERIOR FURRING WALLS SHALL BE 2X4 WOOD STUDS W/ BATT INSUL. & 5/8" GYP. BD. EXTEND TO BOTTOM OF STRUCTURE.
 2. ALL INTERIOR STUD WALLS SHALL BE 2X4 WOOD STUDS W/ BATT INSUL. & 5/8" GYP. BD. EACH SIDE. EXTEND TO BOTTOM OF STRUCTURE.
 3. ALL TOILET WALLS SHALL BE 2X6 WOOD STUDS W/ BATT INSUL. & 5/8" GYP. BD. EACH SIDE. EXTEND TO BOTTOM OF STRUCTURE.

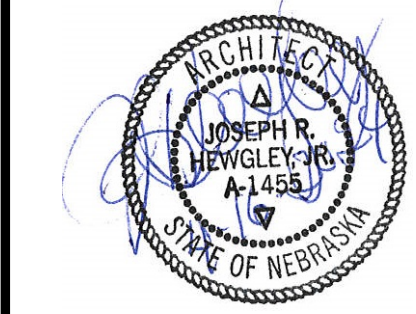


2 LEVEL 1
1/8" = 1'-0"



Joseph R. Hewgley & Associates, Inc.
702 South Bailey - North Platte, Ne. 69101
Phone: 308/534-4983 • Fax: 308/534-4944

CONSTRUCTION DOCUMENTS



REICHERT OFFICE
for
PROJECT CLIENT

PROJECT #:
DATE: 4-16-24
DRAWN: RDS

DATE	DESCRIPTION

© 2024 COPYRIGHT
JOSEPH R. HEWGLEY &
ASSOCIATES, Inc.
MEMBER
AMERICAN
INSTITUTE
of ARCHITECTS

SHEET
A101

SCOTTS BLUFF COUNTY
Real Estate Breakdown Report

Parcel ID 010132546	Legal LTS 13,14, MAIN STREET ADD S-T-R: 23-22-55	Card File Situs 1802 BROADWAY SCOTTSBLUFF, NE 69361
Owner REICHERT/ERIC M & BRANDY M 90834 ENTERPRISE DRIVE SCOTTSBLUFF, NE 69361		

County Area 0 N/A	Class Code 01-03-03-01-03-01	Value	Previous	Current
Neighborhood 1001 1001	State GEO 1673-23-0-09341-000-0007	Buildings	108,835	111,010
Location / Group 15 15 SCOTTSBLUFF	Cadastral 1673-23-430-015	Improvement	0	0
Valuation / Group 0 N/A	Book / Page 2022 / 04852	Land / Lots	28,000	28,560
District 72 SCOTTSBLUFF PARK	Sale Date 09/22/2022	Total	136,835	139,570
School 79-0032	Sale Amount 185,000			

Date Added Notes
12/01/2015 2-7-00 2000 REVIEW , 98 REVIEW BUILT 1946~1673-23-0-09341-000-0007~

Model	Method	Description	Lot Size	Frontage	Spot Code	Cutoff	Value	Add (+/-)	Lot Value	Appr ID
10 1001	02 SqFoot	MATCHED TO MAPPING DEPT	7,000.000	50.000	N	14,000	4.000	0	28,000	19734
						43,560	2.500			
						999,999	1.000			
10 1001	02 SqFoot	PROTEST ADJUSTMENT	0.000	0.000	* 560	14,000	4.000	0	560	19734
						43,560	2.500			
						999,999	1.000			

Sale Date	Book	Page	Extend	Ownership History	Amount
				ROLLS/BRUCE	0

Milestone	Owner Name	Building	Other	Land	Total	Exempt	Taxable
2022-09-15 09:25:53 AM	ROLLS/BRUCE	108,835	0	28,000	136,835	0	136,835

Year	Statement	District	Building	Other	Land	Total	Exempt	Taxable	Total Tax	Penalty Tax
2023	14883	72	108,835	0	28,000	136,835	0	136,835	2,769.40	0
2022	14853	72	108,835	0	28,000	136,835	0	136,835	2,988.70	0
2021	15444	72	108,835	0	28,000	136,835	0	136,835	3,031.52	0
2020	15402	72	108,835	0	28,000	136,835	0	136,835	3,061.26	0
2019	15339	72	108,835	0	28,000	136,835	0	136,835	3,067.46	0
2018	15272	72	108,835	0	28,000	136,835	0	136,835	2,851.62	0
2017	15247	72	108,835	0	28,000	136,835	0	136,835	3,111.20	0
2016	15292	72	92,250	0	17,150	109,400	0	109,400	2,500.28	0
2015	15225	72	92,250	0	17,150	109,400	0	109,400	2,491.32	0
2014	15171	72	92,250	0	17,150	109,400	0	109,400	2,351.12	0
2013	15158	72	92,250	0	17,150	109,400	0	109,400	2,386.08	0
2012	101325	72	92,250	0	17,150	109,400	0	109,400	2,393.16	0
2011	64	72	92,250	0	17,150	109,400	0	109,400	2,393.40	0
2010	70	72	92,250	0	17,150	109,400	0	109,400	2,318.36	0
2009	74	72	46,726	0	20,208	66,934	0	66,934	1,422.52	0
2008	108	72	46,726	0	20,208	66,934	0	66,934	1,369.18	0

Parcel ID 010132546 (19734)
 Cadastral ID 1673-23-430-015
 PAD Class Code 01-03-03-01-03-01
 State GEO 1673-23-0-09341-000-0007
Owner
 REICHERT/ERIC M & BRANDY M
 90834 ENTERPRISE DRIVE
 SCOTTSBLUFF, NE 69361
Situs
 1802 BROADWAY SCOTTSBLUFF NE 69361
Neighborhood 1001 - 1001
District 72 - SCOTTSBLUFF PARK
Legal
 LTS 13,14, MAIN STREET ADD



Primary Image Information
 Image ID 58786
 Image Date 05/18/2016
 File Name 010132546.jpg
 Description 010132546.JPG

Marshall & Swift Cost Approach (07/2021)

Property Valuation

Valuation Method Cost Approach
 Improvement 111,010
 Land/Lot 28,560
 Total 139,570 19.94/SqFt

Lot Information

Lot Size PROTEST ADJUSTMENT
 Valuation Model 1001
 Valuation Method 02 Square Ft
 Lot Value 560
 Lot Size MATCHED TO MAPPING DEPT
 Valuation Model 1001
 Valuation Method 02 Square Ft
 Lot Value 28,000

Review Information

04/15/2020	Entered	PTMYF	
04/01/2017	Entered	PTMYF	
05/05/2016	Inspect	LG	REVIEW
06/01/2010	Entered	MJN	
05/28/2010	Inspect	MJN	

Date Added Notes

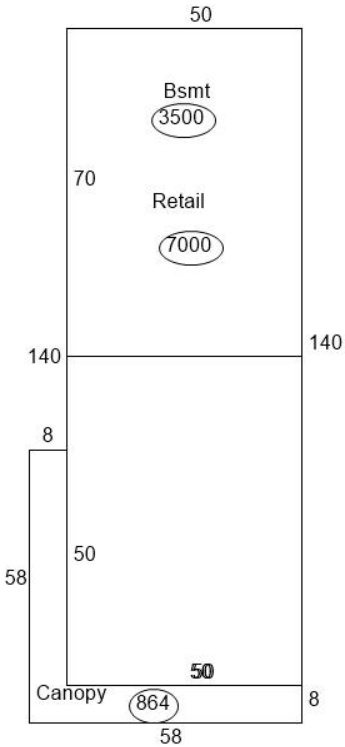
12/01/2015 2-7-00 2000 REVIEW , 98 REVIEW BUILT 1946~1673-23-0-09341-000-0007~

Income Approach

Parcel ID 010132546 (19734)
Owner REICHERT/ERIC M & BRANDY M
Situs 1802 BROADWAY SCOTTSBLUFF NE 69361
Neighborhood 1001 - 1001

Legal LTS 13,14, MAIN STREET ADD

Cadastral ID 1673-23-430-015
PAD Class Code 01-03-03-01-03-01
State GEO 1673-23-0-09341-000-0007



Sequence	Code	Description	Base Area	Multiplier	Total Area
1	COMM	Retail	7,000	1.00	7,000
2	COMM	Canopy	864	1.00	864
3	COMM	Bsmt	3,500	1.00	3,500
Total Building Area			11,364		11,364

Parcel ID 010132546 (19734)
 Cadastral ID 1673-23-430-015
 PAD Class Code 01-03-03-01-03-01
 State GEO 1673-23-0-09341-000-0007
Owner
 REICHERT/ERIC M & BRANDY M
 90834 ENTERPRISE DRIVE
 SCOTTSBLUFF, NE 69361
Situs
 1802 BROADWAY SCOTTSBLUFF NE 69361
Neighborhood 1001 - 1001
District 72 - SCOTTSBLUFF PARK
Legal
 LTS 13,14, MAIN STREET ADD

Marshall & Swift Cost Approach
Appraisal Zone 1000
Zone Description Commercial Appraisal Zone
Manual Date (07/2021)

Building Image Information
Image ID 0
Image Date
File Name
Description

Building Data
Building ID 983
Sequence 1
Occupancy 1 353 - Retail Store 100 %
Occupancy 2
Occupancy 3
Total Floor Area 7,000
Average Perimeter 380
Number of Stories 1
Average Wall Height 22.00
Year Built 1946
Effective Age 77

Construction Class C - Masonry bearing walls
Rank 2.00 - Average
Condition 3.00 - Average
Exterior Wall 100 % - Brick, Solid
Heating/Cooling 100 % - Warmed and Cooled Air
Roof Type Flat
Roof Cover

Basement Area 3,500
Basement Levels 3,500
Basement Finish
Finish Code - 1 Unfinished
Finish Area - 1 3,500
Finish Code - 2
Finish Area - 2 0

Code	Description	Unit Desc	# of Units	Other Desc	Other Units	Size Desc	Size
763	Mezzanines-Storage	Mezzanine Area (SF)	7,000		.00		0
Code	Description	Year In	Size	Units	Depreciation		
CAN	CANOPY, ROOF/SLAB	0	864	864	0.00%		

RESOLUTION NO. 24-10-02

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. Brandy and Eric Reichert (the “Redevelopers”) have submitted an Application for Expedited Review of Community Redevelopment Plan (the “Plan”) for the *1802 Broadway Redevelopment Project* (the “Project”), dated September 12, 2024. The Redevelopers have paid the application fee for the Plan.

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.

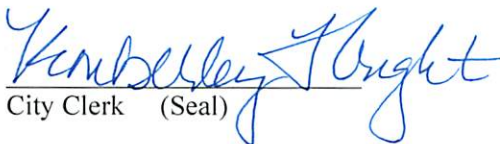
Resolved:

1. The City Council has determined that the Plan meets the requirements of Section 18-2155(2) of the Community Development Law and is consistent with the City’s Comprehensive Plan.
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 October 21, 2024


Mayor

ATTEST:


City Clerk (Seal)



City of Scottsbluff, Nebraska

Wednesday, November 20, 2024

Regular Meeting

Item 7.a

Community Redevelopment Authority to review of TIF Application from Northfield Retirement Communities, Inc. for the Northfield Retirement Communities Garden Homes Project

Staff Contact:



Tax Increment Financing (TIF) Guidelines and Application

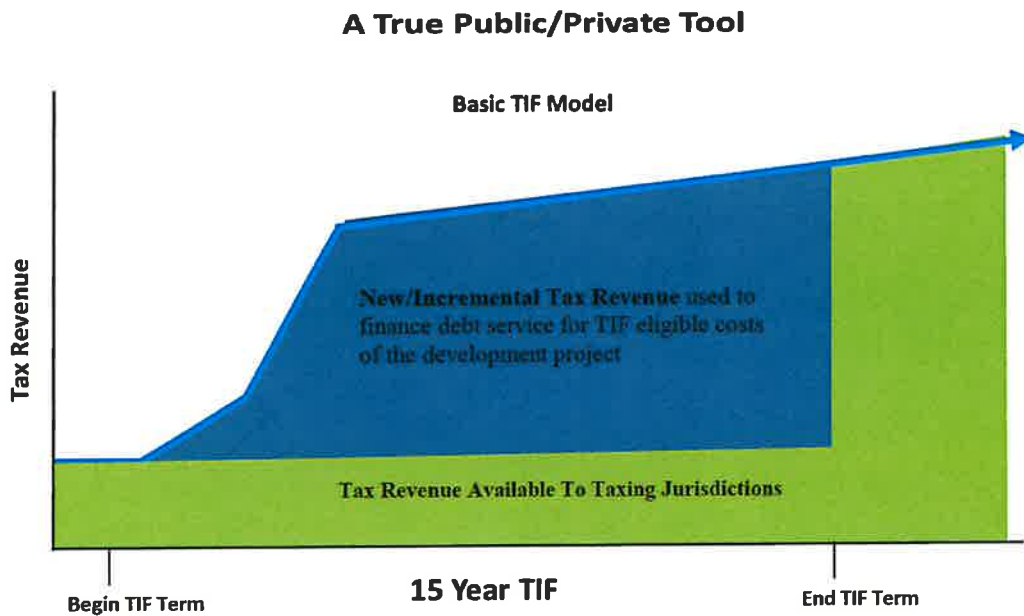
City of Scottsbluff, Nebraska

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.
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:

Estimated TIF Proceeds	Application Fee	Processing Fee	Administrative Fee	Total
\$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.**

Northfield Retirement Communities, Inc.

2100 Circle Drive, Scottsbluff, NE 69361 (308) 632-4342 Main

William Johnson bjohnson@northfieldvilla.com (308)641-0747 Cell

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.**

LT2, BLK 1, Garden Homes Develop Replt, parcel # 001001576

LT2, BLK 1, Garden Homes Develop Replt, parcel # 001001575

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

This is a vacant lot in a blighted area

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.

Currently owned by Northfield Retirement Communities, Inc.

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):		\$	N/A
B. Site Development (itemize):	1	\$	392,260
C. Building Cost:		\$	5,737,051
D. Architectural & Engineering Fees:		\$	-
E. Legal Fees:		\$	-
F. Financing Costs:		\$	80,000
G. Broker Costs:		\$	-
H. Contingencies:		\$	207,740
I. Other (itemize):	2	\$	650,000

			TOTAL	\$	7,067,051
1	Infrastructure	2	Other		
	Concrete		Landscape	200,000	
	Dirt		Sprinklers	200,000	
	Utilities		Fencing	150,000	
	Total		Total	\$650,000	
					7

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

M.C Schaff & Associates 818 S Beltline Hwy Scottsbluff, NE

Anderson & Shaw Construction 701 Ave I Scottsbluff, NE

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

A. Total estimated assessed valuation of Real Property at completion: \$5,650,000

B. Latest property valuation (from R.E. Tax Statement): \$1,200,000 **

**Replat was just completed and tax values not available - estimate

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

A. Equity:	\$	-
B. Bank Loan:	\$	5,817,051
C. Tax Increment Financing:	\$	1,250,000
D. Other (itemize):	\$	-
	TOTAL	\$ 7,067,051

10. Please set forth your Project schedule.

A. Expected acquisition date (if applicable): N/A

B. Demolition start date (if applicable): N/A

C. Construction start date: March 2025

D. Construction completion date: March 2029

E. If project is phased: N/A

Year _____ % 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:

We are requesting \$1,250,000 in Tax Increment Financing to aide in the infrastructure, landscaping, and site work costs of the project.

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

We are a non-profit entity providing housing options for the elderly in the community. We provide all three levels of care - skilled nursing, assisted living and independent living for the elderly as well as caring for Medicaid residents at our skilled nursing facility and assisted living facility.

We also provide jobs for over 130 residents in the community. The Tax Increment Financing will allow us to take a vacant lot and provide additional housing to those we serve while also lessening the current housing shortage in the region and improving the community.

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 X _____ 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.

William A Johnson  10-9-2024
Applicant Name Signature Date

Applicant Name Signature Date

APPENDIX B

COMMUNITY REDEVELOPMENT AUTHORITY, CITY OF SCOTTSDLUFF, 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

Attachment 1.

5. Please describe the Redevelopment Plan on the Project Site. In your description, please address:

A. Proposed land uses after redevelopment.

The land will be used for housing for the elderly. A total of 7 duplexes will be built. See attached plan.

B. The necessity of and plan to remove structures.

No structures will need to be removed.

C. Land coverage and building intensities in the Project Site after redevelopment.

Similar development is what is currently on site.

D. Standards of population densities in the Project Site expected after redevelopment.

Similar population densities expected after redevelopment.

E. A statement of any proposed changes to zoning, street layouts, building codes, or ordinances.

Will follow the current city development standards of the City of Scottsbluff.

F. A statement of any planned subdivision to the Project Site.

None planned

G. A statement of additional public facilities and utilities required to support the Project Site after redevelopment.

There will be some water and sewer extensions to support the planned development.

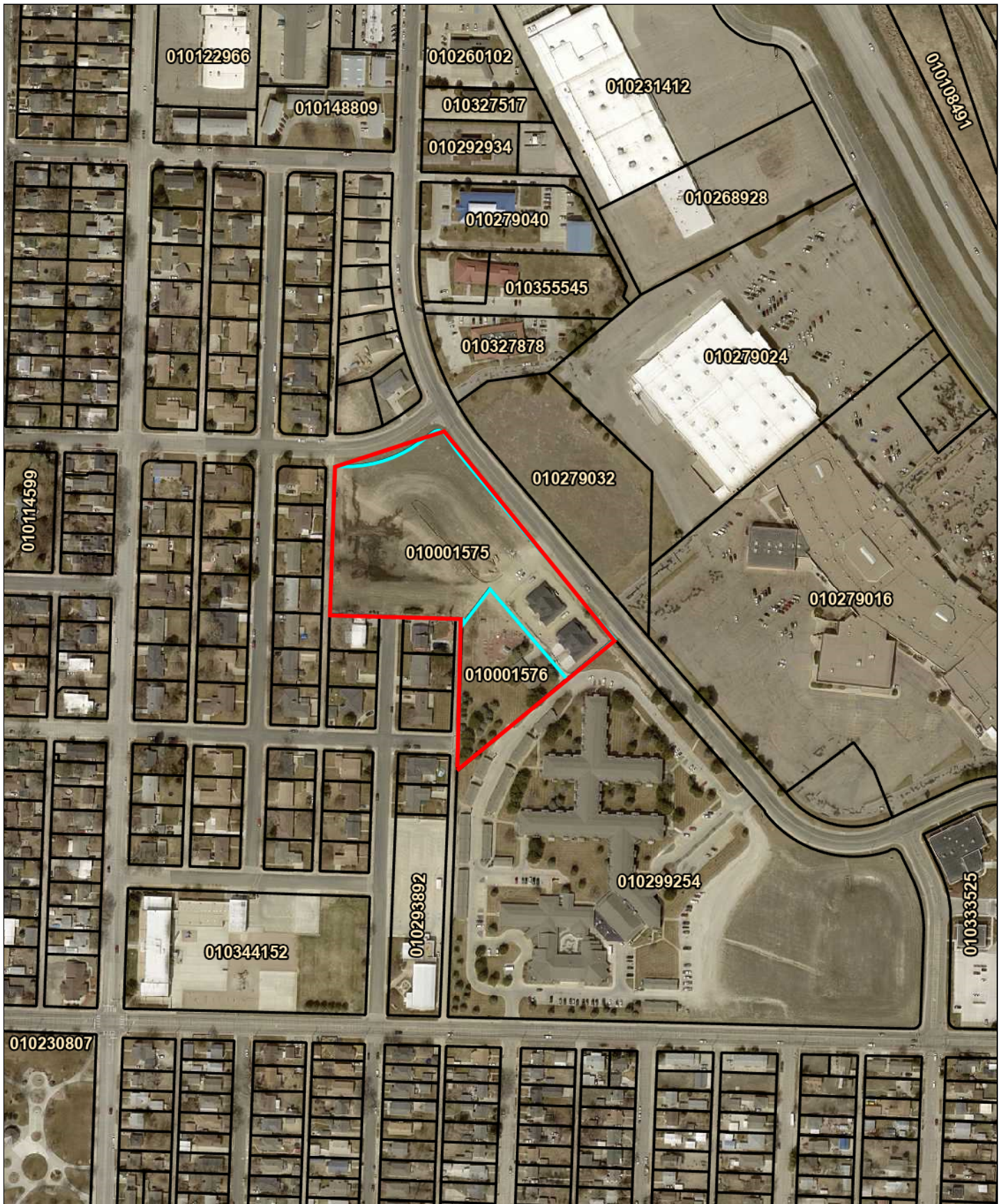
H. Employment within the Project Site before and after development.

This project will add approximately 2 full-time jobs to the community.

I. Any other Information you deem relevant.

We hope this project will help reduce the current housing shortage in the region.

Project Site



City of Scottsbluff, Nebraska

Wednesday, November 20, 2024

Regular Meeting

Item 7.b

Community Redevelopment Authority to conduct Preliminary Cost-Benefit Analysis for proposed Northfield Retirement Communities Garden Homes Project.

Staff Contact:

COMMUNITY REDEVELOPMENT AUTHORITY, CITY OF SCOTTSBLUFF, NEBRASKA
 Northfield Retirement Communities Garden Homes Project
 COST-BENEFIT ANALYSIS
 (According to Neb. Rev. Stat. § 18-2113)

A. Project Sources/Use of Funds: The estimated tax increment revenues (TIF Revenues) for this project are calculated as follows*:

a. Estimated Value at Completion:	\$5,650,000.00
b. Estimated Base Value:	\$ 128,445.00
c. Tax Increment (a minus b):	\$5,521,555.00
d. Estimated Levy:	1.964763%
e. Average Annual Projected Shift (rounded):	\$ 108,485.00
f. Total TIF Available (e multiplied by 15)	\$1,627,275.00

Below is a breakdown of estimated costs and expenses of the Project and the use of funds for each. This breakdown does not account for interest to be paid out of TIF funds.

Description	TIF Funds	Private Funds	
Infrastructure			
Concrete	\$ 141,700.00		
Dirt	\$ 56,160.00		
Utilities	\$ 194,400.00		
Landscaping/Sprinklers	\$ 400,000.00		
Fencing	\$ 150,000.00		
Building Costs		\$ 5,737,051.00	
Sub Totals	\$ 942,260.00	\$ 5,737,051.00	
Plan Preparation/Legal (City Application, Processing, and Administrative Fees)	\$ 14,670.00		
Totals	\$ 956,930.00	\$ 5,737,051.00	\$ 6,693,981.00

An estimated \$1,627,275.00 of TIF Revenues may be available for this Project. Approximately \$942,260.00 of improvements, plus interest, will be financed through TIF. This public investment will leverage approximately \$5,737,051.00 in private sector investment; a private investment of approximately \$3.52 for every TIF dollar invested.

B. Tax Revenues and Tax Shifts Resulting from the Division of Taxes.

The current “base” value of the Project Site is estimated to be \$128,445.00, which would currently generates tax revenues of approximately \$2,525.00 per year. Taxes from base value of the Project Site will be available and distributed to the local taxing jurisdictions regardless of the tax increment financing. The local taxing jurisdictions are the City, Scotts Bluff County, Scottsbluff Public Schools, WNCC, ESU 13, and North Platte NRD.

The TIF Revenues from this Project, estimated to be \$108,485.00 per year*, 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 TIF Revenues from the Project Site will be used to reimburse the Redeveloper for the eligible development costs (with interest) necessary for the Project.

* 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.

Some sewer and water extensions may be necessary for the project. No additional tax impacts are anticipated, other than impacts of tax increment financing as described above.

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

Northfield Retirement Communities will add approximately 2 full time positions.

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
Housing

City of Scottsbluff, Nebraska

Wednesday, November 20, 2024

Regular Meeting

Item 7.c

Community Redevelopment Authority to approve creation of Redevelopment Plan for Northfield Retirement Communities Garden Homes Project and refer to Planning Commission.

Staff Contact:

City of Scottsbluff, Nebraska

Wednesday, November 20, 2024

Regular Meeting

Item 8.a

**Community Redevelopment Authority review of TIF Application from 1901
21 Scottsbluff LLC for Scottsbluff Inn Renovation Project.**

Staff Contact:

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.

1901 21 Scottsbluff, LLC, a Nebraska limited liability company

Address: 9200 Andermatt, Suite A, Lincoln, NE 68526

Craig Reid, Manager

creid@perryreid.com; (402) 488-1666

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.

The Project Site is located at 1901 21st Ave., Scottsbluff, Nebraska.

Parcel ID: 010227881

Legal Description: Block 1A, Ramada Addition Replat, Scottsbluff, Scotts Bluff County, Nebraska

A general depiction of the location of the Project Site is attached.

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

The project site was formerly operated as a hotel. The dilapidated and obsolete hotel building is located on the site, but it is not in a operational condition without redevelopment.

The building was constructed in 1973 and needs significant renovation before it can be used again.

The assessed value of the Project Site has decreased by more than 70% since 2012.

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.

The Applicant currently has the site under contract for purchase.

The purchase is contingent upon the approval of tax increment financing, because the renovation is not feasible without TIF assistance, and the applicant is not willing to acquire the property without TIF approval.

5. Please describe the Redevelopment Plan on the Project Site. In your description, please address (please include your answers in an attached document): See Attached.

- 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):	\$ 275,000
B. Site Development (itemize):	\$ 150,000 - \$50K for Site Prep; \$100K for demolition
C. Building Cost:	\$ 2,625,000
D. Architectural & Engineering Fees:	\$ 75,000
E. Legal Fees:	\$ 25,000
F. Financing Costs:	\$
G. Broker Costs:	\$
H. Contingencies:	\$
I. Other (itemize):	\$ 250,000 - Facade Enhancements
TOTAL	\$ 3,400,000

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

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

- A. Total estimated assessed valuation of Real Property at completion: \$3,150,000
*See TIF Sources and Uses in the attached Redevelopment Plan
- B. Latest property valuation (from R.E. Tax Statement): \$274,320

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

A. Equity:	\$ 650,000
B. Bank Loan:	\$ 2,000,000
C. Tax Increment Financing:	\$ 750,000
D. Other (itemize):	\$
TOTAL	\$ 3,400,000

10. Please set forth your Project schedule.

- A. Expected acquisition date (if applicable): December 2024 or January 2025, subject to TIF approval
- B. Demolition start date (if applicable): Q1, 2025
- C. Construction start date: Q1, 2025
- D. Construction completion date: before 12/31/2025
- E. If project is phased: N/A
Year _____ % 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.

12. Tax Increment Financing Request:

A. Describe amount and purpose for which Tax Increment Financing is required:
Redeveloper requests TIF in the amount of **\$750,000 at 5% interest.**

TIF will be used for the following estimated eligible costs:

Site Acquisition	\$275,000
Site Preparation	\$50,000
Demolition (interior)	\$100,000
Façade Enhancements	\$250,000
Arch/Engineer	\$75,000
Legal	\$25,000
<hr/>	<hr/>
total	\$775,000

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

The redevelopment of this site is not feasible without TIF. The cost of renovation is too high to undertake without TIF based on the anticipated return from a renovated hotel.

There is substantial blight and substandard conditions that need to be remedied and reversed on this Site. This is evident from the significant decline in property value for the Site. In 2012, the Site was assessed at \$1,977,476. In 2024, the assessed value of the Project Site was only \$274,320. This is a decrease of more than 86%. The Project Site is clearly in need of renovation, but it is cost prohibitive without assistance.

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 X 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? N/A

_____ Yes _____ No

E. If your answer to question 12.C is “Yes,” has the application been approved under the Nebraska Advantage Act? N/A

_____ 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.

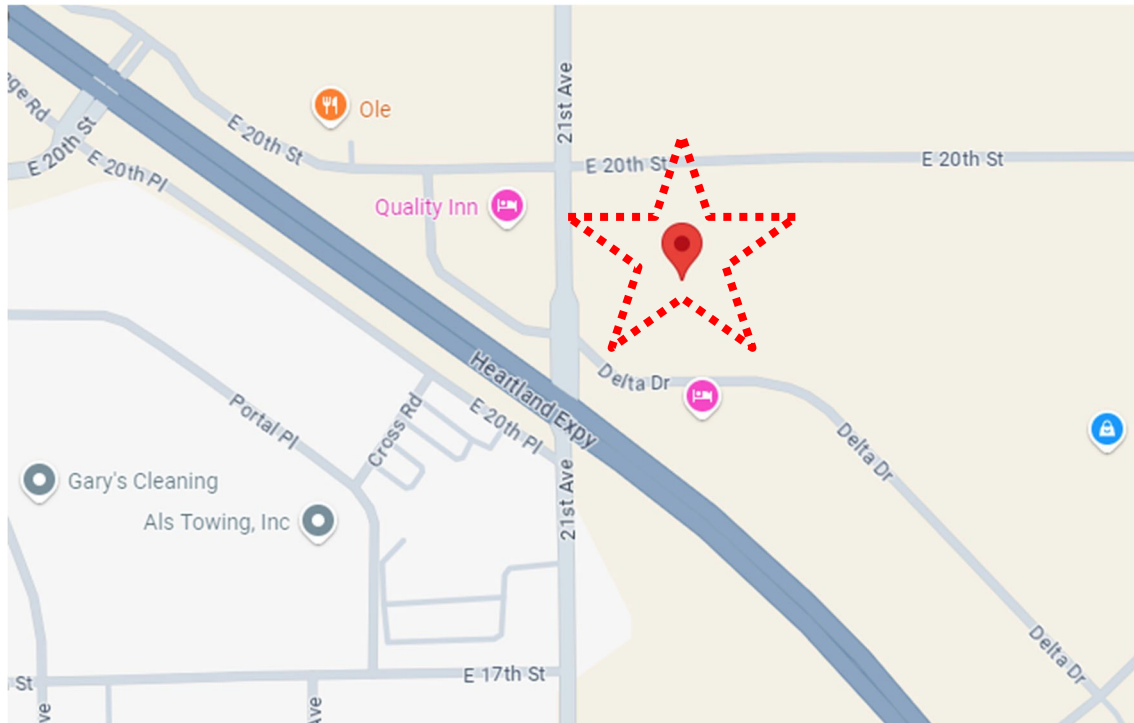
1901 21 Scottsbluff, LLC, by
Craig Reid, Manager

Applicant Name


Signature

10.31.24
Date

**Project Site
1901 21st Ave.**



Picture of the Site



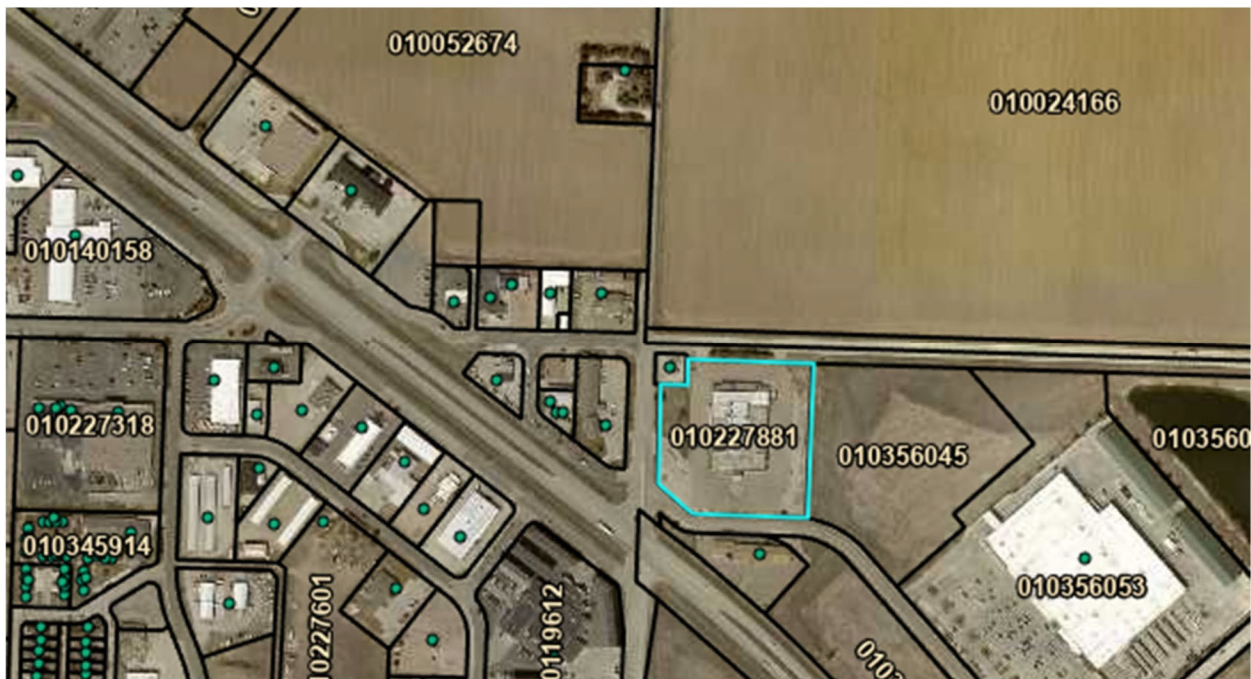
**REDEVELOPMENT PLAN
FOR THE CITY OF SCOTTSBLUFF, NEBRASKA**

(1901 21st Street Project)

Project Site

The Project Site is located in the Blight and Substandard Study Area #20. The Project Site is located at 1901 21st Street, Scottsbluff, NE (Parcel ID: 010227881). The legal description is: Block 1A, Ramada Addition Replat, Scottsbluff, Scotts Bluff County, Nebraska

Then general location of the Project Site is depicted below:



The project site was formerly operated as a hotel. The dilapidated and obsolete hotel building is located on the site, but it is not in a operational condition without redevelopment. The building was constructed in 1973 and needs significant renovation before it can be used again. The assessed value of the Project Site has decreased by more than 70% since 2012.

The Redevelopment Project

The project under consideration will consist of the renovation and remodel of the existing inoperable hotel building to provide for an approximately 70 room hotel on the Project Site (the “Project”). The Project Site will require site preparation and interior demolition. The Project will also include façade enhancements to decrease the blighted and substandard condition of the Redevelopment Area.

1901 21 Scottsbluff, LLC (the “Redeveloper”) proposed the Project set forth in this Amendment. Pursuant to this Project, Redeveloper will pay the costs of the private improvements and the public improvements. As part of the Project, the CDA shall utilize tax increment financing (“TIF”) to assist in payment of the public improvements, but Redeveloper shall pay all the costs of the public improvements not covered by TIF.

Construction of the Project is anticipated to commence as soon as the project is approved, because the Project is not feasible without tax increment financing. Construction is anticipated to be completed in 2025. The effective date for the division of real estate taxes for the Project is anticipated to be January 1, 2026.

The Redeveloper estimates that the total Project costs shall be approximately \$3,125,000. The Project is anticipated to yield a final valuation of approximately \$3,150,000 upon completion. Based on this valuation, the Redeveloper has requested \$520,000 in TIF Indebtedness.

The Project envisions the capture of the incremental taxes created by the Project on the Site to pay for those eligible expenditures as set forth in the Act. The projected TIF Sources and Uses are set forth below:

TIF Sources

Assumptions:

Tax Levy (2023)	1.964763
Interest Rate	5.00%
Number of years	15

Property Value

Assumptions:

Base Value	\$274,320	(2024 assessed value)
Final Value	\$3,905,772	
# Rooms	70	
Initial Val/Room	\$45,000	Est. Annual Increase – 3%
Initial Total	\$3,150,000	Ave. Val. \$3,905,772

TIF Calculations:

	Assessed Value	Est. Taxes
Base Value	\$267,000	\$5,246
Completed Project	\$3,905,772	\$76,739
Difference	\$3,638,772	\$71,493

Annual TIF Amount	\$71,493
Total TIF	\$1,072,399
Present Value	\$750,000

TIF Uses

Site Acquisition	\$275,000
Site Preparation	\$50,000
Demolition (interior)	\$100,000
Façade Enhancements	\$250,000
Arch/Engineer	\$75,000
<u>Legal</u>	<u>\$25,000</u>
total	\$775,000

Project Details

A. Proposed land uses after redevelopment.

The Project Site currently consists of an outdated and dilapidated hotel. The proposed use would be an updated and renovated hotel (approximately 70 rooms).

B. The necessity of and plan to demolish or remove structures.

The Project will require significant demolition, but it will be primarily interior demolition. The general structure of the existing hotel building shall remain.

C. Land coverage and building intensities in the Project Site after redevelopment.

The footprint of the building shall remain the same, so the land coverage will be the same. The use will be the same (hotel), so similar use to when the building was previously functional.

D. Standards of population densities in the Project Site expected after redevelopment.

This is a commercial project with no residential component, so there is no anticipated increase in population density on the Project Site.

E. A statement of any proposed changes to zoning, street layouts, building codes, or ordinances.

None. A hotel is a permitted use on the project site. Because the site was previously used as a similar hotel use, not changes to the lot or street layouts are anticipated.

F. A statement of any planned subdivision to the Project Site.

None.

G. A statement of additional public facilities and utilities required to support the Project Site after redevelopment.

None that are not currently existing and in place.

H. Employment within the Project Site before and after redevelopment.

The closure of the previously operated hotel on the project site resulted in a loss of jobs in the City. Redeveloper intends to open a new hotel to provide replacement jobs for the shutdown hotel (job retention in the City), and an increase over the current zero jobs on the project site.

I. Any other information you deem relevant.

No public acquisition of private property or relocation of families or businesses is necessary to accomplish the Project. Redeveloper has the site under contract, but the contract is contingent upon the approval of TIF, because the Redeveloper cannot move forward without TIF.

Additional Project Information from the Redeveloper

Redeveloper has represented that: (i) without the use of TIF, this Project would not be feasible and the Redeveloper could not develop this Project on the Project Site; (ii) no families will be displaced or relocated from the Project Site based upon this Project, and (iii) Redeveloper does not intend to file an application with the Department of Revenue to receive tax incentives under the Nebraska ImagiNE Act.

**Cost Benefit Analysis
(Pursuant to Neb. Rev. Stat. § 18-2113)**

The cost-benefit analysis for the 1901 21st Street Project is presented below. The Project will utilize Tax Increment Financing funds authorized by Neb. Rev. Stat. §18-2147.

1. Tax shifts resulting from the approval of the use of funds pursuant to Section 18-2147:

There are no negative tax shifts resulting from this Project. The taxes generated by the current value of the property shall continue to be allocated between taxing jurisdictions pursuant to standard statutory requirements. Only the incremental taxes created by the Project will be captured to pay eligible public expenditures. Since the incremental taxes would not exist without the use of TIF to support the Project, the true tax shift of this Project is a positive shift in taxes after 15 years. However, for the purposes of illustrating the incremental taxes used for TIF, the 15-year tax shift is as follows:

a.	Projected Base Valuation:	\$267,000
b.	Projected Completed Project Valuation:	\$3,905,772
c.	Projected Incremental Valuation:	\$3,638,772
d.	Estimated Tax Levy:	1.964763
e.	Annual Projected Tax Shift (initial full valuation):	\$71,493

Notes:

- *The Projected Tax Increment is based on assumed values and levy rates; actual amounts and rates will vary from those assumptions, and it is understood that the actual tax shift may vary materially from the projected amount.*
- *The levy rate is assumed to be the 2023 levy rate.*

2. Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project:

a. Public infrastructure improvements and impacts:

No substantial adverse effects are anticipated on the public infrastructure and community public service needs. The Redeveloper anticipates expenditures of approximately \$3,400,000 for construction and installation of the Project and related and ancillary improvements. Of these costs, TIF will be utilized to assist with the payment of approximately \$750,000 of eligible costs, and Redeveloper shall be responsible for the excess costs. No new public infrastructure improvements are anticipated to be necessary based on this Project, and the Project will not have a material adverse effect on any community public services. The Project Site previously supported a hotel, so the use should be compatible with City services.

b. Local Tax impacts (in addition to impacts of Tax Shifts described above):

The Project will create material tax and other public revenue for the City and other local taxing jurisdictions. While the use of tax increment financing will defer receipt of a majority of new ad valorem real property taxes generated by the Project, the Project should generate immediate tax growth for the City. The Project will include an amount of personal property that will be on the property tax rolls upon its acquisition and installation. Additionally, the City should realize revenue from sales and occupancy taxes paid by the visitors to the hotel on the Project Site. The Project will also require and pay for City services. It is not anticipated that the Project will have any material adverse impact on such City services, and the City will generate revenue providing support for those services.

3. Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project:

It is not anticipated that the Project will have a material adverse impact on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project. The additional hotel option for business travel should be a positive impact on the recruitment of new employers in the area. The location previously supported a hotel which has since shut down. Because this Project is replacing a former hotel, there appears to be room in the market for the additional hotel.

4. Impacts on other employers and employees within the City and the immediate area that is located outside of the boundaries of the area of the redevelopment project:

The Project should have a material positive impact on private sector businesses in and around the area outside the boundaries of the redevelopment project. The Project is not anticipated to impose a burden or have a negative impact on other local area employers. In addition to the general benefits of the Project enhancements already mentioned, the Project should also generally increase the need for services and products from existing businesses as the new business will require typical goods and services, such as office supplies, janitorial services, etc. Additionally, the Project is anticipated to attract out of town visitors and customers that will purchase additional goods and services from local businesses for peripheral needs.

5. Impacts on the student populations of school districts within the City:

It is not anticipated that the Project will have a material impact on the student populations of the school district within the City.

6. Other impacts determined by the agency to be relevant to the consideration of costs and benefits arising from the redevelopment project:

The Project is anticipated to replace the jobs in the City that were lost when the previous hotel on the site was shut down. These jobs would otherwise be lost and employment opportunities in the City would decrease. Wages and salaries at the new hotel will be competitive in the industry.

7. Summary of Findings:

The Project will increase the City's tax base, without material adverse effect on either public or private entities. The Project will increase property tax revenue in the long-term. The Project will facilitate the development of a blighted and substandard area of the City without the incurrence of significant public cost. The benefits outweigh the costs of the proposed Project.

City of Scottsbluff, Nebraska

Wednesday, November 20, 2024

Regular Meeting

Item 8.b

Community Redevelopment Authority to conduct Preliminary Cost-Benefit Analysis for proposed Scottsbluff Inn Renovation Project.

Staff Contact:

COMMUNITY REDEVELOPMENT AUTHORITY, CITY OF SCOTTSBLUFF, NEBRASKA
 Scottsbluff Inn Renovation
 COST-BENEFIT ANALYSIS
 (According to Neb. Rev. Stat. § 18-2113)

A. Project Sources/Use of Funds: The estimated tax increment revenues (TIF Revenues) for this project are calculated as follows*:

a. Estimated Value at Completion:	\$3,150,000.00
b. Estimated Base Value:	\$ 274,320.00
c. Tax Increment (a minus b):	\$2,875,680.00
d. Estimated Levy:	1.964763%
e. Average Annual Projected Shift (rounded):	\$ 56,500.00
f. Total TIF Available (e multiplied by 15)	\$ 847,500.00

Below is a breakdown of estimated costs and expenses of the Project and the use of funds for each. This breakdown does not account for interest to be paid out of TIF funds.

Description	TIF Funds	Private Funds	
Land Acquisition	\$ 275,000.00		
Site Preparation	\$ 50,000.00		
Demolition	\$ 100,000.00		
Architect/Engineering	\$ 75,000.00		
Façade Enhancements	\$ 250,000.00		
Building Costs		\$ 2,625,000.00	
Sub Totals	\$ 750,000.00	\$ 2,625,000.00	
Plan Preparation/Legal (City Application, Processing, and Administrative Fees)	\$ 12,750.00		
			Total Project Costs
Totals	\$ 762,750.00	\$ 2,625,000.00	\$ 3,387,750.00

An estimated \$847,500.00 of TIF Revenues may be available for this Project. Approximately \$750,000 of improvements, plus interest, will be financed through TIF. This public investment will leverage approximately \$2,625,000.00 in private sector investment; a private investment of approximately \$3.10 for every TIF dollar invested.

B. Tax Revenues and Tax Shifts Resulting from the Division of Taxes.

The current “base” value of the Project Site is estimated to be \$274,320.00, which currently generates tax revenues of approximately \$5,400.00 per year. Taxes from base value of the Project Site will be available and distributed to the local taxing jurisdictions regardless of the tax increment financing. The local taxing jurisdictions are the City, Scotts Bluff County, Scottsbluff Public Schools, WNCC, ESU 13, and North Platte NRD.

The TIF Revenues from this Project, estimated to be \$56,500.00 per year*, 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 TIF Revenues from the Project Site will be used to reimburse the Redeveloper for the eligible development costs (with interest) necessary for the Project.

* 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.

None anticipated (other than those impacts from tax increment financing, as described above).

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

An increase in employment is anticipated once the hotel is operational.

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.

Personal property tax revenue
Sales and lodging tax revenue
Rehabilitation of dilapidated building

City of Scottsbluff, Nebraska
Wednesday, November 20, 2024
Regular Meeting

Item 8.c

**Community Redevelopment Authority to refer Redevelopment Plan for
Scottsbluff Inn Renovation Project to Planning Commission.**

Staff Contact: