



CITY OF SCOTTSBLUFF
2525 Circle Drive, Scottsbluff, NE 69361
LIQUOR LICENSE HOLDERS INVESTIGATORY BOARD AGENDA

Regular Meeting
February 25, 2026
2:00 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.** (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) Board to approve the minutes of the December 17, 2025 Regular Meeting.
6. **New Liquor License Applications**
 - a) Board to discuss and consider making a recommendation to City Council on the Class A Liquor License for RBJE LC d/b/a The Dugout, 17 East 16th Street, Scottsbluff, NE and also naming Jennifer Urdiales as the Liquor License Manager.
 - b) Board to discuss and consider making a recommendation to City Council on the Class I Liquor License for Great Plains Distillery, LLC, 213 West Railway Street, Building 1, Scottsbluff, NE and also naming Phillip Mitchell as the Liquor License Manager.
7. **Other Business**
8. **Adjournment**

City of Scottsbluff, Nebraska
Wednesday, February 25, 2026
Regular Meeting

Item 5.a

Board to approve the minutes of the December 17, 2025 Regular Meeting.

Staff Contact: Kimberley Wright

City of Scottsbluff
Liquor License Holders Investigatory Board
Regular Meeting
December 17, 2025 – 2:00 p.m.

The City of Scottsbluff Liquor License Holders Investigatory Board met in a regular meeting on Wednesday, December 17, 2025 at 2:00 p.m. in the Meeting Room of City Hall, 2525 Circle Drive, Scottsbluff. A notice of the meeting had been published on December 13, 2025 in the Star Herald, a newspaper published and of general circulation in the city. The notice stated the date, hour and place of the meeting, that the meeting would be open to the public. That anyone with a disability desiring reasonable accommodation to attend the meeting should contact the city clerk's office, and that an agenda of the meeting kept continuously current was available for public inspection at the office of the city clerk in City Hall; provided, the committee could modify the agenda at the meeting if it determined that an emergency so required. A similar notice, together with a copy of the agenda, also had been delivered to each committee member.

1. Roll Call - The following Board Members were present: Jennifer Heggem, Vice-Chair, Kim Wright, City Clerk; Krisa Brass, Police Chief, Emily Norman, WNCC, and Matt Huck, Scottsbluff Public Schools. Absent: Kelli Larson, Panhandle Prevention Coalition, Kevin Spencer, City Manager, Andrea Margheim, Chairman, and Libby Stobel, City Attorney.
2. Open Meeting Act – Vice-Chairman Heggem welcomed everyone in attendance and informed those in attendance that a copy of the Nebraska Open Meetings Act is posted on the south wall for the public's review.
3. Changes or additions to the agenda – None.
4. Citizens with business not scheduled on the agenda - None
5. Approve the November 12, 2025 Regular Meeting Minutes – Motion by Huck, second by Norman to approve the November 12, 2025 Regular Meeting Minutes, motion passed unanimously.
City Attorney Stobel entered the meeting at 2:01 p.m.
6. New Liquor License Application:
 - a. Ms. Ronetta Green, Manager applicant and Hayden and Keaton Green owners of The Tangled Tumbleweed were present to answer questions regarding the Class CK liquor license for Green & Tangled, LLC d/b/a The Tangled Tumbleweed.
Police Chief Brass asked what policies and procedures they have in place in regards to the liquor license. Ms. Green stated they will be taking the Seller/Server Training at the beginning of the year and herself, Keaton, Hayden, their wives and all staff will be required to attend. She added they will not be offering many food choices, but will mainly focus on a charcutier board type menu. They will also sell high end cocktails and wines. They plan on hiring 3-5 employees, but that will not happen until the end of February or first part of March. When asked about where the inventory will be kept, Ms. Green stated it will be kept in a locked area and since they are still remodeling is not sure where the location will be. In addition, she added she would be the person who will do the ordering and take inventory of the alcohol. When asked about procedures to not sell

to a minor, she stated they will card everyone who orders and they, at this time, do not plan on having a POS system, but will instead look at all ID's, mentioning they plan on serving a higher end clientele at the establishment. When asked what would happen if an employee sold to a minor, Ms. Green stated they would probably give the employee a verbal warning, however if they continued to show no interest in carding they would be terminated. When asked if they have cameras, Mr. Keaton Green stated not at this time, but they will be looking into adding them.

Police Chief Brass commented that before they go before Council that they determine a concrete policy and have procedures implemented. Ms. Green stated they would definitely be in conversation regarding that.

Committee Member Huck moved, seconded by Police Chief Brass to send a positive recommendation to Council regarding the Class CK liquor license for Green & Tangled, LLC d/b/a The Tangled Tumbleweed, 1823 Avenue A, Scottsbluff, NE. The motion passed unanimously.

10. Other Business

Regarding the item of board discussion to require employees and liquor license holders to take alcohol server-seller training as a condition of the liquor license, Ms. Lanette Richards with Monument Prevention Coalition approached the committee and stated this has been in the works for a while and she thought maybe the Nebraska State Legislature would make training a requirement, however the Bill did not go anywhere. She would like to see the City adopt an Ordinance that would penalize license holders if they did not take alcohol server-seller training, adding Monument Prevention Coalition does provide in person training at no cost to the participant. Mr. Bryan Woods with the Nebraska State Patrol commented he would like to see this come to fruition and Scottsbluff could be a spearhead for the Panhandle. However, he does see opposition from the State as not all communities offer free training and also if a business has quite a bit of turnover, they will be constantly training employees. Legal Counsel Stobel stated her concern is a new applicant has 45 days to get the process completed. That may not be enough time for them to complete the trainings. Legal Counsel Stobel asked Ms. Richards which cities have this Ordinance in place. Ms. Richards stated she thinks Lincoln, Nebraska City, Kearney, and Ogallala. The Ordinance would state that failure to take required training, within a certain time frame, would be a fine imposed by the City and not revocation of the liquor license. She also added that in three years, they have had 175 people take the training and not one of those has received a violation. They also provide an ID guide to all participants.

At the end of discussion, Ms. Richards was advised to talk to City Manager Spencer to possibly get this on a City Council agenda for review.

Committee Member Norman made a motion to adjourn the meeting at 2:30 p.m. The motion was seconded by Committee Member Huck. The motion passed unanimously.

Jennifer Heggem, Vice-Chairman

Kim Wright, Secretary

City of Scottsbluff, Nebraska

Wednesday, February 25, 2026

Regular Meeting

Item 6.a

Board to discuss and consider making a recommendation to City Council on the Class A Liquor License for RBJE LC d/b/a The Dugout, 17 East 16th Street, Scottsbluff, NE and also naming Jennifer Urdiales as the Liquor License Manager.

Staff Contact: Kimberley Wright



Nebraska Liquor Control

301 Centennial Mall
South - 1st Floor PO
Box 95046 Lincoln
NE 68508

Application Copy

File Number: 147306

LICENSE TYPE Class A Beer On Sale Only	APPLICATION DATE RECEIVED 2026-01-23
SECONDARY LICENSE(S) None selected	
LICENSEE LEGAL NAME RBJE LC	LICENSEE TYPE Corporation
DOING BUSINESS AS The Dugout	CORPORATE NUMBER
INCORPORATION DATE 2023-09-15	
CORRESPONDENCE ADDRESS 2125 Avenue N, Scottsbluff, NE 69361	
MAILING ADDRESS	
PHYSICAL ADDRESS 17 E 16th St, Scottsbluff, NE 69361	
CONTACT NAME Jennifer Urdiales	PREFERRED CONTACT METHOD Email
CONTACT PHONE (308) 641-8013	ALTERNATE PHONE
FAX	EMAIL jennifer@thedugoutsb.com
CORPORATE STRUCTURE	

NAME	POSITION/TITLE	PARENT COMPANY	% INTEREST
Jennifer Urdiales	President		100

ADDITIONAL INFORMATION

MARITAL STATUS

Single

MANAGED BY AGENT

No

PREMISES TYPE

Bowling Alley/Center/Pool Hall

PREMISES NAME

The Dugout

OPERATOR

Jennifer Urdiales

CORPORATE LIMIT DESIGNATION

Inside

LEASE OR OWN

Own

PHYSICAL ADDRESS

17 E 16th St, Scottsbluff, Nebraska, 69361

MAILING ADDRESS

2125 Avenue N, Scottsbluff, NE 69361

CONTACT NAME

Jennifer Urdiales

PREFERRED CONTACT METHOD

Email

CONTACT PHONE

(308) 641-8013

ALTERNATE PHONE

FAX

EMAIL

Jennifer@thedugoutsb.com

PREMISES MANAGER

Jennifer Urdiales

PREMISES MANAGER EMAIL

jennifer@thedugoutsb.com

QUESTIONS

Class A Beer On Sale Only

1. READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY

Has any officer, member, owner, or manager named in this application; or their spouse, EVER been convicted of or plead guilty to any charge?

*The Commission must be notified of any arrests and/or convictions that may occur after the date of this application.

No

2. What are the building dimensions: Enter length and width in feet separated by a comma (i.e. L20, W15) *Not square feet*

A simple sketch of the area to be licensed will be required to be uploaded in the Documents Section.. Include the length x width, direction of NORTH and number of floors of the building. (NO BLUEPRINTS)

L 74'10" x W 45'6" - 1 story

3. Is there an outdoor area?

*Permanent fence or barrier is required for outdoor areas. Please contact the local governing body for other requirements regarding fencing.

No

4. Will a basement be used for alcoholic storage or sale?

No

5. How many floors of the building? (excluding basement) Please indicate which floors will be included in the liquor license.

1

6. Is premises to be licensed within 150 feet of a church, school, hospital, home for indigent persons or for veterans, their wives, and children?

No

7. Is premises to be licensed within 300 feet of a college campus or university?

No

8. Are you acquiring any alcohol prior to obtaining this liquor license? If you are purchasing a business with a current license; this includes alcohol purchased as part of a business purchase agreement.

No

9. What date do you intend to open for business?

05/01/2025

10 What are the anticipated hours of operation?

Open by appointment generally; appointments available no earlier than 8am-or later than 10 pm, 7 days a week

11 Are you borrowing any money from any source, including family or friends, to establish and/or operate the business?

Yes

First National Bank of Omaha

12 Will any person or entity, other than the applicant, be entitled to a share of the profits of this business?

Yes

Martin Urdiales - Spouse

13 Is anyone listed on this application a law enforcement officer?

No

14 What is the primary bank and/or financial institution to be utilized by the business AND list the individual(s) who are authorized to write checks and/or withdrawals on accounts at this institution.

First National Bank of Omaha

15 Do you have prior experience or training in selling, serving or managing alcohol sales?

No

16 Are all individuals named in this application as a part of the ownership and/or manager over 21 years of age?

Yes

17 List all past and present liquor licenses held in Nebraska or any other state by any person named in this application. List the license holder name, location of license, and license number (if available). Also list reason for termination of license(s) previously held.

N/A

18 Has the premises location been previously licensed within the last 2 years?

No

19 Are you applying for a Temporary Operating Permit?

No

20 Is the lease or deed for the premises listed under the applicant's name (LLC, Corporation, or Individual)? If the property is owned personally but the application is under an LLC or Corporation, a lease agreement must be made between the owner and the entity applying for the license.

Yes

21 If applying as a LLC or Corporation; is your LLC or Corporation active with the Nebraska Secretary of State? (Please mark yes if applying as an individual or partnership)

Yes

22 Per Nebraska Revised Statute 53-103.18 - Manager, defined: Manager means a person appointed by a corporation or limited liability company to oversee the daily operation of the business licensed in Nebraska. A manager shall meet all the requirements of the Nebraska Liquor Control Act as though he or she were the applicant, including residency.

What is the premises manager's name?

Jennifer Urdiales

23 What is the manager's address?

2125 Avenue N, Scottsbluff, NE 69361

24 What is the manager's phone number?

308-641-8013

25 What county is the manager registered to vote in?

The manager must be a resident of the state of Nebraska. If the manager is not registered to vote they can complete their voter registration here - <https://www.nebraska.gov/apps-sos-voter-registration/>

Scotts Bluff

26 What is the manager's email address? An email will be sent to them to obtain their personal information.

jennifer@thedugoutsb.com

27 Is the manager married?

Yes

Martin Urdiales - martin@thedugoutsb.com

DOCUMENTS

TYPE	FILE NAME	DESCRIPTION
Business Plan	Business plan for liquor license - Google Docs.pdf	
Lease / Deed / Purchase Agreement	Lease Agreement - USDA (1).pdf	Lease agreement to RBJE
Lease / Deed / Purchase Agreement	Warranty Deed.pdf	Warranty Deed in personal names
Premises Description & Diagram	Doc.pdf	Simple sketch of premises
Premises Description & Diagram	URDIALES-DUGOUT-8.pdf	Full layout with details of premises
Privacy Act Statement	Fingerprint forms.pdf	Privacy Act Fingerprint forms

APPLICANT

Jennifer Urdiales

DECLARATION

I (We) the applicant(s) agree and consent

By checking the box next to "I (We) the applicant(s) agree and consent", the applicant(s) hereby consent(s) to an investigation of background and release present and future records of every kind and description including, but not limited to, police records, tax records, bank or lending institution records, and corporate records. I consent to the release of any documents supporting any declarations made in this application and agree to provide any documents supporting these declarations to the Nebraska Liquor Control Commission (NLCC) or the Nebraska State Patrol (NSP) immediately upon demand. I agree to provide any record needed in furtherance of any investigation related to this application immediately upon demand to the NLCC or the NSP. I waive any right or cause of action that I may have against the NLCC, the NSP, or any other individual or entity disclosing or releasing any investigatory or supporting records related to this application or the review of this application.

I acknowledge that false information submitted in this application is grounds for denial of a license. Any license issued based on the information submitted in this application is subject to additional conditions, cancellation, revocation, or suspension if the information contained herein is incomplete, inaccurate, or fraudulent. I acknowledge that any changes to the information contained in this application must be reported to the NLCC. I acknowledge the review of this application will involve a criminal record check of all owners, partners, managers, officers and stockholders or members owning 25% interest in the applying entity and their spouses. Any license granted by the NLCC is subject to the provisions of the Nebraska Liquor Control Act and the Rules & Regulations of the NLCC, and that failure to comply with these provisions and rules may subject the license to suspension, cancellations, or revocation. I acknowledge that a licensee must keep complete, accurate, and separate records and that a licensee's records and books are subject to inspection by the NLCC. NLCC auditors and law enforcement officers are authorized to enter and inspect the licensed premises at any time to determine whether any provision of the Act, rule or regulation, or ordinance has been or is being

violated. I acknowledge that it is the licensee's responsibility to comply with the provisions of the Nebraska Liquor Control Act and the Commission's rules and regulations.

If I am an individual applicant, I will supervise in person the management and operation of the business and operate the business authorized by the license for myself and not as an agency for any other person or entity. If I am a corporate applicant, I will ensure that an approved manager will supervise in person the management and operation of the business. If I am a partnership applicant, I will ensure one partner supervises the management and operation of the business.

I will operate the licensed business in compliance with all applicable laws, rules and regulations, and ordinances and to cooperate fully with any authorized agent of the NLCC.

I declare under penalty of perjury that I have read the contents of this application and, to the best of my knowledge, believe all statements made in this application are true, correct, and complete.

Applicant Notification and Record Challenge: An applicant's fingerprints will be used to check the criminal history records of the FBI. The applicant may complete or challenge the accuracy of the information contained in the FBI Identification Record. The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in 28 CFR 16.34.

I, Jennifer Urdiales, am the Sole Proprietor of RBJE, LC dba The Dugout.

The Dugout is an indoor batting cage facility, located at 17 E 16th St, Scottsbluff, NE 69361. The Dugout officially opened to the public on 5/1/2025.

The facility is generally open by appointment only. We use an online booking system that requires customers, aged 19 and older, to register an online account. The online account allows them to add minors to their account to grant them permission to use the facility. Appointments are available 7 days a week, and the hours available to book vary by staffing. In general, appointment times range from 9am to 8pm MT.

There are times we are open for walk-in's as well; although online booking is prioritized and recommended.

Our facility features 2 fully netted batting cages, equipped with pitching machines, tees, baseballs/softballs and a pitching mound. Pitching machines may only be operated by adults, aged 19 and older. Our facility also has a gallery space, with table seating for 25 people, and additional casual chairs for others. Our occupancy limit is 92, as designated by the local ordinances, so we have room to grow.

We sell concession items, such as typical ballpark fare, as well as grab and go soft drinks, and baked goods.

We offer party rentals for special events, which includes a timed rental, with or without batting cages. We are seeking a liquor license to allow us to sell beer and seltzer to adults who may be in attendance at adult-only events, as well as special events we would like to host, such as cornhole tournaments, karaoke nights, Holiday parties, and other various events.

Initially, we would like to test out sales of the alcohol to private party rentals and special events, as generally speaking, patrons come in for 30-60 minutes at a time, and on a day to day basis may not wish to purchase a drink when they are only there for a short time. I wish not to have a restriction on what events I can serve at, but we are a family friendly location, and don't see the need to have alcohol sales all the time.

As far as staffing, myself and Martin Urdiales (my husband) have the key to the office, which is locked when we are not on site. We will store the alcohol in the office, when it is not being offered for sale. We will adhere to all local and state laws as it pertains to the sale and handling of alcohol.

LEASE AGREEMENT

PARTIES

This Lease Agreement (hereinafter referred to as the "Agreement") is entered into on 12/28/2023 (the "Effective Date"), by and between Martin R Urdiales and Jennifer B Urdiales, (hereinafter referred to as the "Lessor") and RBJE, LC, (hereinafter referred to as the "Lessee") (collectively referred to as the "Parties").

PREMISES, USE AND OCCUPANCY

The premises that are to be leased by the Lessor are located at (address) 17 & 19 E 16th Street, Scottsbluff, NE 69361 with legal description:

Lot 3, Block 7, Subdivision of Lots 5 and 6, Block 7, Original Town Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, AND Lot 4, EXCEPT the East 6" (6 inches), Block 7, Subdivision of Lots 5 and 6, Block 7, Original Town Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska

are to be used for commercial operation of "The Dugout", a recreational facility.

TERM AND COMPENSATION

This Agreement will be valid for a period of 25 years. The lease payments are to be paid by the Lessee to the Lessor as semi-annual payments of \$8,000 each, due in June and December of each calendar year, beginning with the 1st payment being due in June 2024.

UTILITIES

The Lessee hereby agrees to pay for all utilities and any other services during the period of the lease.

IMPROVEMENTS

The Lessor permits the Lessee to make the necessary renovations and energy efficiency improvements to the premises as needed to operate their commercial business. All permanent improvements shall be reviewed by the Lessor prior to installation by the Lessee.

SIGNATURE AND DATE

The parties hereby agree to the terms and conditions set forth in this Agreement and such is demonstrated by their signatures below:

OWNERS (LESSOR)

[Signature]

12-27-23

Martin R Urdiales

Date

Jennifer Urdiales

12-27-2023

Jennifer B Urdiales

Date

TENANTS (LESSEE)

Jennifer Urdiales

12/27/2023

by

Jennifer Urdiales -owner

RBJE, LC

Date

Authorized Signature (print name)



2023-3994

NUM PAGES 1
 DOC TAX \$225.00 CHG _____
 FEES \$10.00 CHG _____
 TOTAL \$235.00
 REC'D Title Express Services
 RET _____

NUM INDEX _____
 COMPUTER EN
 PICTURED _____
 IMAGED _____

NEBRASKA DOCUMENTARY
 STAMP TAX
 Oct 13, 2023
 \$ 225.00 By JBauer

RECORDED
 SCOTTS BLUFF COUNTY, NE
 Date Oct 13, 2023 Time 12:22 PM

Inst. 2023-3994
Jean A. Bauer
 REGISTER OF DEEDS
 ELECTRONICALLY RECORDED

Return recorded instrument to: Title Express Services, 2122 Broadway, Scottsbluff, NE 69361

WARRANTY DEED

Michael B. Harden, Jr. and Rikki Harden, a married couple, Grantors, in consideration of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, conveys to Martin R. Urdiales and Jennifer B. Urdiales, a married couple, as Joint Tenants with Rights of Survivorship (JTWROS), not as Tenants in Common, Grantees, the following described real estate (as defined in Neb. Rev. Stat. § 76-201) in Scotts Bluff County, Nebraska:

Lot 3, Block 7, Subdivision of Lots 5 and 6, Block 7, Original Town Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, AND Lot 4, EXCEPT the East 6" (6 inches), Block 7, Subdivision of Lots 5 and 6, Block 7, Original Town Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska

GRANTOR covenants with GRANTEE that GRANTOR:

1. is lawfully seised of said premises and that they are free from encumbrances, excepting easements, restrictions, reservations, and rights-of-way of record;
2. has good right and lawful authority to convey the same; and,
3. warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Dated this 11 day of October, 2023.

[Signature]
 Michael B. Harden, Jr., Grantor
[Signature]
 Rikki Harden, Grantor

STATE OF Florida)
) ss.
 COUNTY OF Brevard)

Allan Turberville
 Notary Public
 State of Florida
 Comm# HH103713
 Expires 3/11/2025

The foregoing instrument was acknowledged before me on this 11 day of October, 2023, by Michael B. Harden, Jr. and Rikki Harden, a married couple, Grantors.

[Signature]
 Notary Public

My Commission Expires: 3/11/2025

Nebraska Secretary of State

RBJE, LC

Fri Jan 23 12:33:56 2026

SOS Account Number

2309322372

Status

Active

Principal Office Address

2125 AVE N
SCOTTSBLUFF, NE 69361
USA

Registered Agent and Office Address

JENNIFER B URDIALES
2125 AVE N
SCOTTSBLUFF, NE 69361

Designated Office Address

2125 AVE N
SCOTTSBLUFF, NE 69361

Nature of Business

Not Available

Entity Type

Domestic LLC

Qualifying State: NE

Date Filed

Sep 15 2023

Next Report Due Date

Jan 01 2027

Associated Entities

Account Number	Name	Type	Status
2311352935	THE DUGOUT	Trade Name	Active

Filed Documents

Filed documents for RBJE, LC may be available for purchase and downloading by selecting the Purchase Now button. Your Nebraska.gov account will be charged the indicated amount for each item you view. If no Purchase Now button appears, please contact Secretary of State's office to request document(s).

Document	Date Filed	Price	
Certificate of Organization	Sep 15 2023	\$0.45 = 1 page(s) @ \$0.45 per page	<input type="button" value="Purchase Now"/>
Proof of Publication	Oct 30 2023	\$0.45 = 1 page(s) @ \$0.45 per page	<input type="button" value="Purchase Now"/>

Document	Date Filed	Price	
Biennial Report	Jan 17 2025	\$0.45 = 1 page(s) @ \$0.45 per page	Purchase Now

Good Standing Documents

- If you need your Certificate of Good Standing Apostilled or Authenticated for use in another country, you must contact the Nebraska Secretary of State's office directly for information and instructions. Documents obtained from this site cannot be Apostilled or Authenticated.

Online Certificate of Good Standing with Electronic Validation

\$6.50

This certificate is available for immediate viewing/printing from your desktop. A Verification ID is provided on the certificate to validate authenticity online at the Secretary of State's website.

[Purchase Now](#)

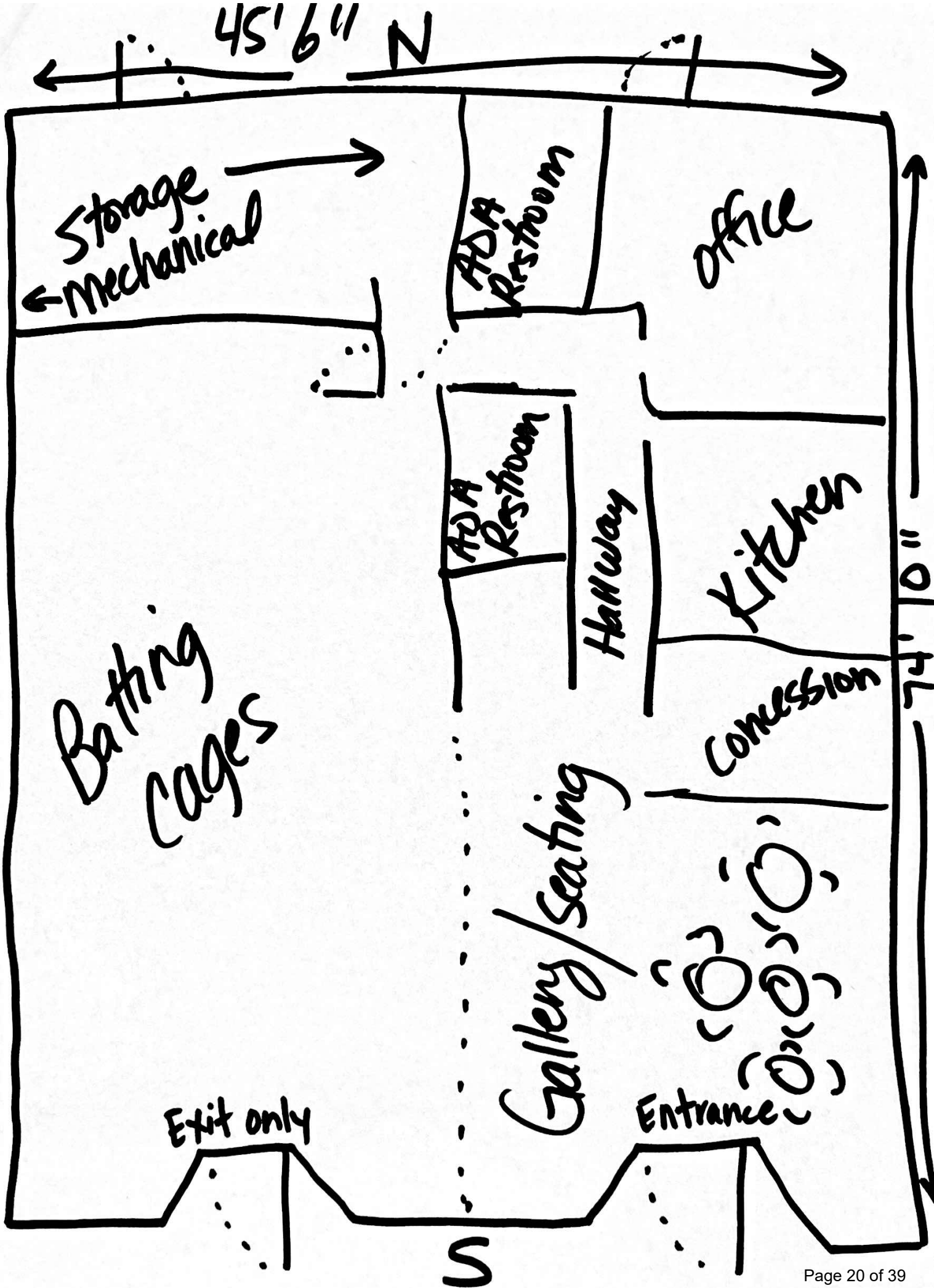
Certificate of Good Standing - USPS Mail Delivery

\$10.00

This is a paper certificate mailed to you from the Secretary of State's office within 2-3 business days.

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City of Scottsbluff, Nebraska

Wednesday, February 25, 2026

Regular Meeting

Item 6.b

Board to discuss and consider making a recommendation to City Council on the Class I Liquor License for Great Plains Distillery, LLC, 213 West Railway Street, Building 1, Scottsbluff, NE and also naming Phillip Mitchell as the Liquor License Manager.

Staff Contact: Kimberley Wright



Nebraska Liquor Control

301 Centennial Mall
South - 1st Floor PO
Box 95046 Lincoln
NE 68508

Application Copy

File Number: 146550

LICENSE TYPE Class I Beer, Wine, Spirits On Sale Only	APPLICATION DATE RECEIVED 2026-02-02
SECONDARY LICENSE(S) None selected	
LICENSEE GREAT PLAINS DISTILLERY LLC	LICENSEE TYPE Corporation
MARITAL STATUS Single	
MANAGED BY AGENT No	
PREMISES TYPE Bar/Lounge (on prem)	PREMISES NAME Great Plains Distillery LLC
OPERATOR Phillip Mitchell	CORPORATE LIMIT DESIGNATION Inside
LEASE OR OWN Own	
PHYSICAL ADDRESS 213 W RAILWAY ST BLDG 1 Scottsbluff Ne. 69361	
MAILING ADDRESS	

CONTACT NAME phil mitchell	PREFERRED CONTACT METHOD Email
CONTACT PHONE (308) 672-3007	ALTERNATE PHONE (308) 672-3006
FAX	EMAIL greatplainsdistillery@gmail.com
PREMISES MANAGER phillip mitchell	PREMISES MANAGER EMAIL greatplainsdistillery@gmail.com

QUESTIONS

Class I Beer, Wine, Spirits On Sa

1. READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY

Has any officer, member, owner, or manager named in this application; or their spouse, EVER been convicted of or plead guilty to any charge?

*The Commission must be notified of any arrests and/or convictions that may occur after the date of this application.

No

2. What are the building dimensions: Enter length and width in feet separated by a comma (i.e. L20, W15) *Not square feet*

A simple sketch of the area to be licensed will be required to be uploaded in the Documents Section.. Include the length x width, direction of NORTH and number of floors of the building. (NO BLUEPRINTS)

57.7 x 36.6

3. Is there an outdoor area?

*Permanent fence or barrier is required for outdoor areas. Please contact the local governing body for other requirements regarding fencing.

Yes

28 x 14

4. Will a basement be used for alcoholic storage or sale?
No
5. How many floors of the building? (excluding basement) Please indicate which floors will be included in the liquor license.
one
6. Is premises to be licensed within 150 feet of a church, school, hospital, home for indigent persons or for veterans, their wives, and children?
No
7. Is premises to be licensed within 300 feet of a college campus or university?
No
8. Are you acquiring any alcohol prior to obtaining this liquor license? If you are purchasing a business with a current license; this includes alcohol purchased as part of a business purchase agreement.
No
9. What date do you intend to open for business?
When license is approved
10. What are the anticipated hours of operation?
11am -10pm daily
11. Are you borrowing any money from any source, including family or friends, to establish and/or operate the business?
No
12. Will any person or entity, other than the applicant, be entitled to a share of the profits of this business?
Yes
Jesse Deines Manager
13. Is anyone listed on this application a law enforcement officer?
No

14 What is the primary bank and/or financial institution to be utilized by the business AND list the individual(s) who are authorized to write checks and/or withdrawals on accounts at this institution.

Riverstone Bank Phillip and Cindy Mitchell

15 Do you have prior experience or training in selling, serving or managing alcohol sales?

Yes

Current Distillery operation zk121072 Safe serve training

16 Are all individuals named in this application as a part of the ownership and/or manager over 21 years of age?

Yes

17 Do you intend to sell cocktails to go as allowed under Neb Rev. Statute 53-123.04(4)?

Yes

18 List all past and present liquor licenses held in Nebraska or any other state by any person named in this application. List the license holder name, location of license, and license number (if available). Also list reason for termination of license(s) previously held.

zk121072

19 Has the premises location been previously licensed within the last 2 years?

Yes

20 Are you applying for a Temporary Operating Permit?

No

21 Is the lease or deed for the premises listed under the applicant's name (LLC, Corporation, or Individual)? If the property is owned personally but the application is under an LLC or Corporation, a lease agreement must be made between the owner and the entity applying for the license.

Yes

22 If applying as a LLC or Corporation; is your LLC or Corporation active with the Nebraska Secretary of State? (Please mark yes if applying as an individual or partnership)

Yes

23 Per Nebraska Revised Statute 53-103.18 - Manager, defined: Manager means a person appointed by a corporation or limited liability company to oversee the daily operation of the business licensed in Nebraska. A manager shall meet all the requirements of the Nebraska Liquor Control Act as though he or she were the applicant, including residency.

What is the premises manager's name?

Phillip Mitchell

24 What is the manager's address?

240508 lake Minatare rd Scottsbluff ne 69361

25 What is the manager's phone number?

3086723007

26 What county is the manager registered to vote in?

The manager must be a resident of the state of Nebraska. If the manager is not registered to vote they can complete their voter registration here - <https://www.nebraska.gov/apps-sos-voter-registration/>

Scottsbluff

27 What is the manager's email address? An email will be sent to them to obtain their personal information.

greatplainsdistillery@GMAIL.COM

28 Is the manager married?

Yes

Cindy Mitchell cpmitchell55@yahoo.com

DOCUMENTS

TYPE	FILE NAME	DESCRIPTION
Lease / Deed / Purchase Agreement	213 railway purchase agreement.pdf	
Premises Description & Diagram	GPD outside dementions.pdf	
Business Plan	GPD buisness plan.pdf	
Privacy Act Statement	privacy act Cindy.pdf	cindy
Privacy Act Statement	privacy act Jesse.pdf	1099 not a member
Privacy Act Statement	privacy acy Phil.pdf	

APPLICANT

phil mitchell

DECLARATION

I (We) the applicant(s) agree and consent

By checking the box next to "I (We) the applicant(s) agree and consent", the applicant(s) hereby consent(s) to an investigation of background and release present and future records of every kind and description including, but not limited to, police records, tax records, bank or lending institution records, and corporate records. I consent to the release of any documents supporting any declarations made in this application and agree to provide any documents supporting these declarations to the Nebraska Liquor Control Commission (NLCC) or the Nebraska State Patrol (NSP) immediately upon demand. I agree to provide any record needed in furtherance of any investigation related to this application immediately upon demand to the NLCC or the NSP. I waive any right or cause of action that I may have against the NLCC, the NSP, or any other individual or entity disclosing or releasing any investigatory or supporting records related to this application or the review of this application.

I acknowledge that false information submitted in this application is grounds for denial of a license. Any license issued based on the information submitted in this application is subject to additional conditions, cancellation, revocation, or suspension if the information contained herein is incomplete, inaccurate, or fraudulent. I acknowledge that any changes to the information contained in this application must be reported to the NLCC. I acknowledge the review of this application will involve a criminal record check of all owners, partners, managers, officers and stockholders or members owning 25% interest in the applying entity and their spouses. Any license granted by the NLCC is subject to the provisions of the Nebraska Liquor Control Act and the Rules & Regulations of the NLCC, and that failure to comply with these provisions and rules may subject the license to suspension, cancellations, or revocation. I acknowledge that a licensee must keep complete, accurate, and separate records and that a licensee's records and books are subject to inspection by the NLCC. NLCC auditors and law enforcement officers are authorized to enter and inspect the licensed premises at any time to determine whether any provision of the Act, rule or regulation, or ordinance has been or is being violated. I acknowledge that it is the licensee's responsibility to comply with the provisions of the Nebraska Liquor Control Act and the Commission's rules and regulations.

If I am an individual applicant, I will supervise in person the management and operation of the business and operate the business authorized by the license for myself and not as an agency for any other person or entity. If I am a corporate applicant, I will ensure that an approved manager will supervise in person the management and operation of the business. If I am a partnership applicant, I will ensure one partner supervises the management and operation of the business.

I will operate the licensed business in compliance with all applicable laws, rules and regulations, and ordinances and to cooperate fully with any authorized agent of the NLCC.

I declare under penalty of perjury that I have read the contents of this application and, to the best of my knowledge, believe all statements made in this application are true, correct, and complete.

Applicant Notification and Record Challenge: An applicant's fingerprints will be used to check the criminal history records of the FBI. The applicant may complete or challenge the accuracy of the information contained in the FBI Identification Record. The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in 28 CFR 16.34.



Additional Information Requested

File Number: 146550

LICENSE TYPE	ADDITIONAL INFORMATION DATE RECEIVED
Class I Beer, Wine, Spirits On Sale Only	2026-02-02

SECONDARY LICENSE(S)
None selected

LICENSEE	LICENSEE TYPE
Great Plains Distillery LLC	Corporation

ADDITIONAL INFORMATION REQUESTED

Please do not reply to this email. Please submit the following information through your Actions Required Dashboard in the customer portal:

1. Please provide a copy of the deed for the property.
2. You listed and answered the manager questions for yourself. Then, you listed Jesse Dienes as the manager in your answer to question 12. Who will be the listed premises manager on this license and your Class Z license?

Please let me know if you have any questions.
Victoria Trevino - 402-471-4893

ADDITIONAL INFORMATION PROVIDED

Phil Mitchell will be the premise manager, not Jesse Denies.

DOCUMENTS

TYPE	FILE NAME	DESCRIPTION
Lease / Deed / Purchase Agreement	deed.pdf	

APPLICANT

phil mitchell



2022-3283

NUM PAGES 2
 DOC TAX \$173.25 CHG _____
 FEES \$16.00 CHG _____
 TOTAL \$189.25
 REC'D Ferguson Title Services, LLC
 RET _____

~~NUM INDEX~~ _____
 COMPUTER EGJ
 PICTURED _____
 IMAGED _____

NEBRASKA DOCUMENTARY
 STAMP TAX
 Jun 21, 2022
 \$ 173.25 By JBauer

RECORDED
 SCOTTS BLUFF COUNTY, NE
 Date Jun 21, 2022 Time 08:03 AM
Inst. 2022-3283
Jean A. Bauer
 REGISTER OF DEEDS
 ELECTRONICALLY RECORDED

--- Above This Line Reserved For Official Use Only ---

WARRANTY DEED

KNOW BY ALL MEN BY THESE PRESENTS THAT:

MORGAN RENTALS, LLC, a Nebraska Limited Liability Company, hereinafter referred to as "Grantor", for valuable consideration of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, convey, confirm, and warrant unto:

GREAT PLAINS DISTILLERY, L.L.C., a Nebraska Limited Liability Company

hereinafter "Grantee", the following described real estate, (as defined in Neb. Rev. Stat. 76-201):

Lot 11, Block 9, Third Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, EXCEPT the North 50 feet thereof and EXCEPT a Tract of land to the City of Scottsbluff, Nebraska as shown by a Quitclaim Deed recorded in Book "68", Page 463 and as shown by a Warranty Deed recorded in Book "153", Page 10, of the records of Scotts Bluff County, Nebraska

SUBJECT to all easements, right-of-ways, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantec's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises is free of all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same aforesaid; and to forever warrant and defend the title to the said lands against all claims whatsoever.

WITNESS Grantor(s) hand(s) on June 10, 2022.

Return to: Ferguson Title Services, LLC
 P.O. Box 92
 Scottsbluff, NE 69361

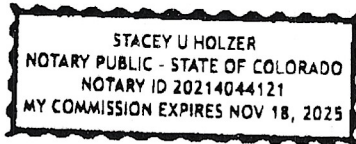
Morgan Rentals, LLC,
a Nebraska Limited Liability Company

BY: *Vernon E. Morgan*
Vernon E. Morgan, Member

BY: *Judy Morgan*
Judy Morgan, Member

STATE OF COLORADO)
COUNTY OF *Summit*) ss.

The foregoing instrument was acknowledged before me on June 10, 2022, by Vernon E. Morgan, Member, and Judy Morgan, Member for Morgan Rentals, LLC., a Nebraska Limited Liability Company.



Stacey U Holzer
Notary Public

Return to: Ferguson Title Services, LLC
P.O. Box 92
Scottsbluff, NE 69361

Nebraska Secretary of State

GREAT PLAINS DISTILLERY, L.L.C.

Mon Feb 2 11:22:38 2026

SOS Account Number

10225990

Status

Active

Principal Office Address

213 W RAILWAY ST BLDG 1
SCOTTSBLUFF, NE 69361
USA

Registered Agent and Office Address

PHILLIP MITCHELL
213 W. RAILWAY STREET
SCOTTSBLUFF, NE 69361

Designated Office Address

213 W. RAILWAY STREET
SCOTTSBLUFF, NE 69361

Nature of Business

Not Available

Entity Type

Domestic LLC

Qualifying State: NE

Date Filed

May 17 2016

Next Report Due Date

Jan 01 2027

Filed Documents

Filed documents for GREAT PLAINS DISTILLERY, L.L.C. may be available for purchase and downloading by selecting the Purchase Now button. Your Nebraska.gov account will be charged the indicated amount for each item you view. If no Purchase Now button appears, please contact Secretary of State's office to request document(s).

Document	Date Filed	Price	
Certificate of Organization	May 17 2016	\$0.90 = 2 page(s) @ \$0.45 per page	Purchase Now
Biennial Report	Feb 11 2017	\$0.45 = 1 page(s) @ \$0.45 per page	Purchase Now
Record of Determination	Apr 06 2019	\$0.45 = 1 page(s) @ \$0.45 per page	Purchase Now
Biennial Report	Apr 16 2019	\$0.45 = 1 page(s) @ \$0.45 per page	Purchase Now
Biennial Report	Mar 13 2021	\$0.45 = 1 page(s) @ \$0.45 per page	Purchase Now

Document	Date Filed	Price	
Biennial Report	Jan 22 2023	\$0.45 = 1 page(s) @ \$0.45 per page	Purchase Now
Biennial Report	Feb 08 2025	\$0.45 = 1 page(s) @ \$0.45 per page	Purchase Now

Good Standing Documents

- If you need your Certificate of Good Standing Apostilled or Authenticated for use in another country, you must contact the Nebraska Secretary of State's office directly for information and instructions. Documents obtained from this site cannot be Apostilled or Authenticated.

Online Certificate of Good Standing with Electronic Validation

\$6.50

This certificate is available for immediate viewing/printing from your desktop. A Verification ID is provided on the certificate to validate authenticity online at the Secretary of State's website.

[Purchase Now](#)

Certificate of Good Standing - USPS Mail Delivery

\$10.00

This is a paper certificate mailed to you from the Secretary of State's office within 2-3 business days.

[Continue to Order](#)

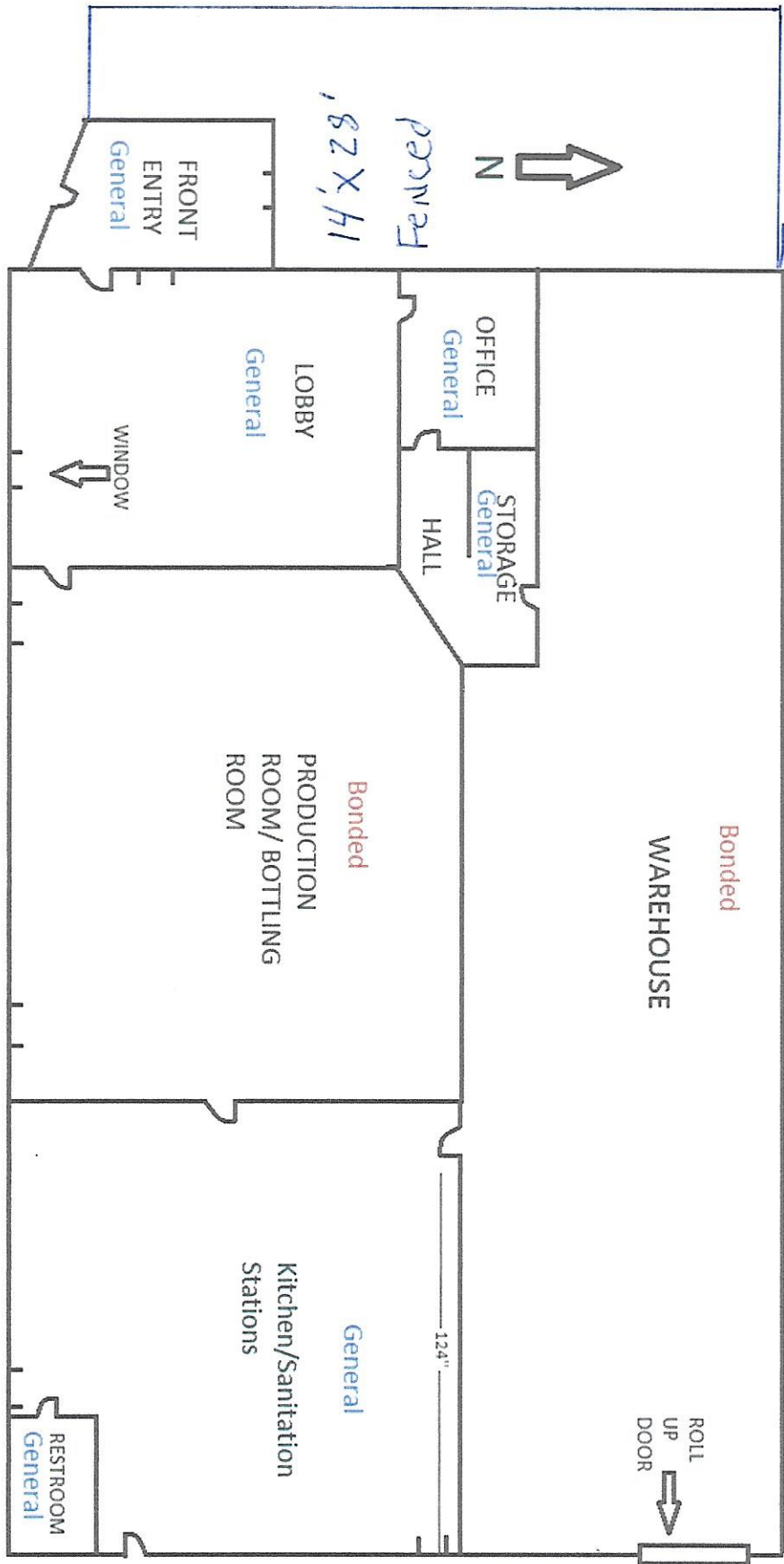
[↑ Back to Top](#)

Great Plains Distillery

Business Plan

Great Plains Distillery currently operates a micro-distillery in Scottsbluff, Nebraska. GPD is looking to expand its footprint in the community and beyond by adding additional licenses and retail sales. GPD has a product line of Vodka, Gin and Whiskey. We are currently working on other products such as Rum, Tequila and single malt Whiskey.

A license to sell other manufacturer's products, such as beer, wine and cider will attract more patrons and help local producers as well. As a result of these upgrades to GPD, a premise manager will be hired for local operations along with sales personnel and distributors to help expand our products throughout the state.



GREAT PLAINS DISTILLERY BUILDING #1