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

Regular Meeting
August 11, 2021
12:00 PM

1. **Roll Call**
2. **For public information, a copy of the Nebraska Open Meetings Act is posted in the back of the room on the south wall.**
3. **Notice of changes in the agenda by the city manager** (Additions may not be made to this agenda less than 24 hours before the beginning of the meeting unless added under Item 4 of this agenda.)
4. **Citizens with business not scheduled on the agenda** (As required by state law, no matter may be considered under this item unless the committee determines that the matter requires emergency action.)
5. **Minutes**
   a) Approve Minutes of July 14, 2021 Meeting.
6. **Tax Increment Financing**
   a) Application for Tax Increment Financing by Kersch, LLC for property located at 1721 Broadway.
      i) Review application and conduct preliminary cost-benefit analysis
      ii) Take action to conceptually approve applications and refer Redevelopment Plan to Planning Commission
7. **Resolutions**
   a) Adopt Resolution to modify Façade Improvement Grant Program Redevelopment Plan to incorporate extension of program.
8. **Façade Improvement Grant Program**
   a) Review and Consider Funding of Façade Improvement Grants.
      i) 615 E. Overland Dr. - Amila's Decorations
9. **Staff Reports**
   a) (informational only):
10. **Other Business**
    a) (informational only):
11. **Closed Session (to consider any of the above matters, where a Closed Session is appropriate.)**
    a) Following passage of a motion to enter into executive session, presiding officer

must state purpose of executive session.

12. **Schedule a Meeting**

    a) Confirm next meeting date of September 15, 2021.

13. **Adjournment.**

City of Scottsbluff, Nebraska
Wednesday, August 11, 2021
Regular Meeting

Item Min1

Approve Minutes of July 14, 2021 Meeting.

Staff Contact: Zachary Glaubius, Planning Administrator

Community Redevelopment Authority Minutes
Regular Scheduled Meeting
July 14, 2021
Scottsbluff, Nebraska

The Community Redevelopment Authority for the City of Scottsbluff met in a regular scheduled meeting on Wednesday July 14, 2021 at 12:00 p.m. in the Scottsbluff City Council Chambers at 2525 Circle Drive, Scottsbluff, Nebraska. A notice of the meeting had been published in the Star-Herald, a newspaper of general circulation in the City, on July 9, 2021. The notice stated the date, time, and location of the meeting, and that the meeting was open to the public, that anyone with a disability desiring reasonable accommodation to attend should contact City Hall. An agenda is kept current and available for public inspection at the Development Services office; provided, the Community Redevelopment Authority could modify the agenda at the meeting if the business was determined that an emergency so required. A copy of the agenda, was delivered to each Community Redevelopment Authority member. An agenda was kept continuously available for public inspection at the office of the Development Services Department at all times from publication to the time of the meeting. A copy of the agenda packet was delivered to each Community Redevelopment Authority member.

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

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

ITEM 3: Acknowledgment of any changes in the agenda: None

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

ITEM 5: The minutes of June 9, 2021 were reviewed. **Conclusion:** Motion made by Knapper to accept the minutes, seconded by Franco. “Yeas”: Franco, Trumbull “Nays”: None “Absent”: Camacho “Abstain”: Knapper, Skiles

ITEM 6: A resolution to modify the Façade Improvement Grant Program Redevelopment Plan to incorporate the updated map of the City’s substandard and blighted areas. City Council recently approved the Blight Study for Area 16 which expanded the existing blighted and substandard areas within the corporate limits of the City of Scottsbluff. **Conclusion:** Motion made by Franco to adopt the resolution, seconded by Knapper. “Yeas”: Franco, Trumbull, Skiles, Knapper “Nays”: None “Absent”: Camacho

ITEM 7: Item 7a was a façade grant application by Diamond Vogel Paint for the property located at 23 E. 16th Street. The applicant, Joann Ross, was present and she explained the building is to be repainted and new signage would be installed. Diamond Vogel requested a $3,522.32 grant for $7,044.64 worth of work. She stated the building would be light gray and the new signs would be smaller. **Conclusion:** Motion by Franco to make a positive recommendation to City Council, seconded by Skiles. "Yeas": Franco, Skiles, Knapper, Trumbull "Nays": None "Absent": Camacho

ITEM 8 & ITEM 9: Chairman Trumbull brought up to the CRA the challenges that the approved applicants and potential applicants of the façade improvement program are facing with the September 10, 2021 deadline. Glaubius stated he had met with Financial Director Liz Loutzenhiser in regards to the possibility of extending the deadline, which is possible. Selzer stated the application will need to be amended at the next CRA meeting to extend the deadline. The CRA discussed when the deadline should be extended. Trumbull suggested late November 2021. Knapper suggested December 31, 2021. Selzer asked for clarity for the deadline and suggested December 31, 2021 be the last day to submit receipts, and the reimbursement can be completed at the first January City Council meeting. Knapper inquired about extending the program to the end of the 2021-2022 fiscal year or until the grant fund runs out. Trumbull concurred that would be a good idea. Skiles and Trumbull inquired to Glaubius if the extension of the façade program would interfere with any other grants. Glaubius stated he had no knowledge of any other grants being considered at the time. Skiles asked Glaubius how much of the approved grants have been reimbursed. Glaubius stated roughly $18,000 has been reimbursed. Trumbull stated that having the program go until September 2022 would possibly lead to procrastination of projects and with material and labor costs, the estimates would no longer be accurate. Franco stated that if applicants cannot complete the project prior to the current deadline, the wording in the application permits applicants to apply for an extension. Knapper stated that the CRA needs to get the approved applicants to get the projects done and stated the December 31, 2021 deadline would help with this. Knapper stated that all approved applicants under the existing guidelines need to meet the September 10, 2021 deadline. Trumbull and Knapper stated the extension is a new period, therefore subject to new guidelines. Franco reiterated the December 31, 2021 deadline is the most reasonable idea. The CRA requested Selzer update the façade improvement program application. Applicants after July 14, 2021 would have the December 31, 2021 deadline. Trumbull requested adding a section on the application which would require applicants to check in with the city. Glaubius stated this was already in the application under #7, however no applicants have submitted any update letters. Selzer suggested the city call applicants to update them, and Trumbull suggested a letter so it would be in writing. The CRA agreed to have this on the next meeting agenda. Glaubius reported approximately $126,000 in funds remaining.

ITEM 10: Closed Session: None

ITEM 11: The next Community Redevelopment Authority regular meeting was confirmed to be held on August 11, 2021 at noon.

ITEM 12: Chairman Trumbull asked for a motion to adjourn the meeting at 12:23 PM. Motion to adjourn made by Franco, seconded by Knapper “Yeas”: Franco, Skiles, Knapper, Trumbull “Nays”: None “Absent”: Camacho

_____
Bill Trumbull, Chairman

_____
Zachary Glaubius, Secretary

City of Scottsbluff, Nebraska
Wednesday, August 11, 2021
Regular Meeting

Item 1

Application for Tax Increment Financing by Kersch, LLC for property located at 1721 Broadway.

Review application and conduct preliminary cost-benefit analysis

Take action to conceptually approve applications and refer Redevelopment Plan to Planning Commission

Staff Contact: Zachary Glaubius, Planning Administrator

Tax Increment Financing (TIF) Guidelines and Application

City of Scottsbluff, Nebraska

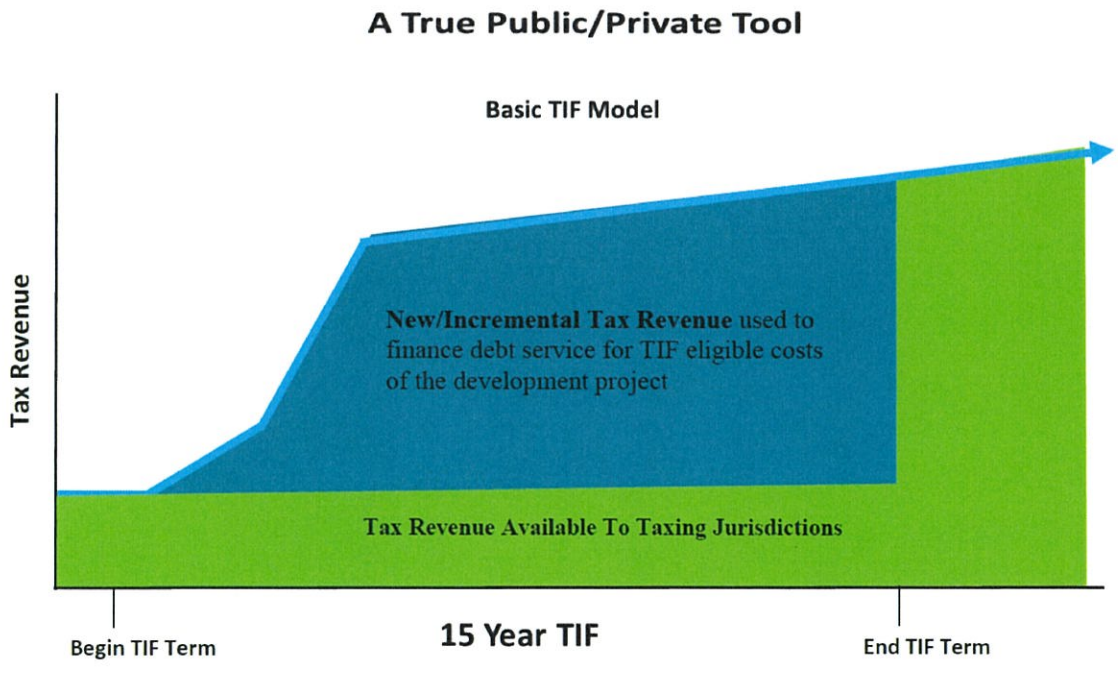
Revised June 2020

City of SCOTTSBLUFF
A Place of Opportunity

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.

Kersch, 2510 3rd Ave. Scottsbluff, NE 69361,
Kerri Schaff, President(308)641-8068, kerri@mcschaff.com;
Dave Schaff,VP, (308)641-6742, dschaff@mcschaff.com

2. Please describe the property to be redeveloped (the "Project Site") by address, legal description, or, if necessary, general location. Please include all parcel numbers included in the Project Site. These can be obtained from the Scotts Bluff County Assessor website: http://www.scottsbluffcounty.org/assessor/assessor-disclaimer-do.html. **Please attach a map of the Project Site if available.**

1721 Broadway, Scottsbluff, NE; Western Public Service Building
Downtown Scottsbluff, NE.

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

1st Floor, vacant, former banquet space, 2nd Floor 50%
occupied office space, 3rd Floor, unoccupied office space,
4th Floor, unoccupied open space that was started as
renovation for an airbnb space.

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.

Purchase agreement of property established with current owner.

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):	$
B. Site Development (itemize):	$
C. Building Cost:	$
D. Architectural & Engineering Fees:	$
E. Legal Fees:	$
F. Financing Costs:	$
G. Broker Costs:	$
H. Contingencies:	$
I. Other (itemize):	$
TOTAL	$

See appendix B

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

Trails West Architecture, Architect, Megan Hayward
Infinity Construction, Inc., General Contractor
M.C.Schaff & Associates, Engineers

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

A. Total estimated assessed valuation of Real Property at completion: $3,000,000

B. Latest property valuation (from R.E. Tax Statement): $274,294

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

A.	Equity:		$ 300,000
B.	Bank Loan:		$ 940,000
C.	Tax Increment Financing:		$ 950,000
D.	Other (itemize):		$ 350,000 Workforce Housing 30,000 Facade Grant
		TOTAL	$ 2,920,000

10. Please set forth your Project schedule.

A. Expected acquisition date (if applicable): 9/30/2021

B. Demolition start date (if applicable): 9/30/2021

C. Construction start date: 10/1/2021

D. Construction completion date: 10/1/2023

E. If project is phased:

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:

$950,000 to redevelop the Western Public Service building into an operating business space.

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

TIF is necessary to redevelop and improve the current space at the Western Public Service Building.

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.

Applicant Name	Signature	Date
Merritt Schaff	Merritt Schaff	7/23/2021
David Schaff	D	7/23/21

APPENDIX B

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

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

Description	TIF Funds (eligible)	Private Funds	Total

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

COMMUNITY REDEVELOPMENT AUTHORITY, CITY OF SCOTTSBLUFF, NEBRASKA
Kersch Powerhouse Renovation
COST-BENEFIT ANALYSIS
(Pursuant to Neb. Rev. Stat. § 18-2113)

A. Project Sources/Use of Funds: An estimated $956,310.00 of TIF Revenues are available for this Project. This public investment will leverage approximately $1,200,500.00, in private sector investment; a private investment of approximately $1.25 for every TIF dollar invested, plus potentially and additional $380,000.00 in grants. Below is a breakdown of estimated costs and expenses of the Project and the use of funds for each. A "TIF Adjustment" is made to show certain TIF eligible expenses that will not be covered by TIF, but rather private investment. This breakdown does not account for interest to be paid out of TIF funds.

Description	**TIF Funds**	**Private Funds**	
Land Acquisition	$ 950,000.00		
Sitework	$ 10,000.00		
Masonry		$ 22,000.00	
Woods and Plastics		$ 140,000.00	
Thermal Moisture		$ 87,500.00	
Doors and Windows		$ 85,000.00	
Finishes		$ 147,000.00	
Specialties		$ 16,000.00	
Fire Suppression	$ 125,000.00		
Conveying System		$ 209,500.00	
Mechanical		$ 132,000.00	
Electrical		$ 107,000.00	
Owner Supplied Items		$ 38,500.00	
Indirect Construction Costs		$ 11,000.00	
Permits, Taps, Impact Fees		$ 3,000.00	
Telecommunication		$ 3,500.00	
Commercial Equipment/Appliances		$ 120,000.00	
Computers		$ 7,500.00	
Supplies		$ 12,500.00	
Decorative (FF&E)		$ 165,000.00	
A/E Design	$ 130,000.00		
Subtotals	$ 1,215,000.00	$ 1,307,000.00	$ 2,522,000.00
Plan Preparation/Legal	$ 14,810.00		
TIF Adjustment*	$ (273,500.00)	$ 273,500.00	**Total Project Cost**
Totals	$ 956,310.00	$ 1,580,500.00	$ 2,536,810.00
Workforce Housing Grant/Façade Grant**		$ (380,000.00)	
		$ 1,200,500.00	
*Adjustment showing certain TIF costs estimated to not be covered by TIF proceeds			
**Shown for purposes of analyzing private investment			

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

Taxes from base value of the Project Site will be available to the local taxing jurisdictions regardless of the tax increment financing. The estimated current value of the Project Site is $274,294.00. Taxes from the current value of the Project Site are approximately $6,140.00 per year. The local taxing jurisdictions are the City, Scotts Bluff County, Scottsbluff Public Schools, WNCC, ESU 13, and North Platte NRD. The tax increment revenues from this Project will not be available to local taxing jurisdictions for up to 15 years after the effective date of the division of taxes. During those times, the tax increment revenues from the Project Site will be used to reimburse the Redeveloper for the eligible development costs (with interest) necessary for the Project. The estimated average annual tax increment revenues are calculated as follows:

a.	Estimated Base Value:	$ 274,294.00
b.	Estimated Project Completion Value:	$3,000,000.00
c.	Tax Increment (b minus a):	$2,725,706.00
d.	Estimated Levy:	2.339%
e.	Annual Projected Shift (rounded):	$ 63,754.00
f.	Total TIF Available (e multiplied by 15)	$ 956,310.00

Note: The above figures are based on estimated values, project completion/phasing timelines, and levy rates. Actual values and rates may vary materially from the estimated amounts.

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

The Project will rehabilitate and increase utilization of an underutilized building in the Downtown area of the City. Potential uses may include (1) extended stay lodging, which would increase hotel accommodation tax and relocate business travelers and tourists to the Downtown area and (2) apartments which would increase local housing. No negative tax impacts from public infrastructure costs are anticipated.

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

The Redeveloper anticipates including a restaurant, which will increase employment opportunities and office space for businesses.

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.
Increase in personal property taxes due equipment and other personal property.

City of Scottsbluff, Nebraska

Wednesday, August 11, 2021

Regular Meeting

Item Resolution1

Adopt Resolution to modify Façade Improvement Grant Program Redevelopment Plan to incorporate extension of program.

Staff Contact: Zachary Glaubius, Planning Administrator

City of Scottsbluff Redevelopment Plan
Façade Improvement Grant Program

The City of Scottsbluff Community Redevelopment Authority ("CRA") presents this Redevelopment Plan (the "Plan") for the City of Scottsbluff Façade Improvement Grant Program ("Program").

The City of Scottsbluff has allocated $250,000.00 to be used for grants for façade improvements within areas of the City designated as blighted and substandard (also known as TIF Districts or Community Redevelopment Areas). A map of the Community Redevelopment Areas within the City is attached and made part of this Plan.

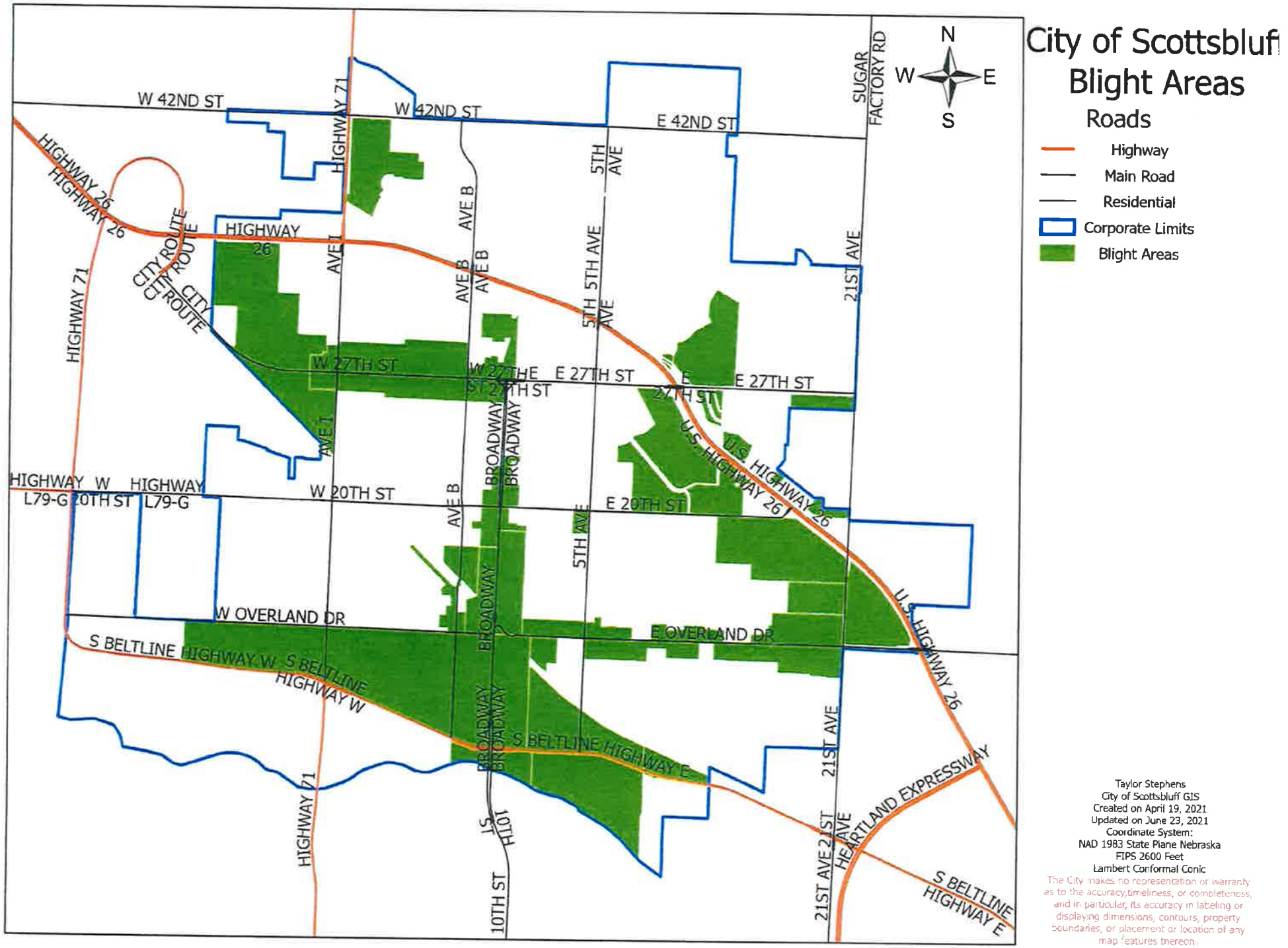
The purpose of the Program is to encourage eligible property owners to voluntarily rehabilitate or redevelop the exteriors of their properties in order to enhance the Community Redevelopment Areas. Grant funds must be used to improve the appearance of a clearly visible portion of the exterior of an eligible property. To receive a grant, applicants must match the amount of grant funds spent on eligible improvements. The maximum grant amount per property is $10,000.00.

The Grant Guidelines and Application are attached and made part of this Plan. Applications will be reviewed by City Staff and then presented to the CRA, which will make a recommendation to the City Council. Site plans of proposed improvements may be considered by the CRA as part of its review of applications to analyze whether the proposed improvements are sufficiently visible. The current condition of a property and property uses may be considered by the CRA as part of its review of applications.

This Plan does not contemplate changes in land uses, population densities, land coverages, building intensities, traffic patterns, zoning, street layouts, street levels or grades, building requirements, building codes, or ordinances. This Plan does not contemplate land acquisition, demolition, or removal of structures by the CRA or City. Applicants may be eligible for grant funds for private demolition or removal of structures. If any additional public facilities or utilities are required to support any new land uses of property improved through grant funds, the development of and payment for such public facilities and utilities will be addressed according to the City's regular ordinances and procedures. The City's 2016 Comprehensive Plan, and in particular pages 13 through 35, related to Land Uses, is incorporated into this Plan by this reference. The Scottsbluff Future Land Use Map and Summary of Neighborhood Types (pages 20 through 22 of the Comprehensive Plan) is attached to this Plan.

A Program grant will not replace or supersede the need for the property owner to obtain other agreements, consents, permits, or licenses from the City related to improvements as may be required by the City for the type of work to be performed.

Map of Community Redevelopment Areas



Taylor Stephens
City of Scottsbluff GIS
Created on April 19, 2021
Updated on June 23, 2021
Coordinate System:
NAD 1983 State Plane Nebraska
FIPS 2600 Feet
Lambert Conformal Conic

The City makes no representation or warranty as to the accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement or location of any map features thereon.

Guidelines and Application

CITY OF SCOTTSBLUFF

CITY OF SCOTTSBLUFF

FAÇADE IMPROVEMENT GRANT PROGRAM

(Amended August 11, 2021)

The City of Scottsbluff has allocated $250,000 to be used for grants for façade improvements within areas of the City designated as blighted and substandard (also known as TIF Districts or Community Redevelopment Areas). Grant funds must be used to improve the appearance of a clearly visible portion of the exterior of an eligible property. (Roof replacement/repair, for example would not be an eligible expense.) Program guidelines are below:

1. Grant amounts: Minimum grant amount is $500 per property. Maximum grant amount is $10,000 per property.

2. Required Cash Match: A property owner must match every dollar of grant money with one dollar of the property owner's own funds. All funds (grant funds and the match) must be used for improvements to the exterior of the property which are clearly visible.

Eligible improvements include, but are not limited to:

-Paint (exterior only)	- Siding	- Awnings
-Masonry	-Sidewalk repair	- Exterior Doors
-Signage	-Windows	- Demolition
-Landscaping	- Parking Lot Repairs	

3. Applications must include actual bids or estimates which equal or exceed the grant funds requested and matching funds. Bids or estimates must be from, and work must be completed by, a contractor registered with the City of Scottsbluff. Costs of materials are also eligible for reimbursement if the property owner provides the labor.

4. Costs incurred prior to approval of the grant application will not be reimbursed with grant funds or qualify as matching funds.

5. Applicants must pay for the work and/or materials and submit to the City all receipts for work completed and for materials purchased in order to be reimbursed.

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

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

6. Applications will be reviewed by City Staff and presented to the City's Community Redevelopment Authority ("CRA"). The CRA plans to hold meetings on the following dates to review applications:

January 13, 2021

February 10, 2021 (subject to continued availability of grant funds)

March 10, 2021 (subject to continued availability of grant funds)

(These meeting dates are subject to change.)

At each meeting, the CRA will review all applications submitted at least one week prior to such meeting. Applicants are expected to attend the CRA meeting to present their application to the Community Redevelopment Authority and answer questions.

The CRA will make recommendations to the City Council, who will make a final funding determination at a meeting following the CRA meeting.

7. Approved applicants must give monthly written reports to the City regarding the progress of the project until completed.

8. Application Period will begin on **November 17, 2020 and will continue until all grant funds have been awarded**.

9. All proposed improvements must meet the requirements of the City's building, fire, and zoning codes.

Façade Improvement Program Application

Project Information

1. Applicant Name:_____

   Applicant Address:_____

   Telephone No.:_____E-Mail Address:_____

   Property Owner (if different than applicant):_____

2. Project Site Address:_____

3. Is the Project Site Currently Occupied? Yes No

4. Land Use of Project Site (Circle one):

   Restaurant Retail Service

   Other (Please specify): _____

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

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

_____
_____
_____
_____
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_____
_____
_____

7. List all other funds or assistance the applicant has received from the City in the last 10 years (e.g. other grants, Economic Development Assistance (LB840) loans or grants, Tax Increment Financing)

   Type of Assistance:_____

   Amount:_____

   Date:_____

8. Estimated Project Costs:

Exterior Improvements (describe)	$_____
Other (describe)	
Total	$_____
Grant Funds Requested*	**$**_____

*Grant funds requested must not exceed the $10,000 maximum
*Grant funds requested must not exceed ½ of the cost of exterior improvements
*Bids or estimates from contractors and material estimates must be included at the time of application

9. Person doing work (if different than applicant):_____

Address:_____

Phone No.:_____

10. Project Construction Schedule (estimated):

Start Date _____

Completion Date _____

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

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

IF THE APPLICANT FAILS TO GIVE TIMELY REPORTS TO THE CITY OR, IF BASED ON THE APPLICANT'S MONTHLY REPORTS IT APPEARS TO THE CITY THAT THE WORK WILL NOT BE COMPLETED ON TIME, THE CITY MAY, IN ITS SOLE DISCRETION, RESCIND OR REDUCE THE GRANT AWARD.

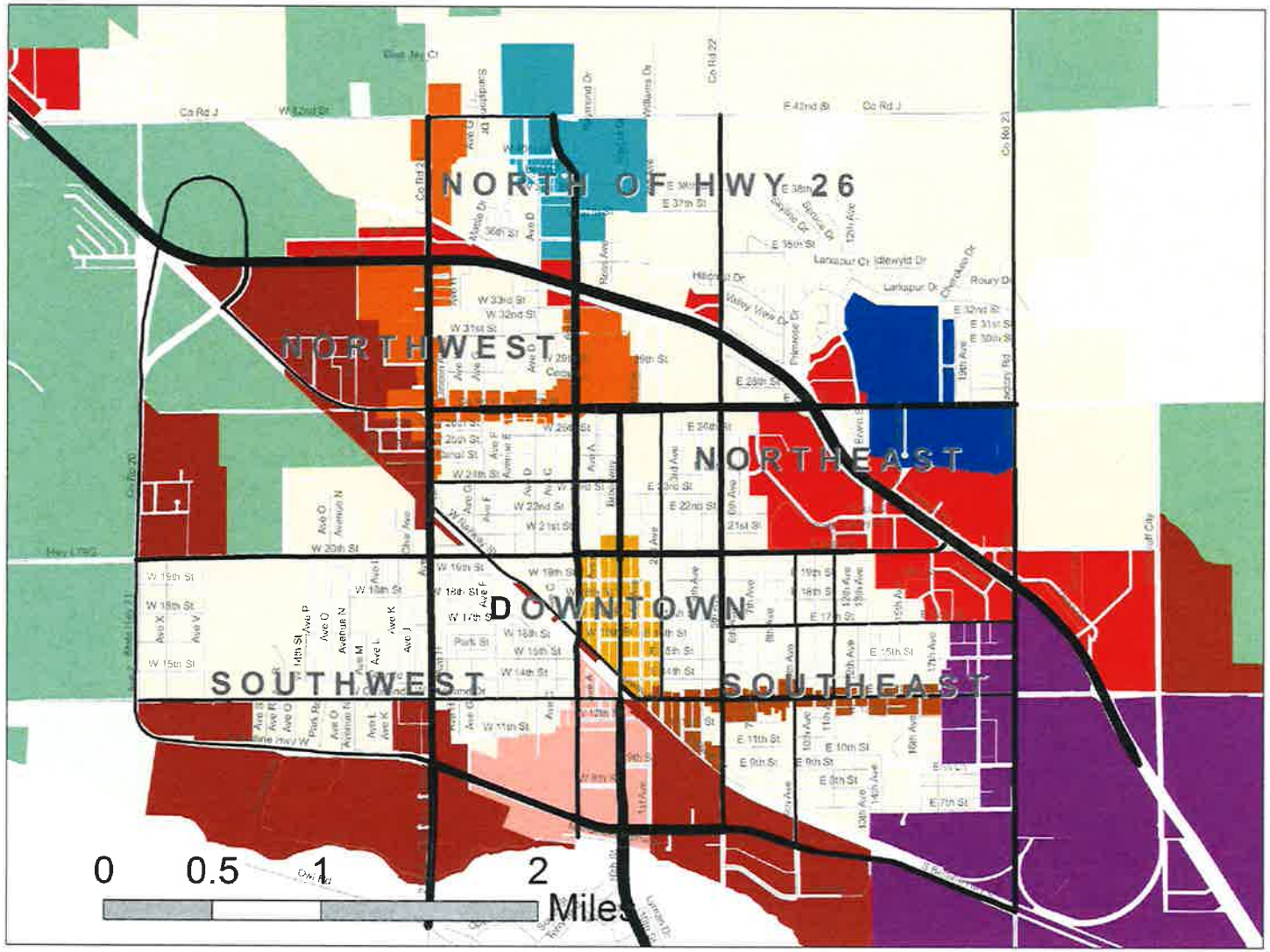
To be completed by Staff:

Zoning of Property_____

Square footage of building_____

Land Uses

Scottsbluff Future Land Use Map



Summary of Neighborhood Types

Neighborhood	Characteristics
East Overland	**Hours:** Active daytime, limited nighttime activities **Auto:** Human scale transportation oriented. Formalized bicycle and pedestrian accommodations. **Mass:** Dense business corridor built near or to the street, one to two stories, Corners built out to develop 'nodes' of activity **Emissions:** High activity during the day, generally residential daily business traffic, low amounts of noise and smells, and enforced aesthetic and design standards. ***Appropriate zones**: C-1, C-2, R-1a**
Southeast Industrial	**Hours:** Active daytime and nighttime **Auto:** Heavy traffic both personal and commercial motorized vehicles **Mass:** Wide variety of buildings **Emissions:** High amounts of noise and smells tolerated closer to highway 26. Heavy day-time traffic acceptable closer to residential areas west of 21st Avenue. . ***Appropriate zones**: C-3, M-1, M-2*
WNCC Campus and Surrounding Area	**Hours:** Daytime, generally 8-5 working hours. **Auto:** Both motorized and non-motorized traffic should be well facilitated, Motorized vehicle convenience should yield to pedestrian connectivity **Mass:** Variety of building types and heights and setbacks. Moderate to low density with accompanying open space and landscaping. **Emissions:** High activity during the day, generally residential daily business traffic, low amounts of noise and smells, and enforced aesthetic and design standards. ***Appropriate zones**: R-1a, O-P, R-4*
Highway 26 Commercial	**Hours:** Daytime and evening. Nighttime activity acceptable adjacent to highway. **Auto:** Motorized vehicle oriented to facilitate both personal and commercial vehicles. Formalized pedestrian and cycling facilities. **Mass:** Variety of building types and heights and setbacks. Moderate to high density and mixes of uses. **Emissions:** High activity during the day, low amounts of non-restaurant smells, lower noise, and enforced aesthetic and landscaping standards. ***Appropriate zones**: C-2, PBC, O-P, R-4*
Avenue B and Hospital Campus	**Hours:** Daytime and evening. Nighttime activity acceptable adjacent to highway. **Auto:** Motorized vehicle oriented to facilitate both personal and commercial vehicles. Formalized pedestrian and cycling facilities. **Mass:** Variety of building types and heights and setbacks. Moderate to high density and mixes of uses. **Emissions:** High activity during the day, low amounts of non-restaurant smells, lower noise, and enforced aesthetic and landscaping standards. ***Appropriate zones**: C-2, PBC, O-P, R-5*
Northwest Commercial	**Hours:** Heavier daytime use, 24 hour retail, fast-food, or traveler activity accepted. **Auto:** Multi-modal accommodations integrated on 27th street and included on Avenue I. **Mass:** Big box with surface parking acceptable when built to design code, shared buildings, built out along key intersections, low height, set-backs to encourage walkability on 27th st. **Emissions:** Traffic heaviest in the day but continuing through the night, low amounts of non-restaurant smells, lower noise, and enforced aesthetic and landscaping standards. ***Appropriate zones**: C-2*

South Broadway	**Hours:** Heavier daytime use, evening retail. **Auto:** Multi-modal transportation well accommodated. **Mass:** Higher density development, generally low buildings though 2.5-3 stories is acceptable. Broadway setbacks set eventually to be near or on the street. Larger for big box. **Emissions:** Traffic heaviest in the day but continuing through the night, commercial deliveries frequent, low amounts of non-restaurant smells, lower noise, and enforced aesthetic and landscaping standards. ***Appropriate zones**: C-1, O-P, C-2, R-4, PBC**
Central Business District	**Hours:** Active daytime, evening, and nighttime activities **Auto:** Formalized bicycle and pedestrian accommodations. Pedestrian oriented along Broadway **Mass:** Allowable height up to 70 feet, zero setbacks. Buildings should take up entire lot- green space provided in public facilities. **Emissions:** High activity during the day, evening, and late night. Lights that reflect historical character of district. ***Appropriate zones**: C-1*
Automobile Commercial	**Hours:** Daytime and nighttime activity **Auto:** Motorized traffic oriented with ease of commercial vehicle access **Mass:** Wide variety of building types and sizes **Emissions:** Noises and heavier commercial traffic associated with business ***Appropriate zones**: C-2, C-3, PBC, R-4*
Rural Residential	**Hours:** Generally daytime activity **Auto:** Motorized traffic oriented **Mass:** Some agricultural activity, low traffic intensity, dust from unpaved roads **Emissions:** Noises and heavier commercial traffic associated with business ***Appropriate zones**: R-1b, AR*
Residential	**Hours:** Daytime activity **Auto:** Generally personal motorized traffic only, safe streets for non-motorized transportation **Mass:** Generally small buildings, single family homes predominately with ample setbacks **Emissions:** No offensive smells or noises, low traffic, well maintained properties ***Appropriate zones**: R-1a, Due to higher intensity of traffic and density in R-4 and R-6, these zones may be appropriate in certain areas*

CITY OF SCOTTSBLUFF

FAÇADE IMPROVEMENT GRANT PROGRAM

(Amended August 11, 2021)

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Eligible improvements include, but are not limited to:

-Paint (exterior only)	- Siding	- Awnings
-Masonry	-Sidewalk repair	- Exterior Doors
-Signage	-Windows	- Demolition
-Landscaping	- Parking Lot Repairs	

3. Applications must include actual bids or estimates which equal or exceed the grant funds requested and matching funds. Bids or estimates must be from, and work must be completed by, a contractor registered with the City of Scottsbluff. Costs of materials are also eligible for reimbursement if the property owner provides the labor.

4. Costs incurred prior to approval of the grant application will not be reimbursed with grant funds or qualify as matching funds.

5. Applicants must pay for the work and/or materials and submit to the City all receipts for work completed and for materials purchased in order to be reimbursed. ~~All~~

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

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6. Applications will be reviewed by City Staff and presented to the City's Community Redevelopment Authority ("CRA"). The CRA plans to hold meetings on the following dates to review applications:

January 13, 2021

February 10, 2021 (subject to continued availability of grant funds)

March 10, 2021 (subject to continued availability of grant funds)

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The CRA will make recommendations to the City Council, who will make a final funding determination at a meeting following the CRA meeting.

7. Approved applicants must give monthly written reports to the City regarding the progress of the project until completed.

8. Application Period will begin on **November 17, 2020 and will continue until all grant funds have been awarded**.

9. All proposed improvements must meet the requirements of the City's building, fire, and zoning codes.

Façade Improvement Program Application

Project Information

1. Applicant Name:_____

   Applicant Address:_____

   Telephone No.:_____E-Mail Address:_____

   Property Owner (if different than applicant):_____

2. Project Site Address:_____

3. Is the Project Site Currently Occupied? Yes No

4. Land Use of Project Site (Circle one):

   Restaurant Retail Service

   Other (Please specify): _____

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

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

_____
_____
_____
_____
_____
_____
_____
_____

7. List all other funds or assistance the applicant has received from the City in the last 10 years (e.g. other grants, Economic Development Assistance (LB840) loans or grants, Tax Increment Financing)

   Type of Assistance:_____

   Amount:_____

   Date:_____

8. Estimated Project Costs:

Exterior Improvements (describe)	$_____
Other (describe)	
Total	$_____
Grant Funds Requested*	**$_____**

*Grant funds requested must not exceed the $10,000 maximum
*Grant funds requested must not exceed ½ of the cost of exterior improvements
*Bids or estimates from contractors and material estimates must be included at the time of application

9. Person doing work (if different than applicant):_____

Address:_____

Phone No.:_____

10. Project Construction Schedule (estimated):

Start Date _____

Completion Date _____

~~***ALL WORK MUST BE COMPLETED AND RECEIPTS SUBMITTED TO THE CITY NO LATER THAN SEPTEMBER 10, 2021.**~~ *** For applications submitted on or prior to July 14, 2021**, all work must be completed and receipts must be submitted to the City for reimbursement by **September 10, 2021.**

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To be completed by Staff:

Zoning of Property_____

Square footage of building_____

RESOLUTION NO. _____

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

Recitals:

a. Pursuant to the Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.,* a redevelopment plan for the *Façade Improvement Grant Program* (the "Redevelopment Plan") was created by the Scottsbluff Community Redevelopment Authority ("CRA"), approved by the City Council on November 16, 2020, and modified by the CRA on June 9, 2021 and July 14, 2021. The Redevelopment Plan proposes to encourage redevelopment in areas of the City which the City Council has declared to be blighted and substandard and in need of redevelopment.

b. The CRA intends to modify the Redevelopment Plan to extend the deadline for submitting receipts for reimbursement to December 31, 2021 for applicants who applied or will apply after July 14, 2021.

Resolved:

1. The CRA modifies the Redevelopment Plan by incorporating into the Redevelopment Plan the amended Guidelines and Application showing the extended deadline for submitting receipts for reimbursement to December 31, 2021 for applicants who applied or will apply after July 14, 2021. The amended Guidelines and Application shall replace the previous Guidelines and Application which are part of the Redevelopment Plan. All other portions of the Redevelopment Plan remain unchanged and in full force and effect.

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

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

PASSED AND APPROVED on August ___, 2021

COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF SCOTTSBLUFF

ATTEST:

_____
Chair

_____
Secretary

City of Scottsbluff, Nebraska
Wednesday, August 11, 2021
Regular Meeting

Item Facade1

Review and Consider Funding of Façade Improvement Grants.

615 E. Overland Dr. - Amila's Decorations

Staff Contact: Zachary Glaubius, Planning Administrator

CITY OF SCOTTSBLUFF

CITY OF SCOTTSBLUFF

FAÇADE IMPROVEMENT GRANT PROGRAM

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-Paint (exterior only)	- Siding	- Awnings
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-Signage	-Windows	- Demolition
-Landscaping	- Parking Lot Repairs	

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March 10, 2021 (subject to continued availability of grant funds)

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7. Approved applicants must give monthly written reports to the City regarding the progress of the project until completed.

8. Application Period will begin on **November 17, 2020 and will continue until all grant funds have been awarded**.

9. All proposed improvements must meet the requirements of the City's building, fire, and zoning codes.

Façade Improvement Program Application

Project Information

1. Applicant Name: Armando & Maria Aquilera
   Applicant Address: 615 East Overland
   Telephone No.: 308-641-3331 E-Mail Address: _____
   Property Owner (if different than applicant): _____

2. Project Site Address: 615 East Overland

3. Is the Project Site Currently Occupied? Yes (X) No ( )

4. Land Use of Project Site (Select one):
   Restaurant ( ) Retail (X) Service ( )
   ( ) Other (Please specify): _____

5. Nature and Name of Business (if applicable): Amila's Decorations

6. Proposed Project: Describe in detail; attach plans and specifications:
   total inside remodel $10,200
   total outside remodel $11,400

7. List all other funds or assistance the applicant has received from the City in the last 10 years (e.g. other grants, Economic Development Assistance (LB840) loans or grants, Tax Increment Financing)
   Type of Assistance: E. Overland Facade Grant
   Amount: ~~$21,600 amount total for inside & out~~ 6,000
   Date: 10-14-21

$10,000 Facade Improvement Grant for 210 E. Overland Dr - 2-10-21
$984 E. Overland Facade Improvement Grant for 611 E. Overland Dr. - 1-13-21
$6,000 E. Overland Facade Improvement Grant for 615 E. Overland Dr. - 10-14-20

8. Estimated Project Costs:

Exterior Improvements (describe) $ 11,400

Other (describe)

Total $ 11,400

Grant Funds Requested* $ 5,700

*Grant funds requested must not exceed the $10,000 maximum
*Grant funds requested must not exceed ½ of the cost of exterior improvements
*Bids or estimates from contractors and material estimates must be included at the time of application

9. Person doing work (if different than applicant): LA Construction

Address: 2414 W. 17th Street Scottsbluff, NE

Phone No.: 308-225-1772

10. Project Construction Schedule (estimated):

Start Date ASAP

Completion Date ASAP

***ALL WORK MUST BE COMPLETED AND RECEIPTS SUBMITTED TO THE CITY NO LATER THAN SEPTEMBER 10, 2021. IF THE APPLICANT FAILS TO GIVE TIMELY REPORTS TO THE CITY OR, IF BASED ON THE APPLICANT'S MONTHLY REPORTS IT APPEARS TO THE CITY THAT THE WORK WILL NOT BE COMPLETED ON TIME, THE CITY MAY, IN ITS SOLE DISCRETION, RESCIND OR REDUCE THE GRANT AWARD.**

To be completed by Staff:

Zoning of Property 1,056

Square footage of building C-3

PROPOSAL

L. A. CONSTRUCTION

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

PROPOSAL SUBMITTED TO: Armando and María Aguilera		PHONE: (308)6413337	DATE: 7-5-21
STREET: 615 E. Overland		JOB NAME:	
CITY, STATE, AND ZIP CODE: Scottsbluff, NE		JOB LOCATION:	
ARCHITECT:	DATE OF PLANS:		JOB PHONE:

We hereby submit specifications and estimates for.

LABOR:

- Remove the south wall and frame, cleaning up (window)	1,500
- Install the window and trims (112 x 54.5)	4,500
- Remove old door and install new	2,500
- Prepare for painting	1,000
- Paint	1,500
- Replace west window 34 x 19	400

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

dollars $ 11,400

Payment to be made as follows:

This estimate includes material and labor

All material is guaranteed to be required. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are full covered by Workman/d Compensation Insurance.

Authorized Signature: Luis Aguilera

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

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

Signature X _____

Date of Acceptance: _____

Signature X _____

LAC001•6/20

City of Scottsbluff, Nebraska
Wednesday, August 11, 2021
Regular Meeting

Item 1

(informational only):

Staff Contact: Zachary Glaubius, Planning Administrator

City of Scottsbluff, Nebraska
Wednesday, August 11, 2021
Regular Meeting

Item 1

(informational only):

Staff Contact: Zachary Glaubius, Planning Administrator

City of Scottsbluff, Nebraska

Wednesday, August 11, 2021

Regular Meeting

Item 1

Following passage of a motion to enter into executive session, presiding officer must state purpose of executive session.

Staff Contact:

City of Scottsbluff, Nebraska
Wednesday, August 11, 2021
Regular Meeting

Item 1

Confirm next meeting date of September 15, 2021.

Staff Contact: Zachary Glaubius, Planning Administrator