SCOTTSBLUFF CITY
PLANNING COMMISSION AGENDA
Monday, June 10, 2019, 6:00 PM
Scottsbluff City Hall Council Chambers, 2525 Circle Drive, Scottsbluff, NE 69361

PLANNING COMMISSIONERS

ANGIE AGUALLO
CHAIRPERSON

DANA WEBER
VICE CHAIRPERSON

BECKY ESTRADA

HENRY HUBER

MARK WESTPHAL

CALLAN WAYMAN

DAVID GOMPERT

JIM ZITTERKOPF

ANITA CHADWICK

LINDA REDFERN
ALTERNATE

1. **WELCOME TO THE PLANNING COMMISSION MEETING:** Chairman

2. **NEBRASKA OPEN MEETINGS ACT:** For all interested parties, a copy of the Nebraska Open Meetings Act is posted on a bulletin board at the back of the council chambers in the west corner.

3. **ROLL CALL:**

4. **NOTICE OF CHANGES IN THE AGENDA:** Additions may not be made to this agenda less than 24-hours prior to the beginning of the meeting unless added under item 5 of this agenda.

5. **CITIZENS WITH ITEMS NOT SCHEDULED ON THE REGULAR AGENDA:** As required by State Law, no item may be considered under this item unless the Planning Commission determines that the matter requires an emergency action.

6. **APPROVAL OF THE PLANNING COMMISSION MINUTES FROM:**

   A Approve Minutes of the May 13, 2019 Meeting.

7. **PUBLIC HEARING AKAJRV 314, LLC (SUCCESSOR IN INTEREST TO HVS, LLP) AND ORIGINAL EQUIPMENT CO. DBA AULICK INDUSTRIES. :**

   A Conduct public hearing for the purpose of reviewing and obtaining comment on a modification to the Redevelopment Plan submitted jointly by AKAJRV 314, LLC (successor in interest to HVS, LLP) and Original Equipment Co. dba Aulick Industries for the Aulick Industries Office and Truck Shop Project.
   The area to be redeveloped under the Redevelopment Plan, as modified, is legally described as Block 3, Marvin Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, EXCEPT that part deeded to the State of Nebraska in Deed Book 152, Page 293 of the records of Scotts Bluff County, Nebraska and Lot 3, Block 3 and all of Block 4, Panhandle Cooperative Subdivision to the City of Scottsbluff, Scotts Bluff County, Nebraska. The Redevelopment Plan, as modified, includes a request for tax increment financing.

8. **RESOLUTION AKAJRV 314, LLC (SUCCESSOR IN INTEREST TO HVS, LLP) AND ORIGINAL EQUIPMENT CO. DBA AULICK INDUSTRIES. :**

   A Consider and act upon Resolution recommending to the CRA and City Council the modification to the Aulick Industries Office and Truck Shop Project Redevelopment Plan.

9. **STAFF REPORTS:**

   A None

10. **OTHER BUSINESS:**

    A None

11. **CLOSED SESSION (TO CONSIDER ANY OF THE ABOVE MATTERS, WHERE A**

2525 CIRCLE DRIVE • SCOTTSBLUFF, NEBRASKA 69361 • (308) 630-6243 • FAX (308) 630-6294

	CLOSED SESSION IS APPROPRIATE.): **A Following passage of motion to enter into executive session, presiding officer must state purpose of executive session.** **12. ADJOURN**
The public is invited to participate in all Planning Commission Meetings. If you need special accommodations to participate in the meeting, please contact the Development Services Department at (308) 630-6243, 24-hours prior to the meeting.	

City of Scottsbluff, Nebraska
Monday, June 10, 2019
Regular Meeting

Item Appr. Min.1

Approve Minutes of the May 13, 2019 Meeting.

Staff Contact: Gary Batt

PLANNING COMMISSION MINUTES
REGULAR SCHEDULED MEETING
MAY 13, 2019
6:00 PM
SCOTTSBLUFF NEBRASKA

The Planning Commission of the City of Scottsbluff, Nebraska met in regular scheduled meeting on May 13, 2019, at 6:00 PM in the Scottsbluff 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 April 26, 2019 and on May 3, 2019. The notice stated the date, time and the location of the meeting, that the meeting was open to the public, anyone with a disability desiring reasonable accommodation to attend the Planning Commission meeting should contact the Development Services Department, and that an agenda of the meeting kept continuously current was available for public inspection at the Development Services Department offices; provided; the City Planning Commission could modify the agenda at the meeting if the business was determined that an emergency so required. A similar notice, together with a copy of the agenda, also had been delivered to each Planning Commission member. An agenda kept continuously current was available for public inspection at the office of the Development Services Department at all times from publication to the time of the meeting.

Item 1: 6:00PM, Chairperson Aguallo called the meeting to order. Roll call consisted of the following members. Jim Zitterkopf, Becky Estrada, Callan Wayman, Mark Westphal, Henry Huber, Dana Weber, Dave Gompert, Angie Aguallo.
Absent: Anita Chadwick.
City Official present: Gary Batt, Code Administrator II, recording secretary.

Item 2: Chairperson Aguallo informed those present of the Nebraska Open Meetings Act and that a copy is posted in the back of the council chamber in the west corner.

Item 3: Acknowledgement of any changes on the agenda; None.

Item 4: Business not on the agenda; None.

Item 5: Citizens with business not on the regular agenda; None.

Item 6: The minutes from the February 11, 2019, March 11, 2019 and the April 8, 2019 meetings were reviewed.
Conclusion; a motion was made by Estrada and seconded by Westphal to approve the minutes from the February 11, March 11, and the April 8, 2019 meetings. "Yeas": Zitterkopf, Estrada, Wayman, Westphal, Huber, Weber, Gompert, Aguallo. "Nays": None, "Abstained": None, "Absent": Chadwick. "Motion Carried".

Item 7: The Planning Commission opened a public hearing for the purpose of reviewing and obtaining comment on a Redevelopment Plan submitted by 1dash5 Enterprises, LLC for the Scooters Drive thru Coffee Kiosk Project. Kent Hadenfelt (City Attorney) gave the presentation. Kent stated his law firm also represents Gary Rimington , but at this meeting, Kent was representing the City and Mr. Rimington could seek another attorney for this item if he desired. Kent said all the appropriate entities had been notified of this request. Kent further stated that a resolution would be needed to submit with the CRA and Council since Gary Rimington was seeking TIF assistance. Kent told the members that the Scooters

will be located Avenue I and West Overland intersection. Kent said the business complies with the 2016 Comprehensive Plan and is allowed in this zoning district. Kent added that the City feels this is a good plan for the location.
Mark Westphal asked if this location is in the flood plain and Kent said yes. Kent added the developer is required to build to certain standards for the flood zone.
After Kent finished Gary Rimington greeted the members, he then spoke about the project . Gary said he has purchased the lot and he plans to build another Scooters drive thru Coffee Kiosk there. Gary said the location is in a flood plain and that this area is listed as blighted and substandard. Gary explained the type of structure he plans to build and how the site area will be accessed by using the existing alley on Avenue I. Dave Gompert asked if the City is allowing him to use the alley access and Gary said they are just as on Avenue B. Gary said due to the layout of the building ordering and pickup points , the access opening will widened at Avenue I to accommodate traffic flow. Dave then asked if the lot is in the flood plain and Gary said it is. Gary explained they plan to meet the flood plain requirements for the building heights, and that the lot did not need to be raised.
Dana Weber asked if LB 840 money could be used for the project? Gary told Dana they cannot at this time, Kent did interject that there are plans in the works to allow this in the future. Dana then asked if the zoning allows for this project. Kent said it does. Kent again said all legal notices were sent to the schools and appropriate entities were notified about the project.
Chairperson asked if anyone else had questions, there being none, Chairperson Aguallo closed the public hearing. Chairperson Aguallo asked for a motion to adopt the resolution which is attached to be sent to CRA and City Council. Dana Weber made a motion to adopt the resolution for the redevelopment plan submitted by 1dash5 Enterprises, LLC which was seconded by Estrada to adopt the resolution. "Yeas": Zitterkopf, Estrada, Wayman, Westphal, Huber, Weber, Gompert, Aguallo. "Nays": None, "Abstained": None, "Absent": Chadwick. " Motion Carried".

Chairperson Aguallo opened a public hearing for the purpose of reviewing and obtaining comments on a Redevelopment Plan submitted by Platte Valley Bank for the Platte Valley Improvement project. Kent Hadenfeldt (City Attorney) gave the presentation. Kent stated that his law firm also represents Platte Valley Bank, but at this meeting, Kent was representing the City and Platte Valley Bank could have representation if they desired.
Kent said the PVB operates as a campus with all the structures on that site belonging to PVB. Kent said the bank wishes to take over the streets on that site and they plan to have raised cross walks, plan to have storm water retention on site, redo the parking lots, add a new street on the east side of the campus. Kent said this amounted to approximately 3 million dollars to complete everything. This is why PVB is submitting this redevelopment plan to apply for TIF funding. Kent said that all legal notices were sent to the schools and appropriate entities about the project. He said it complies with the 2016 Comprehensive Plan. There being no questions from the members, Chairperson Aguallo closed the public hearing asking for a motion to adopt the resolution approving the PVB Redevelopment Plan. Estrada made a motion to adopt the resolution and to forward it to the CRA and City Council, Gompert seconded the motion to adopt the resolution. "Yeas": Zitterkopf, Estrada, Wayman, Westphal, Huber, Weber, Gompert, Aguallo. "Nays": None, "Abstained": None, "Absent": Chadwick. "Motion Carried".

Chairperson asked if we had further business, with Batt saying no, she asked for a motion to adjourn at 6:30PM. Motion to adjourn was made by Estrada and seconded by Gompert to adjourn. "Yeas": Zitterkopf, Estrada, Wayman,Westphal, Huber, Weber, Gompert, Aguallo. "Nays": None, "Abstained": None, "Absent": Chadwick. "Motion Carried".

_____.
Angie Aguallo

Attest:_____.
Gary Batt, Secretary

City of Scottsbluff, Nebraska

Monday, June 10, 2019

Regular Meeting

Item Pub Hear1

Conduct public hearing for the purpose of reviewing and obtaining comment on a modification to the Redevelopment Plan submitted jointly by AKAJRV 314, LLC (successor in interest to HVS, LLP) and Original Equipment Co. dba Aulick Industries for the Aulick Industries Office and Truck Shop Project.

The area to be redeveloped under the Redevelopment Plan, as modified, is legally described as Block 3, Marvin Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, EXCEPT that part deeded to the State of Nebraska in Deed Book 152, Page 293 of the records of Scotts Bluff County, Nebraska and Lot 3, Block 3 and all of Block 4, Panhandle Cooperative Subdivision to the City of Scottsbluff, Scotts Bluff County, Nebraska. The Redevelopment Plan, as modified, includes a request for tax increment financing.

Staff Contact: Gary Batt

CITY OF SCOTTSBLUFF REDEVELOPMENT PLAN

Aulick Industries Office and Truck Shop

By: HVS, LLP and Original Equipment Co. d/b/a Aulick Industries

1. Introduction/Executive Summary

HVS, LLP and Original Equipment Co. d/b/a Aulick Industries (together, the "Redeveloper") submit this Redevelopment Plan ("Plan") to the City of Scottsbluff City Council (the "City"), the City of Scottsbluff Planning Commission ("Planning Commission"), and the City of Scottsbluff Community Redevelopment Authority (the "CRA"), pursuant to the Nebraska Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.*

Under this Plan, the Redeveloper proposes to develop the "Project Site" (as defined below) into Aulick Industries' Offices and Truck Shop. The Project Site has been declared to be blighted and substandard. The Redeveloper is requesting tax increment financing for certain eligible costs and expenses related to the Project.

2. Blighted and Substandard Condition of Project Site (NEB. REV. STAT. §§ 18-2103 (3) and (31) and 18-2109)

The City has declared the Project Site and surrounding areas as blighted and substandard as defined in the Nebraska Community Development Law.

3. Statutory Elements (NEB. REV. STAT. §§ 18-2103(27) and 18-2111)

A. ***Boundaries of the Project Site:*** The Project Site is located at 709 W. South Beltline Highway, Scottsbluff, Nebraska. The legal description of the Project Site is:

> Block 3, Marvin Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, EXCEPT that part deeded to the State of Nebraska in Deed Book 152, Page 293 of the records of Scotts Bluff County, Nebraska.

Aerial maps of the Project Site are found in Attachment 1.

B. ***Land Acquisition:*** HVS, LLP owns the Project Site, so no land acquisition of the Project Site is necessary. The Redeveloper may wish to modify this Plan in the event additional property can be acquired related to this redevelopment.

C. ***Land Coverage and Building Intensities:*** The proposed building coverages/intensities are as follows:

- Approximately 30,000 square foot building (See Attachment 2 for Floor Plans)
  - 25,000 sq. ft. shop space
  - 5,000 sq. ft. office space
- 100,000 square foot of concrete paving
- Privacy Fencing

D. ***Land Uses:*** After development, the Project Site will be used as Aulick Industries' Offices and Truck Shop.

E. ***Existing Uses and Condition:*** The Project Site is currently used as storage of Aulick Industries' belt trailers and other equipment.

F. ***Site Plan:*** See Attachment 3 for a preliminary Site Plan.

G. ***Demolition and Removal of Structures:*** The old building on the Project Site was demolished at the beginning of 2019 in contemplation of redevelopment under this Plan. Existing concrete will need to be demolished and removed and the storm drain on and servicing the property will need to be demolished.

H. ***Population Densities:*** The Plan does not contemplate a change in population densities around the Project Site. Employment will increase on the Project Site after redevelopment to approximately 30 to 50 employees.

I. ***Zoning Changes:*** The Project Site is zoned as C-3(Heavy Commercial), which includes machine shops, truck and tractor repair, and service offices as permitted uses. Thus, no zoning changes are necessary.

J. ***Additional Public Facilities and Utilities:*** The storm drain on and servicing the property will need to be demolished and rebuilt.

K. ***Street Layouts, Street Levels, and Grades:*** No changes to street layouts, street levels, and grades are needed for this Plan.

L. ***Ordinance and Building Code Changes:*** No ordinance or building code changes are contemplated by the Plan.

4. Conformity to General Plan of the City (NEB. REV. STAT. §§ 18-2112, 18-2113(1), and 18-2116(1)(a)).

The Planning Commission, City, and CRA are all tasked with determining whether this Plan conforms to the general plan for the development of the City as a whole. NEB. REV. STAT. §§ 18-2112, 18-2113(1), and 18-2116(1)(a).

According to the 2016 Scottsbluff Comprehensive Plan, the Project Site is in the Southwest District and in an Automobile Commercial Neighborhood. An Automobile Commercial Neighborhood contemplates daytime and nighttime activity, commercial vehicle access, a wide variety of building types and sizes, and noises and heavier commercial traffic associated with business. A principle of sustainable development for the Southwest District is to encourage infill development through mitigation of blighted properties and incentives. A principle of interconnection of neighborhoods and amenities for the Southwest District is to encourage location of transportation reliant business along South Beltline. The Redeveloper's potential expansion of its business on the Project Site is consistent with the Comprehensive Plan.

5. **Proposed Financing**

A. ***Tax Increment Financing.*** The Redeveloper is requesting tax increment financing to pay for statutorily eligible expenses, to the extent such funds are available. The tax increment financing will be generated from the increased property taxes to be paid on the Project Site after development all in accordance with NEB. REV. STAT. § 18-2147. The amount of the available proceeds from tax increment financing ("TIF Revenues") is estimated at approximately $1,162,905.00, calculated as follows:

2018 Assessed Value:		
Land:	$ 105,290.00	
Building/Improvements	$ 105,494.00	
Total		$ 210.784.00
Estimated Value after Completion		
Land:	$ 105,290.00	
Building/Improvements:	$3,694,710.00	
Total		$3,800,000.00
Increment Value:		$3,589,216.00
Multiplied by approximate 2.16% levy		x .0216
Annual TIF Revenues Generated (Rounded)		$ 77,527.00
Multiplied by 15 years (Maximum Duration of TIF)		x 15
Estimated TIF Revenues Available:		$1,162,905.00

This estimated amount must be reduced to present value based on an interest rate to be agreed upon by the Redeveloper and the City to support a tax increment financing bond ("TIF Indebtedness").

Because the Plan proposes the use of tax increment financing, the City must find that the Plan would not be economically feasible without the use of tax increment financing and the Project would not occur in the blighted and substandard area without the use of tax increment financing. The City and the CRA must also find that the costs and benefits of the Project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed and been found to be in the long-term best interest of the community. NEB. REV. STAT. §§ 18-2113(2) and 18-2116(1)(b).

The Redeveloper certifies that the Plan would not be economically feasible and would not occur in the blighted and substandard area without the use of tax increment financing. Tax increment financing and other incentives are critical in the Redeveloper's decision to proceed with the Project as planned. Aulick Industries is very careful not to leverage its existing financial resources in such a way to inhibit the development of new products, inventories and efficiencies. Tax increment financing will allow the Redeveloper to take a more aggressive approach with a larger facility better suited to promote new growth, products, and sales, than would have been possible otherwise.

Notwithstanding the foregoing, the Redeveloper understands the liability of the CRA and City is limited to the TIF Revenues received by the CRA related to the Project to pay the TIF Indebtedness. The Redeveloper shall look exclusively to the TIF Revenues related to this Project for the payment of any TIF Indebtedness. The Redeveloper acknowledges that the above figures are, and any TIF Indebtedness will be set, based on estimates and assumptions, including expectations as to the completion of construction and property valuations suggested by the Redeveloper, which may alter substantially and materially, and that tax increment revenues may be altered or eliminated entirely based on future decision of the Nebraska Legislature or the voters of the State of Nebraska or by future court decisions.

Below are the portions of the project, and estimated costs, which the Redeveloper proposes to be paid for with TIF Revenues,

Description	Estimated Cost
Site Preparation	
Compacted Fill	$ 66,000.00
Demolition	
Site Concrete	$ 91,000.00
Storm Drain	$ 8,000.00
Building	$ 30,000.00
Storm Drain Construction	$ 16,000.00
Sanitary Lines	$ 20,000.00
Water Service	$ 7,200.00
Lighting	$ 96,000.00
Landscaping Highway ROW	$ 30,000.00
Geo Tech/Civil Engineering	$ 45,000.00
Plan Preparation/Legal	$ 10,000.00
TOTAL	$ 419,200.00

A preliminary statutory Cost-Benefit Analysis of the Project is attached as Attachment 4.

B. Nebraska Advantage Act. The Redeveloper has applied for and received approval of tax incentives under the Nebraska Advantage Act which includes a refund of City sales tax.

C. Private Investment/Financing. The Redeveloper will make a substantial private investment in and obtain private financing for in the private improvements such as the building and personal property estimated at $4,000,000.00.

Please note that all the figures in this Plan are estimates and tax increment financing granted will be based on actual costs incurred for eligible expenses.

6. **Implementation of the Plan.**

Upon approval of this Plan, the Redeveloper will enter into a Redevelopment Contract with the CRA which shall govern the implementation of this Plan. All public improvements related to this Plan shall be according to (a) engineered plans and specifications approved in writing by the City in advance of commencement of construction, (b) all ordinances and codes adopted by the City, as in effect at the time that the public improvements are constructed, and (c) any other agreement related to the public improvements between the Redeveloper and the City. The Redevelopment Contract between the Redeveloper and the CRA shall not replace or supersede the need for the Redeveloper to obtain other agreements, consents, permits, or licenses from the City related to the public improvements or other improvements as may be required by the City for the type of work to be performed on the Project Site.

Dated: 4-8-19

HVS, LLP

By: Vince Aulick

Original Equipment Co. d/b/a Aulick Industries

By: Vince Aulick

Aulick Industries Office and Truck Shop Redevelopment Plan
Attachment 1
Aerial Maps of Project Site

Beacon™ Scotts Bluff County, NE

Overview

Legend

- Parcels
- Roads

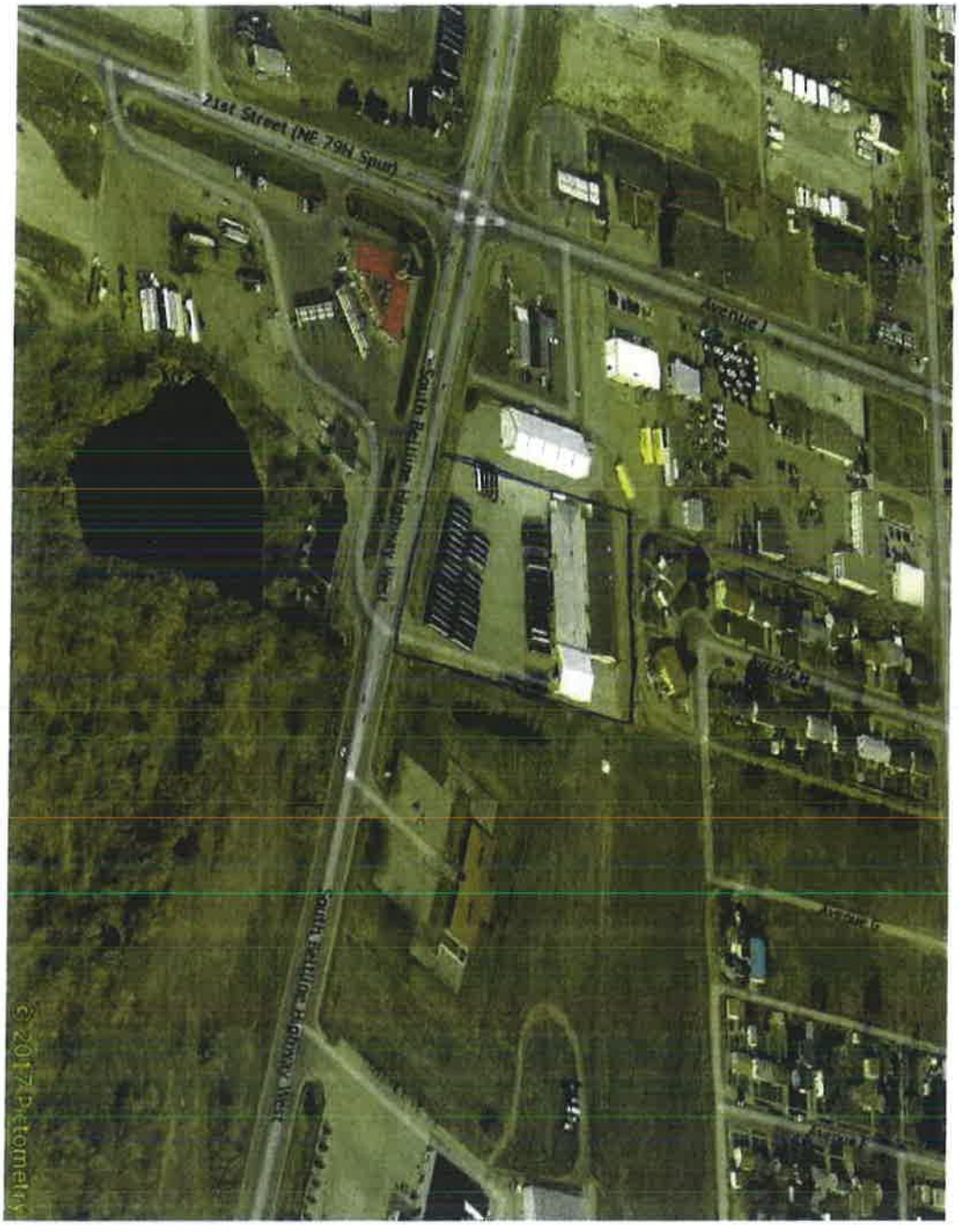
Parcel ID	010240489	**Alternate ID**	n/a	**Owner Address**	HVS LLP
Sec/Twp/Rng	26/22/55	**Class**	n/a		PO BOX 259
Property Address	709 W SOUTH BELTLINE HWY	**Acreage**	n/a		SCOTTSBLUFF NE 69361
District	n/a				
Brief Tax Description	PT BLK 3, MARVIN ADD				
	(Note: Not to be used on legal documents)				

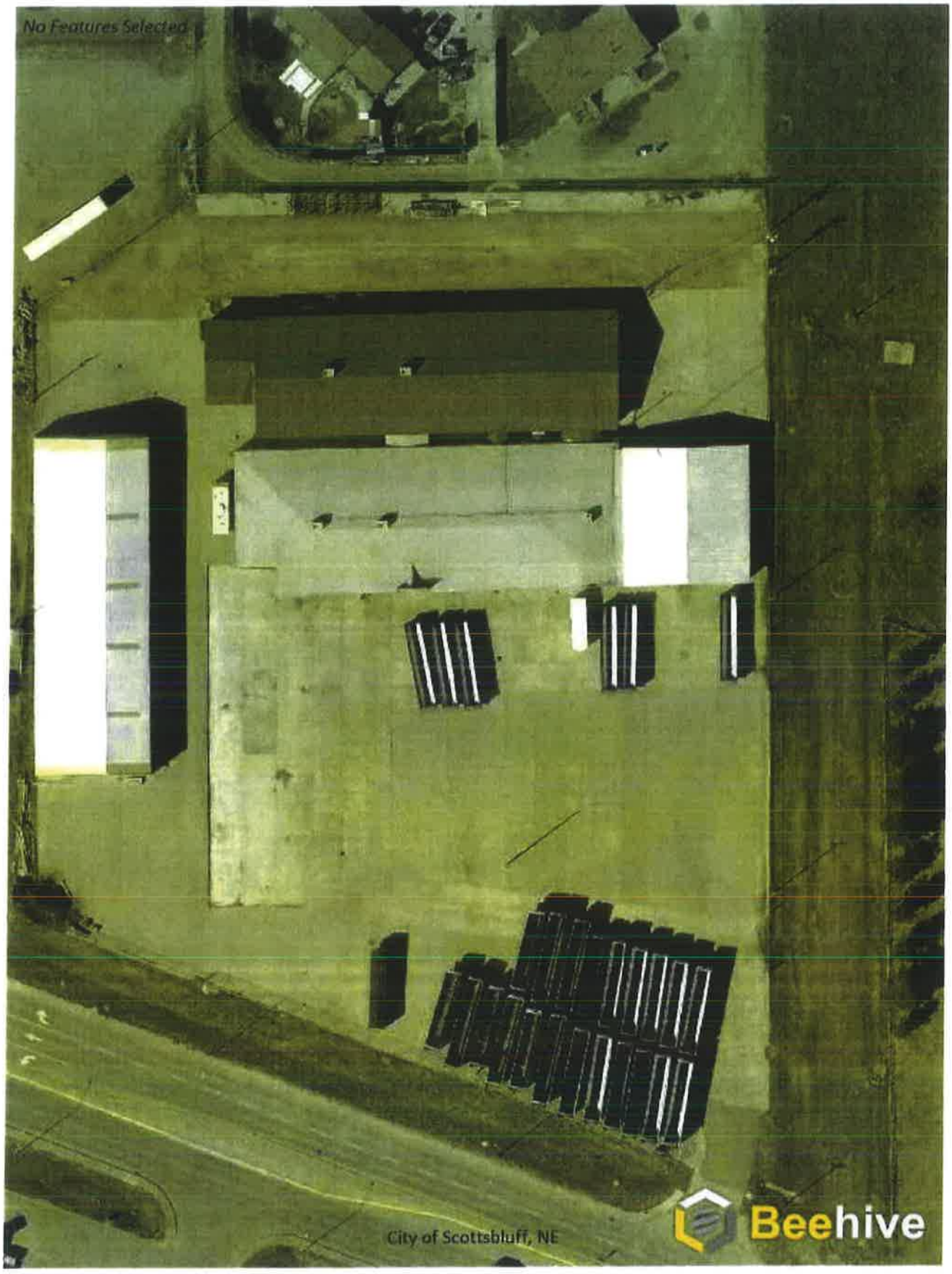
DISCLAIMER: This map measurement's and all associated data are approximate and not to be used for any official purposes. Scotts Bluff County assumes no liability associated with the use or misuse of this information.

Date created: 3/16/2019

Developed by Schneider GEOSPATIAL

03/25/2017


21st Street (NE 79H Spur)
Avenue J
South Beltline Highway West
© 2017 Pictometry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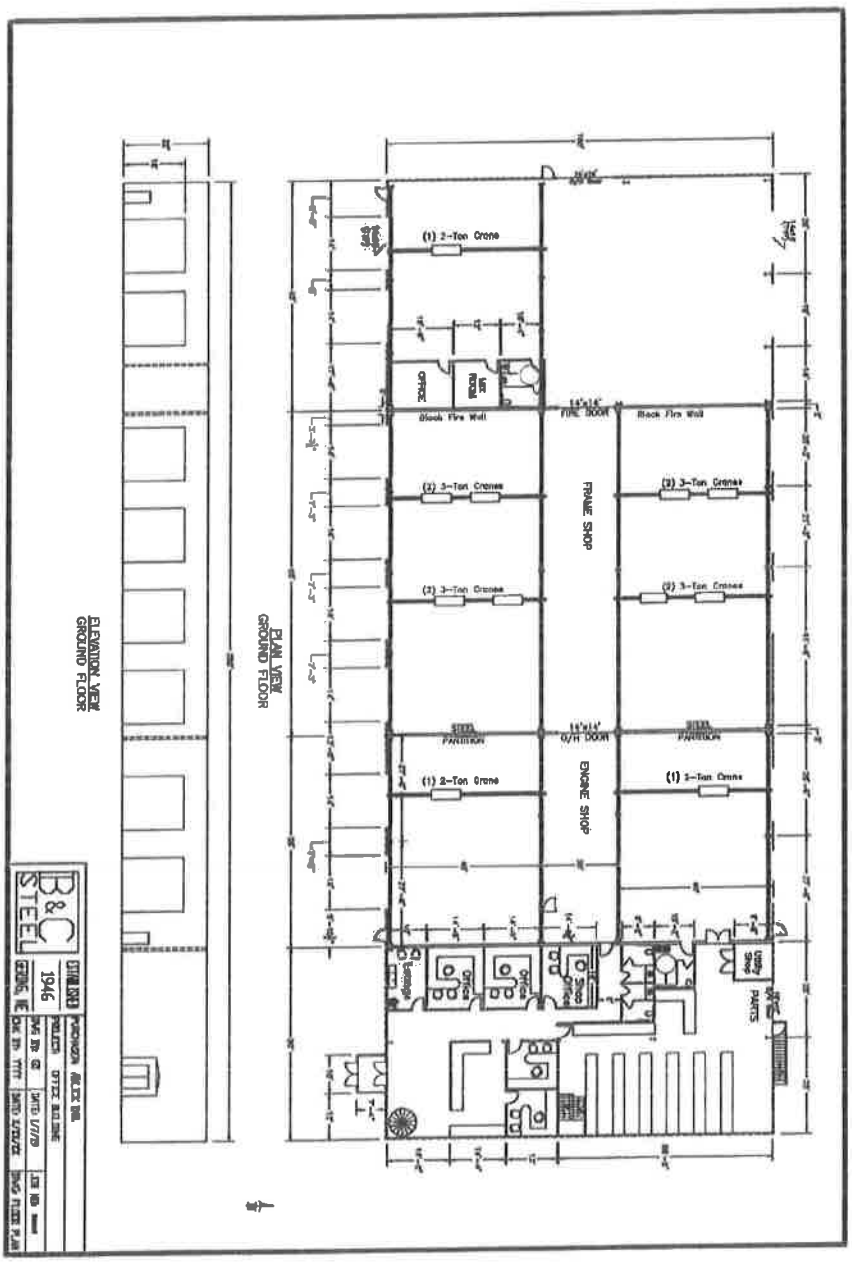
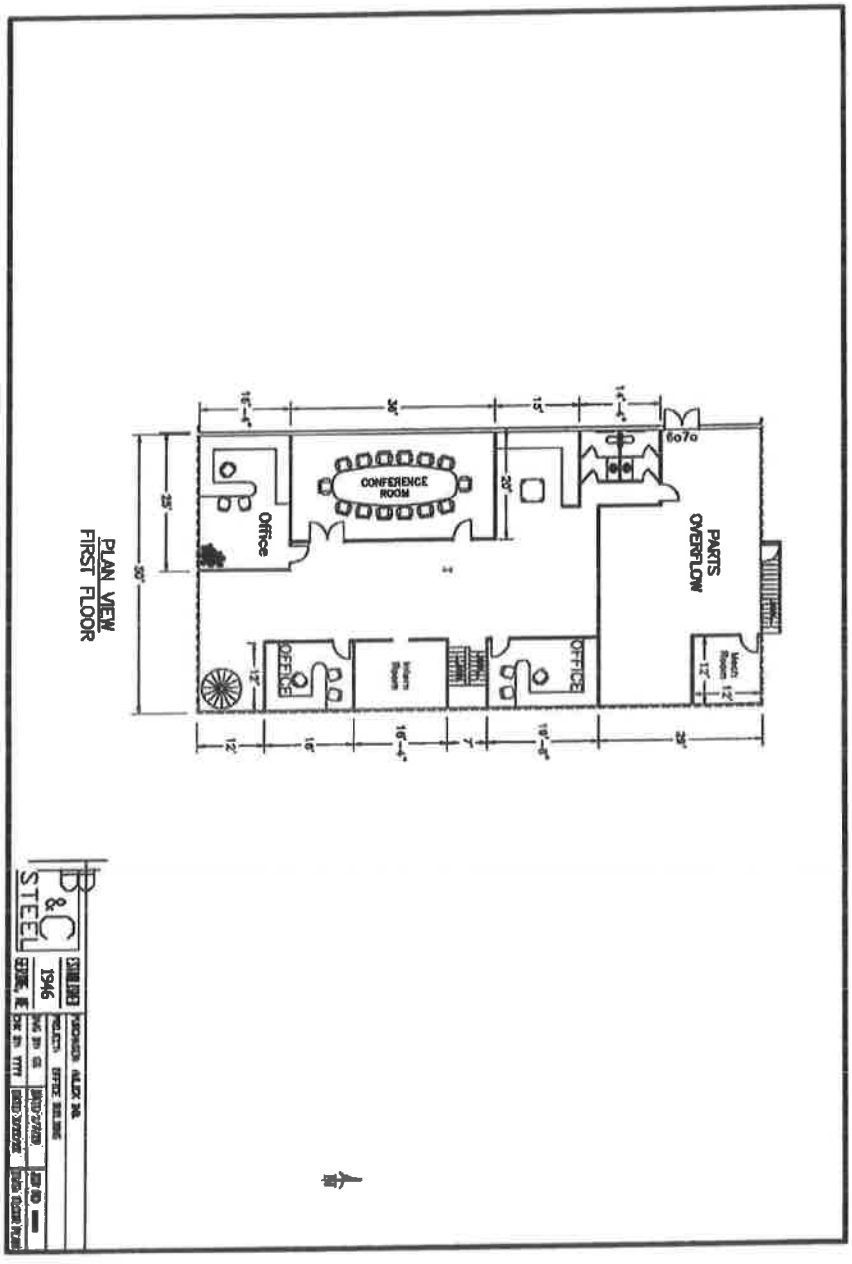
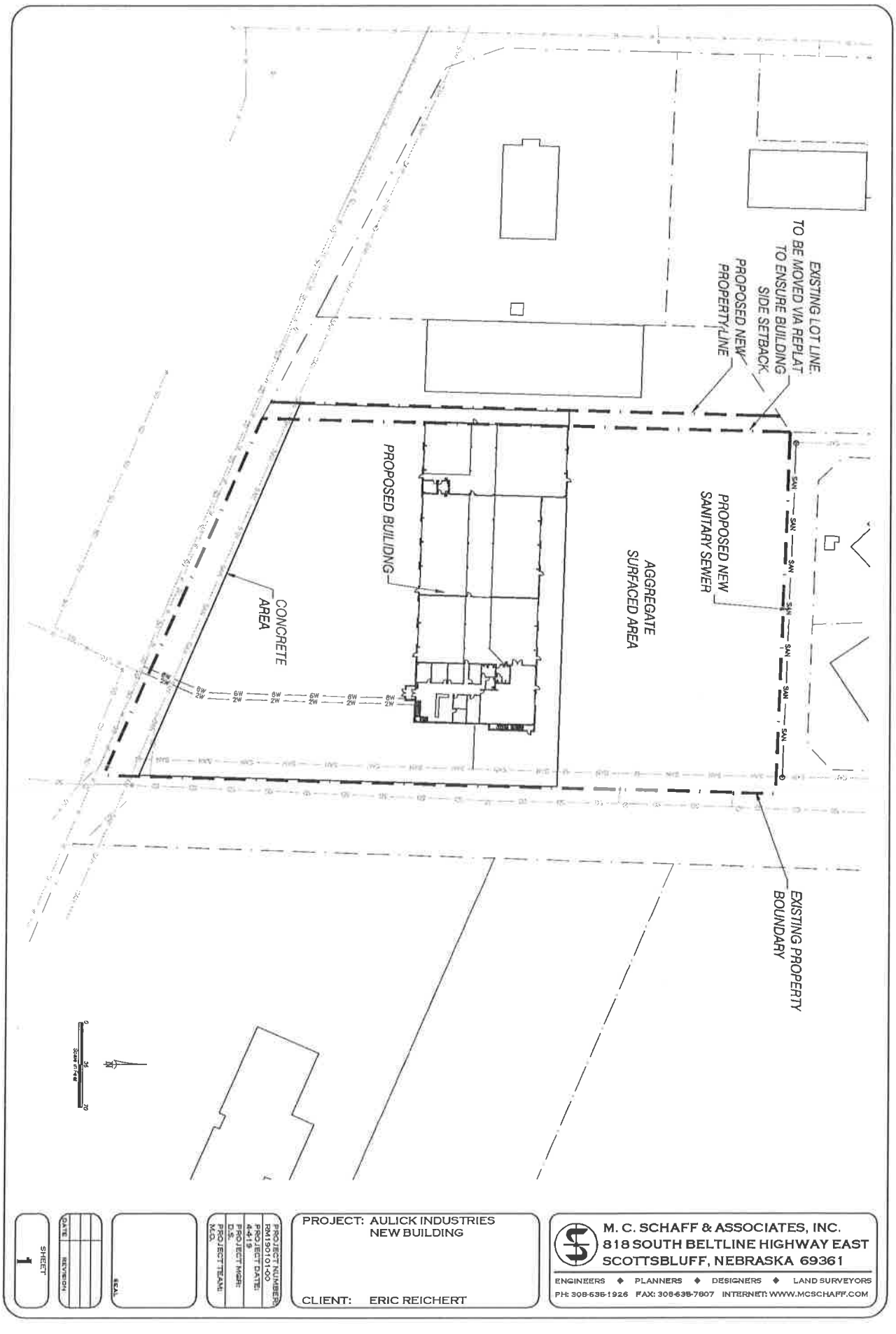
City of Scottsbluff, NE
Beehive

Aulick Industries Office and Truck Shop Redevelopment Plan
Attachment 2
Floor Plans


ELEVATION VIEW
GROUND FLOOR
PLAN VIEW
GROUND FLOOR
(1) 2-Ton Crane
OFFICE
Block Fire Wall
FIRE DOOR
Block Fire Wall
(2) 3-Ton Cranes
FRAME SHOP
(2) 3-Ton Cranes
(2) 3-Ton Cranes
(2) 3-Ton Cranes
STEEL PARTITION
O/H DOOR
STEEL PARTITION
(1) 2-Ton Crane
ENGINE SHOP
(1) 3-Ton Crane
B&C STEEL
1946


PLAN VIEW
FIRST FLOOR
CONFERENCE ROOM
Office
PARTS OVERFLOW
OFFICE
OFFICE
6x7o
P&C STEEL
1946

Aulick Industries Office and Truck Shop Redevelopment Plan
Attachment 3
Site Plan



SHEET 1

DATE | REVISION

SEAL

PROJECT NUMBER: RM1901010-00
PROJECT DATE: 4-4-19
PROJECT MGR: D.S.
PROJECT TEAM: M.G.

PROJECT: AULICK INDUSTRIES
NEW BUILDING

CLIENT: ERIC REICHERT

M. C. SCHAFF & ASSOCIATES, INC.
818 SOUTH BELTLINE HIGHWAY EAST
SCOTTSBLUFF, NEBRASKA 69361
ENGINEERS ◆ PLANNERS ◆ DESIGNERS ◆ LAND SURVEYORS
PH: 308-635-1926 FAX: 308-635-7607 INTERNET: WWW.MCSCHAFF.COM

SW Beltline Hwy

Aulick Industries Office and Truck Shop Redevelopment Plan
Attachment 4
Cost Benefit Analysis

CITY OF SCOTTSBLUFF REDEVELOPMENT PLAN

Aulick Industries Office and Truck Shop

By: HVS, LLP and Original Equipment Co. d/b/a Aulick Industries

Cost Benefit Analysis

A. ***Tax Revenues and Tax Shifts Resulting from the Division of Taxes.*** Real estate taxes from the base value of the Project Site will be available to the local taxing jurisdictions regardless of the tax increment financing. The base value of the Project Site is $210,784.00 which produces an annual real estate tax of approximately $4,379.00. The tax increment revenues created by the Project are estimated at approximately $77,527.00 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 will not be available to local taxing jurisdictions for up 15 years after the effective date of the division of taxes, or earlier if the TIF Revenues pay off the TIF Indebtedness early. 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, as set forth in the Redevelopment Plan.

B. Public Infrastructure and Community Public Service Needs Impacts and Local Tax Impacts Arising from Project Approval. This Project will require demolishing and reconstructing the existing storm drain on and serving the Project Site. Tax increment financing will pay for these improvements, and thus, no additional local tax impacts, except those identified in section A above will result from the Project.

C. Impacts on Employers and Employees of Firms Locating or Expanding Within the Boundaries of the Redevelopment Project Area. Currently the Project Site is used for storage and there is not employment on the Project Site. After redevelopment under the Plan, employment is expected to grow to 30 to 50 employees on the Project Site over the next five years. Approximately 20 of these employees will come from adjacent locations operated by the Redeveloper, but the remaining employees will be new hires.

D. Impacts on other Employers and Employees within the City and immediate area located outside the Redevelopment Project Area. No negative impacts on other employers and employees in the area are expected.

E. Impacts on Student Populations of School Districts within the City. No negative impacts on the student population at Scottsbluff Public Schools are expected.

F. ***Other Impacts.***

- The Redeveloper estimates a substantial amount of personal property to be added as a result of this Project. Personal property taxes are not included in tax increment financing and are immediately available to the local taxing jurisdictions.

- Local contractors will be used for the redevelopment under the Plan.

- The Redeveloper has applied for and received approval of tax incentives under the Nebraska Advantage Act which includes a refund of City sales tax.

CITY OF SCOTTSBLUFF REDEVELOPMENT PLAN MODIFICATION

Aulick Industries Office and Truck Shop
By: AKAJRV 314, LLC (successor in interest to HVS, LLP) and
Original Equipment Co. d/b/a Aulick Industries

1. Introduction/Executive Summary

AKAJRV 314, LLC (successor in interest to HVS, LLP) and Original Equipment Co. d/b/a Aulick Industries (together, the "Redeveloper") submit this Redevelopment Plan Modification ("Modification") to the City of Scottsbluff City Council (the "City"), the City of Scottsbluff Planning Commission ("Planning Commission"), and the City of Scottsbluff Community Redevelopment Authority (the "CRA"), pursuant to the Nebraska Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.*

This Modification modifies the Redevelopment Plan ("Plan") submitted by Redeveloper which was approved by the City on April 15, 2019.

The Plan states that "The Redeveloper may wish to modify this Plan in the event additional property can be acquired related to this redevelopment." The Modification provides for additional site acquisition and site preparation on the additional site to be paid for by tax increment financing. The additional site will be used for trailer parking and other equipment storage, which will allow for the proper clearance, redevelopment, and use of the existing Project Site as Redevelopers' Office and Truck Shop.

This Modification addresses the modifications to the original Plan. This Modification shall be interpreted to supplement, not supersede, the original Plan.

2. Supplemented Statutory Elements

A. ***Boundaries of the Project Site:*** The Project Site is located at 709 W. South Beltline Highway, Scottsbluff, Nebraska and adjacent property to the northeast. The legal description of the Project Site is:

> Block 3, Marvin Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, EXCEPT that part deeded to the State of Nebraska in Deed Book 152, Page 293 of the records of Scotts Bluff County, Nebraska.
>
> And
>
> Lot 3, Block 3 and all of Block 4, Panhandle Cooperative Subdivision to the City of Scottsbluff, Scotts Bluff County, Nebraska (the "added area")

Aerial maps of the added area to the Project Site are attached as Attachment 1.

B. ***Land Acquisition:*** AKAJRV 314, LLC will privately acquire the added area as part of this Plan.

C. ***Land Uses:*** The added area will be used for trailer parking and other equipment storage, which will allow for the property clearance, redevelopment, and use of the existing Project Site as Redevelopers' Office and Truck Shop. Privacy fencing and lighting will also be constructed on the added area for security purposes and to accommodate surrounding landowners.

D. ***Existing Uses and Condition:*** The added area is currently vacant, unused land.

E. ***Zoning Changes:*** Lot 3, Block 3 of the added area is zoned PBC (Planned Business Center). Block 4 of the added area is zoned as C-2 (Neighborhood and Retail Commercial) which incudes equipment rental and sales yard. The added area is adjacent to the original Project Site, which is zoned as C-3. Thus, rezoning the added area to C-3 to be consistent with the entire Project Site may be necessary during implementation of this Plan. The Redeveloper understands that rezoning is subject to the necessary processes and approvals by the City.

F. ***Project Costs:*** Below are the portions of the project, and estimated costs, which the Redeveloper proposes to be paid for with TIF Revenues:

Description	Estimated Cost
Site Acquisition (added area):	$ 200,000.00
Site Preparation	
Compacted Fill	$ 66,000.00
Compacted Fill (added area)	$ 80,000.00
Demolition	
Site Concrete	$ 91,000.00
Storm Drain	$ 8,000.00
Building	$ 30,000.00
Storm Drain Construction	$ 16,000.00
Sanitary Lines	$ 20,000.00
Water Service	$ 7,200.00
Lighting	$ 96,000.00
Landscaping Highway ROW	$ 30,000.00
Geo Tech/Civil Engineering	$ 45,000.00
Plan Preparation/Legal	$ 10,000.00
TOTAL	$ 699,200.00

Please note that all the figures in this Plan are estimates and tax increment financing granted will be based on actual costs incurred for eligible expenses.

Dated: 5/23/19

AKAJRV 314, LLC

By: _____

Vinc L. Aulick, Manager

Original Equipment Co. d/b/a Aulick Industries

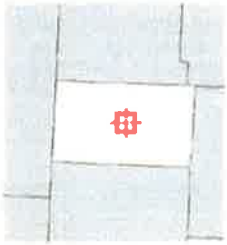
By: _____

Vinc L. Aulick, President

Aulick Industries Office and Truck Shop Redevelopment Plan Modification
Attachment 1
Aerial Maps of Added Area to Project Site

Beacon™ Scotts Bluff County, NE

Overview



Legend

- Parcels
- Subdivisions
- Roads

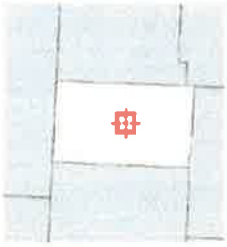
Parcel ID	010248161	**Alternate ID**	n/a	**Owner Address**	PANHANDLE COOP ASSN
Sec/Twp/Rng	26/22/55	**Class**	n/a		401 S BELTLINE HIGHWAY
Property Address		**Acreage**	n/a		SCOTTSBLUFF NE 69361
District	n/a				
Brief Tax Description	LT 3, BLK 3, PANHANDLE COOPERATIVE SUB (Note: Not to be used on legal documents)				

DISCLAIMER: This map measurement's and all associated data are approximate and not to be used for any official purposes. Scotts Bluff County assumes no liability associated with the use or misuse of this information.

Date created: 5/13/2019

Developed by Schneider GEOSPATIAL

Beacon™ Scotts Bluff County, NE



Legend

- Parcels
- Subdivisions
- Roads

Parcel ID	010248188	**Alternate ID**	n/a	**Owner Address**	PANHANDLE COOP ASSN
Sec/Twp/Rng	26/22/55	**Class**	n/a		401 S BELTLINE HIGHWAY
Property Address		**Acreage**	n/a		SCOTTSBLUFF NE 69361
District	n/a				
Brief Tax Description	BLK 4, PANHANDLE COOPERATIVE SUB (Note: Not to be used on legal documents)				

DISCLAIMER: This map measurement's and all associated data are approximate and not to be used for any official purposes. Scotts Bluff County assumes no liability associated with the use or misuse of this information.

Date created: 5/15/2019

Developed by Schneider GEOSPATIAL

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Please Direct All Correspondence
To Scottsbluff Office

To:	City of Scottsbluff Planning Commission
From:	John L. Selzer, Deputy City Attorney
Date:	June 5, 2019
Re:	Aulick Industries Office and Truck Shop Redevelopment Plan *Modification*

Introduction: At your June 10, 2019 meeting you will conduct a public hearing regarding the Redevelopment Plan Modification for the Aulick Industries Office and Truck Shop. The initial Plan, as well as the Modification are in your meeting packet. After the public hearing, you will make a recommendation regarding the Modification to the Scottsbluff Community Redevelopment Authority ("CRA") and City Council.

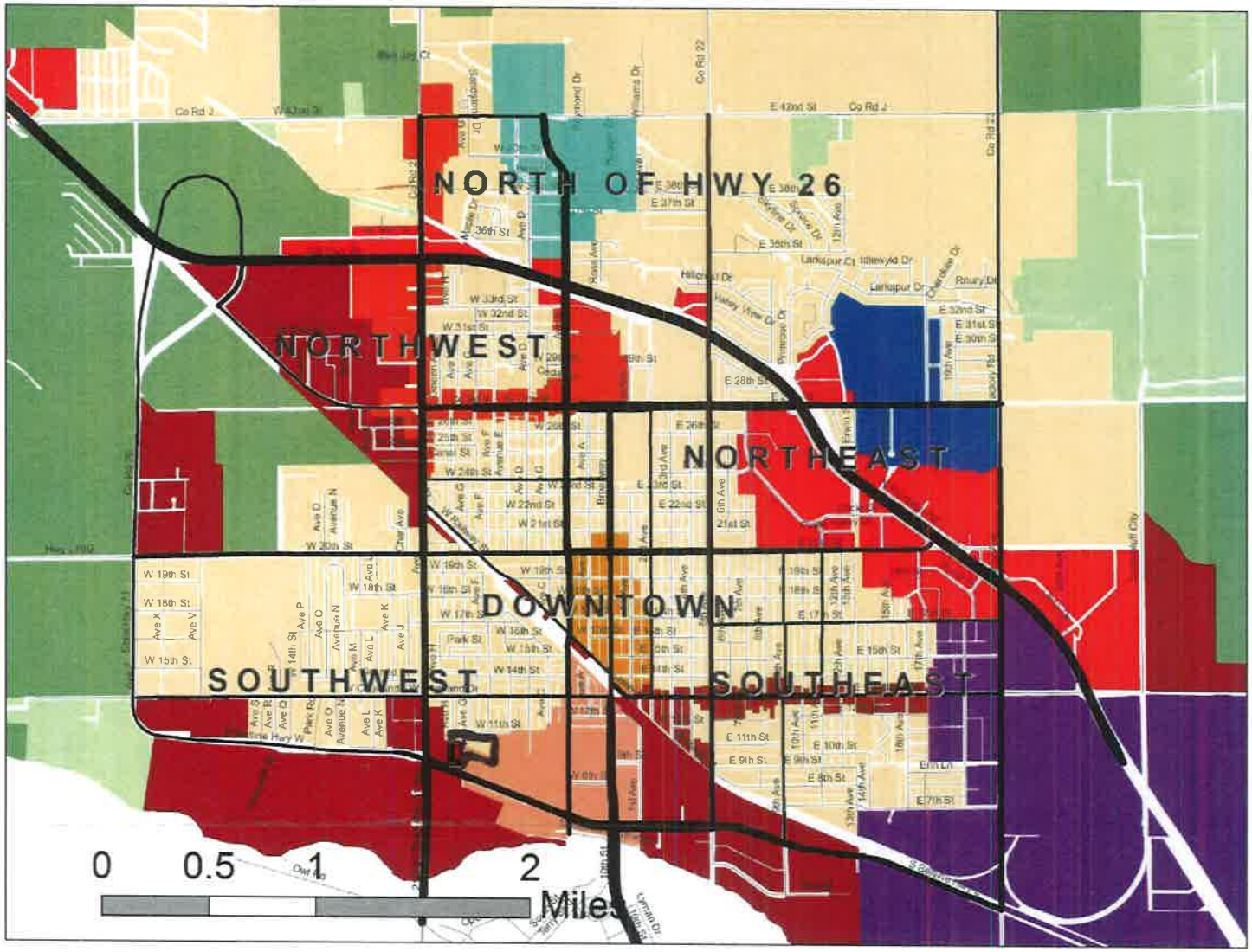
Standard of Review: The initial Plan has been approved by the CRA and City Council. Any substantial modification of a Plan must go through the same public hearing and approval process as the initial Plan. Thus, the Planning Commission is tasked with reviewing and recommending whether the Plan, as modified, conforms to the general plan for development of the City as a whole. Thus, you must analyze whether the Plan, as modified, conforms to the 2016 Scottsbluff Comprehensive Plan (the "Comprehensive Plan").

Issues Relevant to Your Review: You have already determined that the initial Plan conforms to the Comprehensive Plan. The Modification modifies the Plan by providing for additional site acquisition by the Redeveloper of the property to the northeast of the original Project Site. The added area is described as Lot 3, Block 3 and all of Block 4, Panhandle Cooperative Subdivision to the City of Scottsbluff, Scotts Bluff County, Nebraska and can be seen as Attachment 1 of the Plan Modification. The added area will be used for trailer parking and other equipment storage, which will allow for the property clearance, redevelopment, and use of the existing Project Site as Redevelopers' Office and Truck Shop. Privacy fencing and lighting will also be constructed on the added area for security purposes and to accommodate surrounding landowners.

The added area is directly adjacent to the original Project Site, which is zoned as C-3 and designated as a "Automobile Commercial" neighborhood. Lot 3, Block 3 of the added area is zoned PBC (Planned Business Center) and designated as the "South Broadway" neighborhood type under the Comprehensive Plan. Block 4 of the added area is zoned as C-2 (Neighborhood and Retail Commercial) and designated as the "Residential" neighborhood type under the Comprehensive Plan. (See attached). Rezoning the added area to C-3 to be consistent with the entire Project Site may be necessary during implementation of this Plan. The Redeveloper understands that rezoning is subject to the necessary processes and approvals by the City.

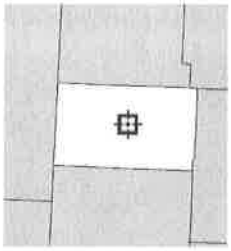
The added area, like the initial Project Site, is in the Southwest District according to the Comprehensive Plan. A principle of sustainable development for the Southwest District is to encourage infill development through mitigation of blighted properties and incentives. A principle of interconnection of neighborhoods and amenities for the Southwest District is to encourage location of transportation reliant business along South Beltline. Thus, while the added area may need to be rezoned, its addition to the Plan remains compatible with the Comprehensive Plan.

Scottsbluff Future Land Use Map



Beacon™ Scotts Bluff County, NE

Overview



Legend

- Parcels
- Roads

DISCLAIMER: This map measurement's and all associated data are approximate and not to be used for any official purposes. Scotts Bluff County assumes no liability associated with the use or misuse of this information.

Date created: 6/5/2019

Developed by Schneider GEOSPATIAL

City of Scottsbluff, Nebraska

Monday, June 10, 2019

Regular Meeting

Item Resolution1

Consider and act upon Resolution recommending to the CRA and City Council the modification to the Aulick Industries Office and Truck Shop Project Redevelopment Plan.

Staff Contact: Gary Batt

RESOLUTION _____

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SCOTTSBLUFF, NEBRASKA:

Recitals:

a. Pursuant to the Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.*, a "Modification" to the redevelopment plan titled *Aulick Industries Office and Truck Shop*, prepared by AKAJRV 314, LLC (successor in interest to HVS, LLP) and Original Equipment Co. d/b/a Aulick Industries (the "Redevelopment Plan") has been submitted to the Planning Commission.

b. The Planning Commission has reviewed the Redevelopment Plan, as modified by the Modification, as to its conformity with the 2016 Scottsbluff Comprehensive Plan (the "Comprehensive Plan").

Resolved:

1. The Planning Commission finds that Redevelopment Plan, as modified by the Modification, conforms to the Comprehensive Plan and recommends approval of the Redevelopment Plan, as modified by the Modification, to the Scottsbluff Community Redevelopment Authority and City Council.

2. All prior resolutions of the Commission 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 June ___, 2019.

.

PLANNING COMMISSION OF THE CITY OF SCOTTSBLUFF, NEBRASKA

ATTEST:

By: _____
Chair

By: _____
Recording Secretary

City of Scottsbluff, Nebraska
Monday, June 10, 2019
Regular Meeting

Item Staff Rep1

None

Staff Contact: Gary Batt

City of Scottsbluff, Nebraska
Monday, June 10, 2019
Regular Meeting

Item Oth Bus.1

None

Staff Contact: Gary Batt

City of Scottsbluff, Nebraska

Monday, June 10, 2019

Regular Meeting

Item Clo Sess1

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

Staff Contact: