SCOTTSBLUFF CITY
PLANNING COMMISSION AGENDA
Monday, May 13, 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 February 11, 2019 Meeting.

   B Approve Minutes of the March 11, 2019 Meeting.

   C Approve Minutes of the April 8, 2019 Meeting

7. **PUBLIC HEARING :**

   A Conduct public hearing purpose of reviewing and obtaining comment on a Redevelopment Plan submitted by 1dash5 Enterprises, LLC for the Scooter's Drive thru Coffee Kiosk Project.
   The area to be redeveloped under the Redevelopment Plan is legally described as Tracts 3 and 4, Graves Tracts, an addition to the City of Scottsbluff, Scotts Bluff County, Nebraska. This Redevelopment Plan includes a request for tax increment financing.

8. **NEW BUSINESS :**

   A Review and take action on Resolution recommending approval of Redevelopment Plan submitted by 1dash5 Enterprises, LLC for the Scooter's Drive thru Coffee Kiosk Project.

9. **PUBLIC HEARING PLATTE VALLEY BANK:**

   A Conduct public hearing the purpose of reviewing and obtaining comment on a Redevelopment Plan submitted by Platte Valley Bank for the Platte Valley Addition Improvements Project.
   The area to be redeveloped under the Redevelopment Plan is described as all of Block 1, Platte Valley Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska. This Redevelopment Plan includes a request for tax increment financing.

10. **RESOLUTION PLATTE VALLEY BANK:**

    A Review and take action on Resolution recommending approval of Redevelopment Plan submitted by Platte Valley Bank for the Platte Valley

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	Addition Improvements Project. **11. STAFF REPORTS:** **A None** **12. OTHER BUSINESS:** **A None** **13. CLOSED SESSION (TO CONSIDER ANY OF THE ABOVE MATTERS, WHERE A CLOSED SESSION IS APPROPRIATE.):** **A Following passage of motion to enter into executive session, presiding officer must state purpose of executive session.** **14. 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.	

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City of Scottsbluff, Nebraska

Monday, May 13, 2019

Regular Meeting

Item Appr. Min.1

Approve Minutes of the February 11, 2019 Meeting.

Staff Contact: Gary Batt

PLANNING COMMISSION MINUTES
REGULAR SCHEDULED MEETING
February 11, 2019
6:00 PM
SCOTTSBLUFF, NEBRASKA

The Planning Commission of the City of Scottsbluff, Nebraska met in regular scheduled meeting on February 11, 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 January 25, 2019 and February 1, 2019. The notice stated the date, time, and 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 Development Services Department office; 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: At 6:01 PM, Chairman Angie Aguallo called the meeting to order. Roll call consisted of the following members. Linda Redfern, Anita Chadwick, Jim Zitterkopf, Becky Estrada, Callan Wayman, Dave Gompert, Angie Aguallo.
Absent: Mark Westphal, Henry Huber, Dana Weber. City officials present were Anthony Murphy, City Fire Marshal and Gary Batt, Code Administrator II.

Item 2: Chairman Aguallo informed those present of the Nebraska Open Meetings Act and that a copy was posted in back of the council chambers 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 January 14, 2019 meeting were reviewed.

Conclusion: A motion was made by Wayman and second by Gompert to approve the minutes from the January 14, 2019 meeting. “Yeas”: Zitterkopf, Estrada, Wayman, Gompert, Aguallo. “Nays”: None, “Abstained”: Redfern, Chadwick, “Absent”: Westphal, Huber, Weber. Motion Carried.

Item 7: The Planning Commission opened a public hearing to consider designating an area bounded by US Highway 26 on the northeast, East Overland Drive on the south and 21st Avenue on the west as blighted and substandard. Batt reported that a study has been done and submitted for review of the above location containing 37.79 acres. The study examines existing conditions of land use, buildings, infrastructure, development patterns and general health, safety welfare aspects within the designated study area in the City of Scottsbluff. There are a numbers of opportunities for redevelopment existing along and adjacent to this corridor in this Proposed Study Area. The corridors surrounding this area have some long standing successful business as well as recently developed local owned business and a National chain commercial growth. This study shows that the area considered for blighted and substandard has non-existent development.

Batt also informed the Planning Commission members that the City is allowed to designate up to 35% of its area within the corporate limits as blighted and substandard. Currently the total acreage within the City of Scottsbluff is 4,275.95 acres. Currently the city has just under 1048 acres designated as blighted and substandard slightly more than 24% of the Cities total acreage. The proposed additional blighted and substandard area consists of 37.79 acres. Adding this proposed area to the existing blighted and substandard area brings the total blighted and substandard area to 185.7 acres or 25.4% of the total area of the City of Scottsbluff, remaining well within the 35% providing future opportunity to add more.

With the area designated as blighted and substandard developers will be able to apply for TIF funds to aid in infrastructure, extending utilities, and street within the area for development. This area is excellent for triggering new activity where adequate market forces are not present to move development in a positive direction. Batt stated the current zoning is M-1. Batt said the City gave a positive recommendation that City Council approve the blighted and substandard survey for area #12 be approved.

Dave Schaff spoke to the Planning Commission explaining the purpose of the study and what potential benefits for the location could be and the area would be eligible for TIF to be used as an incentive for development. Jim Zitterkopf asked about drainage of the acreage and CallanWayman asked about the 35%. Dave explained the drainage is located at the southeast corner and the State of Nebraska appears to have cleaned or attempted to clean that location. Dave explained the requirements for allowing up to 35% to be blighted and substandard.

John Selzer Jr. spoke about the statutory regulations and that those are being met. John spoke about the following government entities that are involved NRD, Scottsbluff Public School s, ESU 13, WNCC, and Scottsbluff County.

The public hearing then closed with no further comment.

Conclusion: A motion was made by Wayman and second by Estrada for a positive recommendation to approve an area bounded by US Highway 26 on the northeast, East Overland Drive on the south and 21st Avenue on the west as blighted and substandard. “Yeas”: Redfern, Chadwick, Zitterkopf, Estrada, Wayman,Gompert, Aguallo. “Nays”: None. “Abstained”: None. “Absent”: Westphal, Huber,Weber. Motion Carried.

Item 8: No further business, a motion was made to adjourn at 6:20 PM. By Zitterkopf and second by Estrada. “Yeas”: Redfern, Chadwick, Zitterkopf, Estrada, Wayman, Gompert, Aguallo. “Nays”: None “Abstained”: None “Absent”: Westphal, Huber, Weber. Motion Carried.

City of Scottsbluff, Nebraska
Monday, May 13, 2019
Regular Meeting

Item Appr. Min.2

Approve Minutes of the March 11, 2019 Meeting.

Staff Contact: Gary Batt

PLANNING COMMISSION MINUTES
REGULAR SCHEDULED MEETING
March 11, 2019
6:00 PM
SCOTTSBLUFF, NEBRASKA

The Planning Commission of the City of Scottsbluff, Nebraska met in regular scheduled meeting on March 11, 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 February 22, 2019 and on March 1, 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 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: at 6:00 PM, Chairman Angie Aguallo called the meeting to order. Roll call consisted of the following members. Jim Zitterkopf, Becky Estrada, Henry Huber, Dana Weber, Dave Gompert, Angie Aguallo.
Absent: Anita Chadwick, Callan Wayman, Mark Westphal
City officials that were present; Anthony Murphy, City Fire Marshal and Gary Batt Code Administrator II; recording secretary.

Item 2: Chairman Aguallo informed those present of the Nebraska Open Meetings Act and that a copy is posted in the back of the council chambers 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 meeting were reviewed. Gompert made motion to approve and Second by Estrada to approve the February 11, 2019 minutes. "Yeas": Zitterkopf, Estrada, Gompert, Aguallo. "Nays": None. "Abstained": Huber, Weber. "Absent": Chadwick, Wayman, Westphal. Since there were only four members eligible to vote, Chairman Aguallo asked for the minutes to be tabled till the next meeting.

Item 7: A motion was made by Weber and seconded by Estrada to table the February 11,2019 minutes to the next meeting. "Yeas": Zitterkopf, Estrada, Huber, Weber, Gompert, Aguallo. "Nays": None. "Absent": Chadwick, Wayman, Westphal. "Abstained": None. Motion Carried.

Item 8: The Planning Commission opened a public hearing to discuss and consider action on the GGO Zone. Batt explained that the city is seeking input from the Planning Commission members about combining sections of the GGO Zone with the current landscaping ordinance.
Batt explained that all entry points into Scottsbluff including, Highway 26 west and east entrances, Highland Road, Highway 71 north, south Broadway by the YMCA, south Avenue I entering from Terrytown, were included in the GGO zone. Batt said the GGO Zone extends 1000 feet from the right of way , measured perpendicular.
Batt went on to say that this zone has stricter requirements, such as lighting in parking lots, signage (limiting heights, and amount of signage on buildings), trees, shrubbery, screening (Loading docks, waste receptacles and so on), requiring power lines be placed under ground and not overhead, buffer areas on the lots.
Batt explained that combining both the GGO and Landscaping Ordinance into one, would make it more viable and easier to administer. Batt said the two could be revised taking the good points making them into one ordinance.
Anthony Murphy addressed the members and reiterated that the GGO Zone adds extra costs to a project and the zoning extends 1000 from right of way. He said this has caused problems for projects not being able to meet parking lot requirements (having to place vehicles to the rear of structures). Murphy did say the lighting requirements are a plus and this could be incorporated into the landscaping ordinance.
Dana Weber said he would like to see a side by side comparison of the Landscaping ordinance and the GGO Zone and see what might be a good combination. Batt said that could be done.
Linda Redfern added she would prefer having that adding the GGO zone and the landscaping ordinance before eliminating the GGO zone.
Chairman Aguallo asked that the matter be tabled for the next meeting. The public hearing was closed.
A motion was made by Weber and seconded by Estrada to table any action on the GGO Zone until the next meeting to further look into combing the GGO Zone and the Landscaping ordinance. "Yeas": Zitterkopf, Estrada, Huber, Weber, Gompert, Aguallo. "Nays": None, "Abstained": None, "Absent": Chadwick, Wayman, Westphal. Motion Carried.

Item 9: The planning commission opened a public hearing for the purpose of reviewing and obtaining comment on a redevelopment Plan submitted by 26 Group, LLC for the fuel station and convenience store project. John Selzer Jr. (Deputy City Attorney) gave presentation. John said the law office he is associated with does represent Eric Reichert but that he (John Selzer) was at the meeting representing the City of Scottsbluff.
John stated that the members would make a recommendation to the CRA and then that would be submitted to Council. John explained that the Planning commission is asked to review and recommend whether the project and plan comply with the general plan for development of the City and whether the plan conforms with the 2016 Comprehensive Plan. John sad the members would be asked to make a positive recommendation to the CRA and Council by a resolution.
John explained the location and zoning of the district. John then went through the packet given to the members explaining what was on each page. John talked about TIF revenues being used and the proposed financing of the project by the redeveloper (Reichert). John spoke about the implementation of the plan and the contract between the redeveloper and the CRA and the City.
John went over the attached maps and site plans and existing land uses that this project will be a benefit to the City. John asked if anyone had any questions?
Dana Weber asked John about the zoning district and the compliance with the comp plan? John stated it was M-1 and this project will comply with the zoning requirements. John also said this lies within the GGO zone. John went on to say that this project does comply with the 2016 Comprehensive plan.

Henry Huber asked who or whether the redeveloper puts these figures together when it comes to the Tax Increment Finance and are they accurate? John said the redeveloper puts these together, but, the final numbers are reviewed by the City Manager and the finance director so they need to be accurate. John said the redeveloper will enter into a contract with the CRA and they govern the implementation of the plan. John then mentioned that engineering is required, public improvement ordinances are followed and any other agreements between the redeveloper and the Cty. John said the agreement between the CRA and the redeveloper do not supersede any requirements from of the City in regards to public improvements and work done at the projects site.
With no further questions, the Chairman Aguallo then closed the public hearing. Chairman Aguallo asked if there was a motion to adopt the resolution which is attached to be sent to the CRA and Council. Dana Weber made a motion to adopt the resolution, he then read the resolution which was seconded by Jim Zitterkopf to adopt the resolution sending it to the CRA and Council. "Yeas": Zitterkopf, Estrada, Huber, Weber, Gompert, Aguallo. "Nays": None, "Abstained": None, "Absent": Chadwick, Wayman, Westphal.

Item 10: With no further business, Chairman Aguallo Asked for a motion to adjourn at 6:35 PM. Estrada made the motion to adjourn and it was seconded by Weber. "Yeas": Zitterkopf, Estrada, Huber, Weber,Gompert, Aguallo. "Nays": None, "Abstain": None, " Absent": Chadwick, Wayman, Westphal.

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Angie Aguallo

Attest: ________________________________
Gary Batt, Secretary

City of Scottsbluff, Nebraska

Monday, May 13, 2019

Regular Meeting

Item Appr. Min.3

Approve Minutes of the April 8, 2019 Meeting

Staff Contact: Gary Batt

PLANNING COMMISSION MINUTES
REGULAR SCHEDULED MEETING
APRIL 8, 2019
6:00 PM
SCOTTSBLUFF, NEBRASKA

The Planning Commission of the City of Scottsbluff, Nebraska met in regular scheduled meeting on April 8, 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 March 22, 2019 and on March 29, 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 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 al times from publication to the time of the meeting.

Item 1: 6:06 PM, Chairperson Aguallo called the meeting to order. Roll call consisted of the following members. Linda Redfern, Becky Estrada, Mark Westphal, Dana Weber, Dave Gompert, Angie Aguallo. Absent: Anita Chadwick, Jim Zitterkopf, Callan Wayman, Henry Huber.
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: Removal of the GGO/Landscape ordinance from discussion to later meeting.

Item 4: Business not on agenda; None.

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

Item 6: Review Minutes: The minutes from February 11, 2019 and the March 11, 2019 meeting could not be reviewed due to Planning Commission members not all being at the two meetings and with four members not attending the April 8, 2019 meeting the minutes review was postponed till the next meeting.

Item 7: The Planning Commission opened a public hearing for the purpose of reviewing and obtaining comment on a redevelopment plan submitted by HVS, LLP and Original Equipment Co. d/b/a/ Aulick Industries for the expansion of its business to the project site located at 709 South Beltline West.
John Selzer (Deputy City Attorney), gave the presentation for the City of Scottsbluff.
John stated that members would be asked to make positive recommendation to the CRA and to the City Council. John explained the Planning Commission is asked to review and recommend whether the project and pan comply with the general plan for development of the City and whether the plan

conforming with the 2016 Comprehensive Plan. John added the members would be asked to do so by a positive resolution forwarded to the CRA and City Council.
John explained the location and the zoning of the district. John went through the packet explaining the contents. John spoke about TIF revenues being used and the proposed financing of the project by the redeveloper (Aulick Industries). John spoke of the implantation of the plan and the contract between the redeveloper and the CRA and the City. John went over the financing, projected estimated cost, maps, site plans, and existing land use and the cost benefits to the City.
Chairperson Aguallo asked if anyone in attendance wished to address the Planning Commission. Austin Aulick approached the podium and advised his name and his position with Aulick Industries. Austin gave a short explanation for the relocation to 709 South Beltline West was for the purpose of upgrading the company's capacity to meet their needs for their truck business.
Linda Redfern asked John Selzer if the plan complies with the 2016 Comprehensive Plan. John said that it does coply.
Dana Weber asked if the fire , police and other city departments have knowledge of the plan. Gary Batt advised Dana that the Development committee made up of city staff have talked about this at their last meeting.
Chairperson Aguallo asked if there were any further questions or comments, there being none, Chairperson Aguallo closed the public hearing. Chairperson Aguallo then asked if there was a motion to adopt the resolution for the Aulick Industries redevelopment plan. Weber made a motion to adopt the resolution seconded by Gompert. 'Yeas": Redfern, Estrada, Westphal, Weber, Gomper, Aguallo. "Nays": None, "Abstained": None, "Absent": Chadwick, Zitterkopf, Wayman, Huber. Motion Carried.

Item 8: With no further business, Chairperson Aguallo asked for a motion to adjourn at 6:25 PM. Estrada made the motion to adjourn which was seconded by Redfern. "Yeas": Redfern, Estrada, Westphal, Weber, Gompert, Aguallo. "Nays": None, "Abstained": None, "Absent": Chadwick, Zitterkopf, wayman, Huber. Motion Carried.

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Angie Aguallo

Attest: ______________________________
Gary Batt, Secretary

City of Scottsbluff, Nebraska

Monday, May 13, 2019

Regular Meeting

Item Pub Hear1

Conduct public hearing purpose of reviewing and obtaining comment on a Redevelopment Plan submitted by 1dash5 Enterprises, LLC for the Scooter's Drive thru Coffee Kiosk Project.

The area to be redeveloped under the Redevelopment Plan is legally described as Tracts 3 and 4, Graves Tracts, an addition to the City of Scottsbluff, Scotts Bluff County, Nebraska. This Redevelopment Plan includes a request for tax increment financing.

Staff Contact: Gary Batt

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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: May 9, 2019
Re: Scooter's Drive Thru Coffee Kiosk Redevelopment Plan

Introduction: At your May 13, 2019 meeting you will conduct a public hearing regarding the Redevelopment Plan for the Scooter's Drive Thru Coffee Kiosk Project (the "Plan" and the "Project"). The Plan in your meeting packet is a preliminary plan and there may be updates to the Plan by the time of your meeting. However, there are no updates expected which would change the issues addressed in this memo. The proposed Project is in an area that has been designated as blighted and substandard and in need of redevelopment. After the public hearing, you will make a recommendation regarding the Plan and Project to the Scottsbluff Community Redevelopment Authority ("CRA") and City Council.

Standard of Review: The Planning Commission is tasked with reviewing and recommending whether the Project and Plan conform to the general plan for development of the City as a whole. Thus, you must analyze whether the Project and Plan conform to the 2016 Scottsbluff Comprehensive Plan (the "Comprehensive Plan").

Issues Relevant to Your Review: The Project Site is located at the southeast corner of West Overland and Avenue I. The legal description of the Project Site is Tracts 3 and 4, Graves Tracts, an addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, EXCEPT the West 17 fee of Tract 4 thereof.

According to the Comprehensive Plan, the Project Site is in the Southwest District. 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 allow and encourage neighborhood commercial development at node intersections and corridors within walking distance to residential neighborhoods.

The Project Site is zoned as C-2 (Neighborhood Commercial), which includes drive-through restaurants, bakeries, and other similar retail and service establishments as permitted uses. Thus, no zoning changes are necessary.

Conclusion: If at the conclusion of the public hearing, the Planning Commission feels that the proposed Project and Plan conform to the Comprehensive Plan, it may recommend approval of the Plan and Project to the CRA and City Council. A proposed resolution has been provided.

CITY OF SCOTTSBLUFF REDEVELOPMENT PLAN

Scooter's Drive Thru Coffee Kiosk
By: 1dash5 Enterprises, LLC

1. Introduction/Executive Summary

1dash5 Enterprises, LLC (the "Redeveloper") submits 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 a Scooters Coffee Drive-thru kiosk. 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 the southeast corner of West Overland and Avenue I. The legal description of the Project Site is:

Tracts 3 and 4, Graves Tracts, an addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, EXCEPT the West 17 fee of Tract 4 thereof.

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

B. ***Land Acquisition:*** The Redeveloper plans on privately acquiring the Project Site as part of this Plan.

C. ***Land Uses, Land Coverage and Building Intensities:*** The Redeveloper intends to construct a Scooters Coffee Drive-thru kiosk. This will include an approximately 544 square foot building and an off-street parking lot and drive thru-area and landscaping. (See Attachment 3).

D. ***Existing Uses and Condition:*** The Project Site is currently vacant land (See Attachment 2). The Project Site is currently in the flood plain.

E. ***Site Plan:*** See Attachment 3 (Please Note: The Site Plan is preliminary).

F. ***Demolition and Removal of Structures:*** None

G. ***Population Densities:*** The Plan does not contemplate a change in population densities around the Project Site. The Redeveloper expects an increase in use of the area by employees and customers of Scooters.

H. *Zoning Changes:* The Project Site is zoned as C-2 (Neighborhood Commercial), which includes drive-through restaurants, bakeries, and other similar retail and service establishments as permitted uses. Thus, no zoning changes are necessary.

I. ***Additional Public Facilities and Utilities:*** The Project will require sanitary sewer, water, electric and fiber optic utility connections.

J. ***Street Layouts, Street Levels, and Grades:*** No changes to street layouts and street levels are needed for this Plan. The Project Site is currently in the flood plain which will require significant costs for preparing the Project Site for construction; proper elevation and drainage issues will need to be addressed prior to construction on the Project Site.

K. ***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 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 allow and encourage neighborhood commercial development at node intersections and corridors within walking distance to residential neighborhoods. The Redeveloper's Plan 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 $87,300.00, calculated as follows:

Current Assessed Value	$ 30,518.00
Estimated Value after Completion	$ 300,000.00
Increment Value	$ 269,482.00
Multiplied by approximate 2.16% levy	x .0216
Annual TIF Revenues Generated (Rounded)	$ 5,820.00
Multiplied by 15 years (Maximum Duration of TIF)	x 15
Estimated TIF Revenues Available:	$ 87,300.00

Note: The above figures are based on estimated values and levy rates. Actual values and rates may vary materially from the estimated amounts.

The TIF Revenues will be used to make principal and interest payments toward a tax increment financing bond ("TIF Indebtedness") to be held or sold by the Redeveloper.

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. In light of the significant costs of site preparation due to the Project Site existing in the flood plain, as well other budgetary factors in building another kiosk in Scottsbluff, tax increment financing is critical in the Redeveloper's decision to proceed with the Project in the current Project Site.

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/or certain project costs incurred by the Redeveloper, 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 Acquisition	$ 57,000.00
Site Preparation/Drainage	$ 25,750.00
Civil Engineering	$ 5,000.00
Plan Preparation/Legal	$ 6,984.00
TOTAL	$ 94,734.00

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

B. 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 $345,000.00.

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) 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:______________________

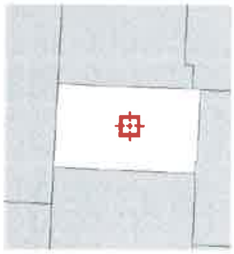
1dash5 Enterprises, LLC

By:__________________________
Gary Rimington, President

Scooter's Drive Thru Coffee Kiosk Redevelopment Plan
Attachment 1
Aerial Maps of Project Site

Beacon™ Scotts Bluff County, NE

Overview



Legend

- Parcels
- Subdivisions
- Roads

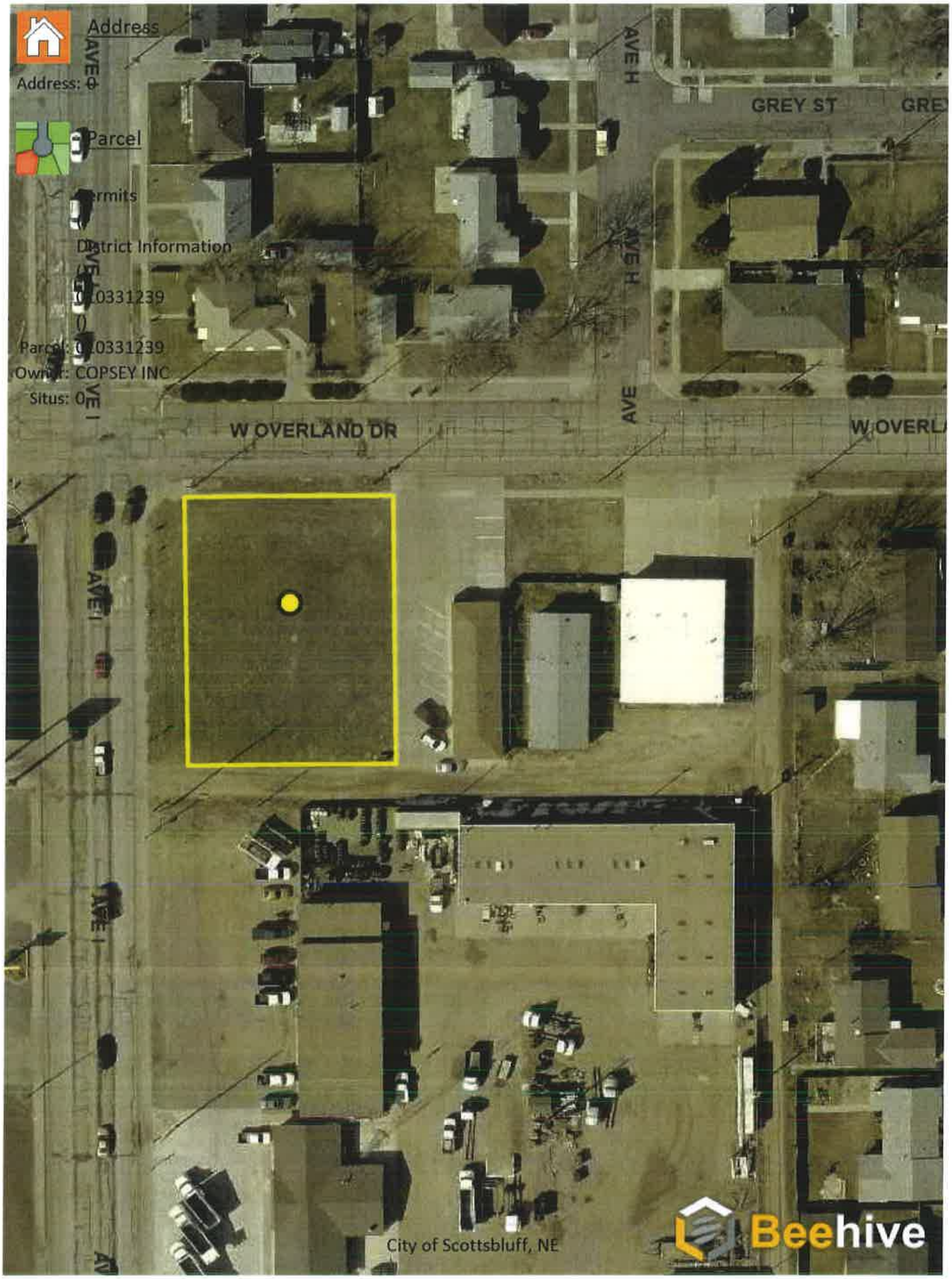
Parcel ID	010331239	**Alternate ID**	n/a	**Owner Address**	COPSEY INC
Sec/Twp/Rng	26/22/55	**Class**	n/a		& MONTY J COPSEY
Property Address		**Acreage**	n/a		2101 5TH AVE
					SCOTTSBLUFF NE 69361

District n/a

Brief Tax Description LTS 3 & 4, EX W 17' OF LT 4, GRAVES ADD

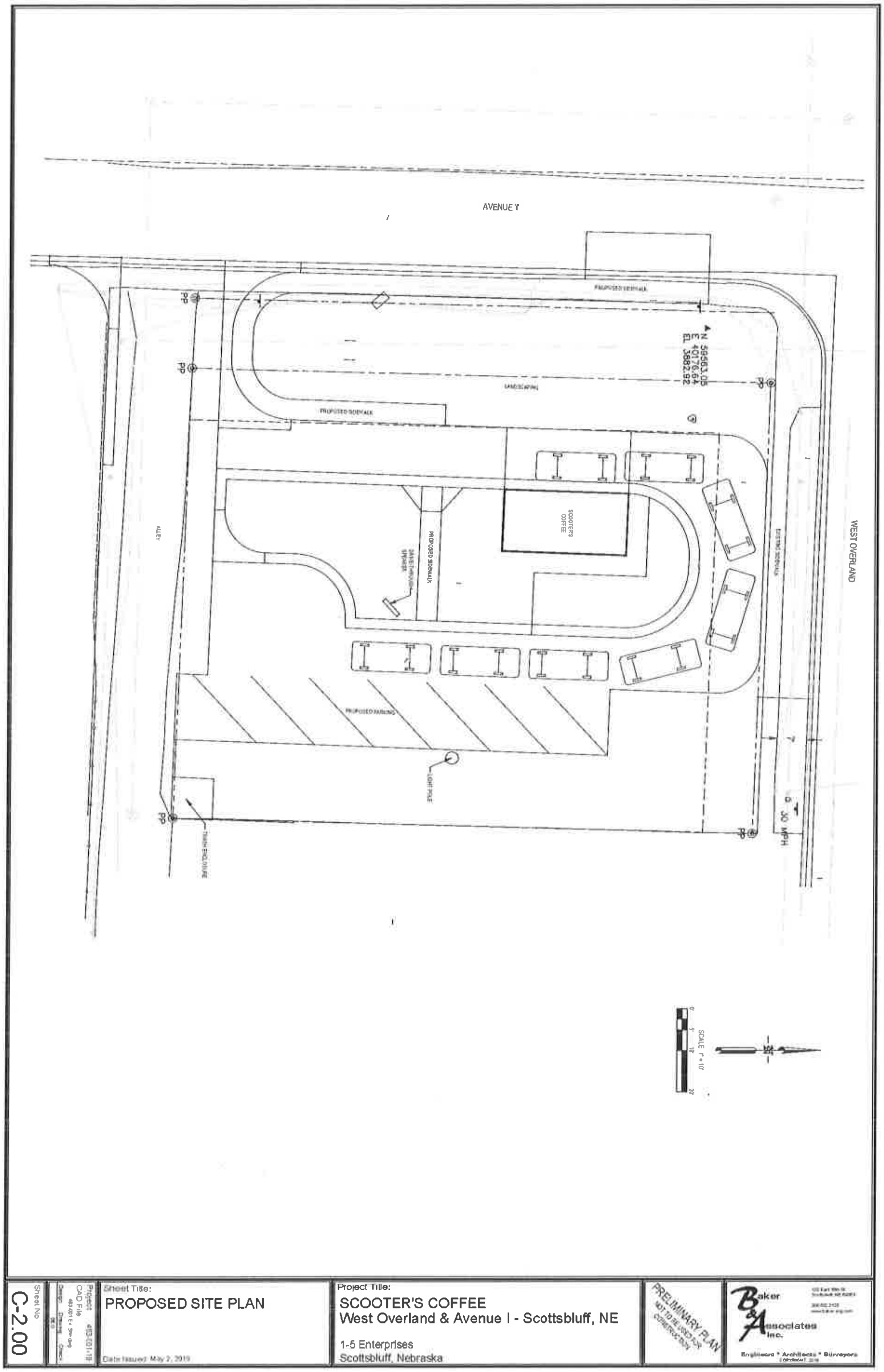
(Note: Not to be used on legal documents)

Date created: 4/26/2019


Address
Address: 0
Parcel
District Information
COPSEY INC
GREY ST
W OVERLAND DR
AVE H
AVE I
City of Scottsbluff, NE
Beehive

Scooter's Drive Thru Coffee Kiosk Redevelopment Plan
Attachment 2
Street View of Project Site

Scooter's Drive Thru Coffee Kiosk Redevelopment Plan
Attachment 3
Site Plan


AVENUE 'I'
PROPOSED SIDEWALK
N 59563.05
E 40176.64
EL 3882.92
LANDSCAPING
PROPOSED SIDEWALK
SCOOTER'S COFFEE
PROPOSED SIDEWALK
ALLEY
WEST OVERLAND
PROPOSED PARKING
LIGHT POLE
30 MPH
SCALE 1" = 10'
Sheet No
C-2.00
Sheet Title:
PROPOSED SITE PLAN
Date Issued: May 2, 2019
Project Title:
SCOOTER'S COFFEE
West Overland & Avenue I - Scottsbluff, NE
1-5 Enterprises
Scottsbluff, Nebraska
PRELIMINARY PLAN
Baker & Associates Inc.
Engineers * Architects * Surveyors

Scooter's Drive Thru Coffee Kiosk Redevelopment Plan
Attachment 4
Cost Benefit Analysis

CITY OF SCOTTSBLUFF REDEVELOPMENT PLAN

Scooter's Drive Thru Coffee Kiosk
By: 1dash5 Enterprises, LLC

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 $30,518.00 which produces an annual real estate tax of approximately $634.12. The tax increment revenues created by the Project are estimated at approximately $5,280.00 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 water, sanitary sewer, electrical, and fiber optic connections to the Project Site. The Project Site is currently in the flood plain which will require significant costs for preparing the Project Site for construction; proper elevation and drainage issues will need to be addressed prior to construction on the Project Site. 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. Employment will increase from zero employees to approximately 5 full-time employees on the Project Site as a result of the Project.

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.

- This Project will achieve the infill development of vacant land in in furtherance of the Comprehensive Plan.
- This Project will also result in an increase in sales taxes and utility revenue.
- The Redeveloper anticipates using local services when possible for banking, operational supplies, landscaping, and snow removal.

City of Scottsbluff, Nebraska

Monday, May 13, 2019

Regular Meeting

Item New Bus1

Review and take action on Resolution recommending approval of Redevelopment Plan submitted by 1dash5 Enterprises, LLC for the Scooter's Drive thru Coffee Kiosk Project.

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 redevelopment plan titled *Scooter's Drive Thru Coffee Kiosk* by 1dash5 Enterprises, LLC (the "Redevelopment Plan") has been submitted to the Planning Commission.

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

Resolved:

1. The Planning Commission finds that Redevelopment Plan conforms to the Comprehensive Plan and recommends approval of the Redevelopment Plan 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 May ___, 2019

.

PLANNING COMMISSION OF THE CITY OF SCOTTSBLUFF, NEBRASKA

ATTEST:

By: ____________________________________
Chair

By: ____________________________________
Recording Secretary

City of Scottsbluff, Nebraska

Monday, May 13, 2019

Regular Meeting

Item Pub Hear1

Conduct public hearing the purpose of reviewing and obtaining comment on a Redevelopment Plan submitted by Platte Valley Bank for the Platte Valley Addition Improvements Project.

The area to be redeveloped under the Redevelopment Plan is described as all of Block 1, Platte Valley Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska. This Redevelopment Plan includes a request for tax increment financing.

Staff Contact: Gary Batt

Simmons Olsen Law Firm, P.C., L.L.O.

Attorneys at Law

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Rick L. Ediger
Steven W. Olsen
Kent A. Hadenfeldt
John L. Selzer
Adam A. Hoesing
Leslie A. Shaver**
Jonathan C. Hunzeker*
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John A. Selzer, Of Counsel
Steven C. Smith, Of Counsel

Robert G. Simmons, Jr. (1918-1998)
John F. Simmons, Retired

ALLIANCE OFFICE
129 East 5th Street
Alliance, NE 69301
(308) 761-0474

Please Direct All Correspondence
To Scottsbluff Office

To:	City of Scottsbluff Planning Commission
From:	John L. Selzer, Deputy City Attorney
Date:	May 9, 2019
Re:	Platte Valley Addition Improvements Redevelopment Plan

Introduction: At your May 13, 2019 meeting you will conduct a public hearing regarding the Redevelopment Plan for the Platte Valley Addition Improvements Project (the "Plan" and the "Project"). The Plan in your meeting packet is a preliminary plan and there may be updates to the Plan by the time of your meeting. However, there are no updates expected which would change the issues addressed in this memo. The proposed Project is in an area that has been designated as blighted and substandard and in need of redevelopment. After the public hearing, you will make a recommendation regarding the Plan and Project to the Scottsbluff Community Redevelopment Authority ("CRA") and City Council.

Standard of Review: The Planning Commission is tasked with reviewing and recommending whether the Project and Plan conform to the general plan for development of the City as a whole. Thus, you must analyze whether the Project and Plan conform to the 2016 Scottsbluff Comprehensive Plan (the "Comprehensive Plan").

Issues Relevant to Your Review: The Project Site is legally described as follows: Lots 1, 2, and 4, Block 1 Platte Valley Addition and Lots A and B, Subdivision of Lot 3, Block 1, Platte Valley Addition, in the City of Scottsbluff, Scotts Bluff County, Nebraska.

According to the Comprehensive Plan, the Project Site is in the Northeast District and in the Highway 26 Commercial neighborhood. Themes of the Northeast District include major office opportunities in major arterials, strong civic groups, available resources, and civic events. A principle of interconnection includes enhanced employment centers set back from the highway and accessible from residential areas and main thoroughfares. The Highway 26 Commercial neighborhood contemplates daytime and nighttime activities, both personal and commercial vehicle use, formalized pedestrian facilities, and enforced aesthetic and landscaping standards.

The Project Site is zoned as C-2 (Neighborhood Commercial), which includes banks and office and professional services as permitted uses. Thus, no zoning changes are necessary.

Conclusion: If at the conclusion of the public hearing, the Planning Commission feels that the proposed Project and Plan conform to the Comprehensive Plan, it may recommend approval of the Plan and Project to the CRA and City Council. A proposed resolution has been provided.

CITY OF SCOTTSBLUFF REDEVELOPMENT PLAN

Platte Valley Addition Improvements Project

By: Platte Valley Bank

1. Introduction/Executive Summary

Platte Valley Bank (the "Redeveloper") submits 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.*

Platte Valley Bank, as Redeveloper, owns the "Project Site" which is generally described as the Platte Valley Addition located between 11th Avenue to the west, 13th Avenue to the east, Circle Drive to the north, and E. 20th Street to the south. Platte Valley Bank is a subsidiary of Platte Valley Financial Service Companies, Inc. ("PVC"). The Project Site is PVC's main campus.

PVC previously used a portion of the "Professional Center" on the corner of 11th Avenue and Circle Drive as a community room, but that space is now needed for PVC operations due to PVC's increased local employment. The Redeveloper is constructing a new building on the Project Site to serve as PVC's Community Center which will be available for a wide variety of community events, organization meetings, trainings, and other functions.

The improvements under this Plan are proposed to address the safety of employees, customers, and other pedestrians walking across and around Platte Valley Drive, which is a public street, due to increased use. The improvements under this Plan will also enhance drainage of the Project Site and provide for demolition of an existing substandard parking area outside of the new Community Center to prepare the site for improved parking.

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 legally described as follows:

Lots 1, 2, and 4, Block 1 Platte Valley Addition and Lots A and B, Subdivision of Lot 3, Block 1, Platte Valley Addition, in the City of Scottsbluff, Scotts Bluff County, Nebraska.

Aerial maps of the Project Site are found in Attachment 1. Plats of the Project Site are found in Attachment 2.

B. ***Land Acquisition:*** The Redeveloper owns the Project Site, so no land acquisition is contemplated under this Plan.

C. ***Uses, Condition, Land Coverage, and Building Intensities:*** The Project Site is PVC's main campus. Land uses, condition, land coverage, and building intensities are as follows:

1. Lot 1 contains the Platte Valley Professional Center, which is a 14,082 square foot office building. Platte Valley Bank recently acquired the Professional Center. Previously, a portion of the Professional Center was used as offices of an accounting firm, a portion was used as a community room for PVC, and a portion was used as offices for PVC. In 2018, the Professional Center was renovated and 2,157 square feet of building space was added. Now, JG Elliott Insurance Company (a Platte Valley Company) and Platte Valley Bank's trust and brokerage services are located in the Professional Center.

2. Lot 2 contains Platte Valley Bank's main bank, which covers approximately 14,000 square feet of land.

3. Lot A contains a newly constructed building of approximately 4,000 square feet. The building is near completion and will be used as a Community Center for a wide variety of community events, organization meetings, trainings, and other functions. There is currently substandard asphalt parking south of the building which will be demolished and resurfaced as part of this Plan. See Attachment 3. (The substandard asphalt parking mentioned above is located on Lot B, described below.)

4. Lot B contains an office building, which was previously JG Elliott Insurance Company's offices. The building is now used as PVC's Operations Center, which includes data processing, loan and deposit operations, the credit card department, the audit and compliance department, and other operational departments of the entire Platte Valley Companies. Platte Valley Bank's acquisition and expansion of the Professional Center (on Lot 1) and the construction of the Community Center (on Lot A) created the possibility for PVC to use of the building on Lot B as PVC's Operations Center. This was an important element in keeping these jobs in the community and accommodating further growth.

5. Lot 4 is currently gravel parking for PVC's employees. This lot will be paved and lighted as part of this Plan.

6. Platte Valley Drive is a public street which runs east/west through the Platte Valley Addition. 13^{th} Avenue is a public street which runs north/south, along the east side of Lot 2. Storm water drainage on the Project Site is a current problem. Rain showers and other wet conditions create streams and standing water on Platte Valley Drive. This Plan will address the drainage problem. This Plan also contemplates raised crosswalks across and public sidewalks along Platte Valley Drive to enhance the safety of the increased number of employees, customers, and pedestrians crossing Platte Valley Drive.

D. ***Site Plan:*** See Attachment 4.

E. ***Demolition and Removal of Structures:*** No structures will be demolished as part of this Plan.

F. *Population Densities:* The Plan does not contemplate a change in population densities around the Project Site. The Plan contemplates, and seeks to address, issues related to the increased use of the Project Site by PVC employees and customers and the general public's use of the Community Room.

G. *Zoning Changes:* The Project Site is zoned as C-2 (Neighborhood Commercial), which includes banks and office and professional services as permitted uses. Thus, no zoning changes are necessary.

H. *Additional Public Facilities and Utilities:* The Project will require storm water drainage improvements, sidewalk improvements, and public street improvements as explained above. The Project also includes improved parking for PVC's Community Room which will be available for a wide variety of community events, organization meetings, trainings, and other functions.

I. *Street Layouts, Street Levels, and Grades:* No changes in street layouts and grades are contemplated under this Plan. Raised sidewalks will be added to Platte Valley Drive as explained above.

J. *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 Northeast District and in the Highway 26 Commercial neighborhood. Themes of the Northeast District include major office opportunities in major arterials, strong civic groups, available resources, and civic events. A principle of interconnection includes enhanced employment centers set back from the highway and accessible from residential areas and main thoroughfares. The Highway 26 Commercial neighborhood contemplates daytime and nighttime activities, both personal and commercial vehicle use, formalized pedestrian facilities, and enforced aesthetic and landscaping standards. The Redeveloper's current use and improvement of 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 $592,346.00, calculated as follows:

2018 Assessed Value (Base)	$7,135,402.00	
2019 Assessed Value (Yr 1)	$7,984,767.00	
Year 1 Increment	$ 849,365.00	
Multiplied by approximate 2.16% levy	x .0216	
Year 1 TIF Revenue (Rounded)		$ 18,346.00
Estimated Value after Completion	$9,040,415.00	
Year 2-15 Increment	$1,905,013.00	
Multiplied by approximate 2.16% levy	x .0216	
Yr 2-15 Annual TIF Revenue (Rounded)	$ 41,000.00	
Multiplied by 14 years	x 14	
Year 2-15 Total TIF Revenue (Rounded)		$ 574,000.00
Estimated TIF Revenues Available:		$ 592,346.00

Note: The above figures are based on estimated values and levy rates. Actual values and rates may vary materially from the estimated amounts.

The TIF Revenues will be used to make principal and interest payments toward a tax increment financing bond ("TIF Indebtedness") to be held or sold by the Redeveloper.

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 this 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 is critical in the Redeveloper's decision to proceed with the drainage, public street improvements, raised sidewalks, and parking lot improvements contemplated by this Plan. These elements of the Plan would not be economically feasible without tax increment financing. The availability of tax increment financing to pay for these improvements has incentivized Redeveloper to proceed with these elements of the Project.

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/or certain project costs incurred by the Redeveloper, 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
Asphalt Demolition (Community Center Parking)	$ 18,967.00
Concrete Demolition (Drainage Improvements Prep)	$ 18,500.00
Drainage Improvements	$ 79,000.00
Raised Crosswalk (Platte Valley Drive)	$ 65,250.00
Sidewalk/Curb & Gutter/Handicap Ramp (Platte Valley Drive)	$ 47,500.00
Lighting	$ 48,000.00
Engineering	$ 17,135.00
Plan Preparation/Legal	$ 10,000.00
TOTAL	$ 304,352.00

A proposed statutory Cost-Benefit Analysis of the Project is attached as Attachment 5.

B. *Private Investment/Financing.* The Redeveloper has made and is making a substantial private investment in and obtained private financing related to the Plan, estimated in the amount of $3,300,000.00.

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) 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:____________________

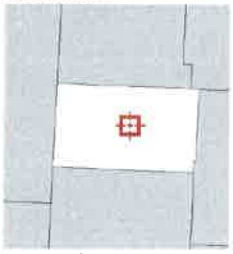
Platte Valley Bank

By:____________________

Jody Miles, Chief Financial Officer/Senior Vice President

Platte Valley Addition Improvements Redevelopment Plan
Attachment 1
Aerial Maps of Project Site

Beacon™ Scotts Bluff County, NE



Legend

Subdivisions

Roads

Date created: 4/29/2019

Developed by Schneider GEOSPATIAL

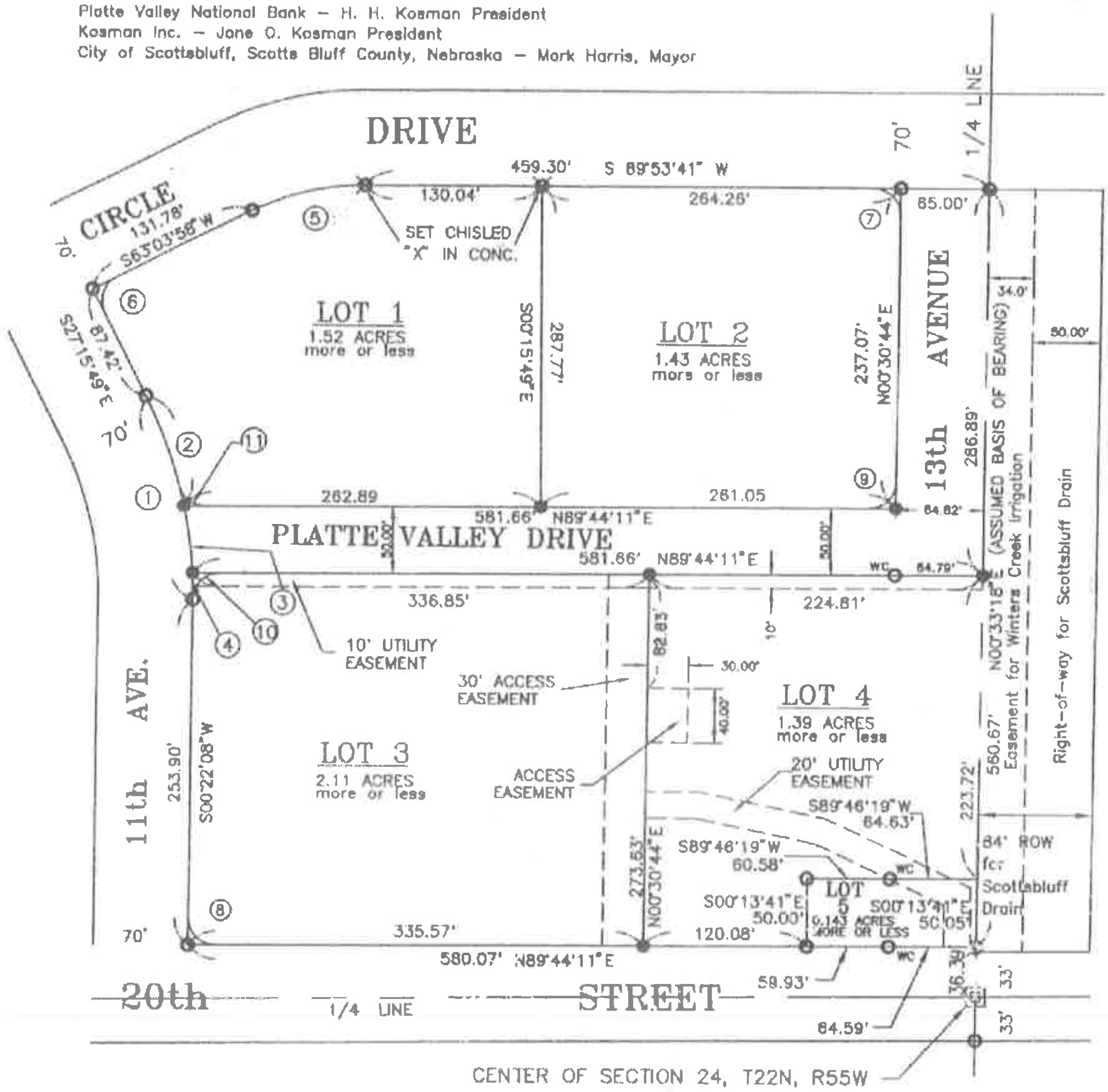

Reports
Select a report to run.
Select...
Building Report...
Welcome back! The map Layers menu is now located here.
Close Reports
10TH AVE
CIRCLE DR
CIRCLE DR
CIRCLE DR
11TH AVE
13TH
PLATTE VALLEY DR
PLATTE VALLEY DR
11TH AVE
E 20TH ST
E 20TH ST
E 20TH ST
E 20TH ST
Beehive

Platte Valley Addition Improvements Redevelopment Plan
Attachment 2
Plats of Project Site

3904

FINAL PLAT OF
LOTS 1, 2, 3, 4 & 5
BLOCK 1, PLATTE VALLEY ADDITON
TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

Owners:
Mr. Scobie I. Arnott,
Platte Valley National Bank – H. H. Kosman President
Kosman Inc. – Jane O. Kosman President
City of Scottsbluff, Scotts Bluff County, Nebraska – Mark Harris, Mayor



Prepared by
Baker & Associates
120 East 16th Street, Suite A
Scottsbluff, Nebraska

LEGEND:

- O FOUND 5/8" REBAR
- ● SET 5/8" X 36" REBAR
- ⊠ FOUND CHISELED "X" IN CONCRETE
- WC WITNESS CORNER

CURVE DATA:

(1) Δ = 27°37'56" R = 325.05' T = 79.94' L = 156.76'

(2) Δ = 15°15'40" R = 325.05' T = 43.55' L = 86.58'

(3) Δ = 08°53'38" R = 325.05' T = 25.28' L = 50.46'

(4) Δ = 3°28'37" R = 325.05' T = 9.87' L = 19.73'

(5) Δ = 26°49'43" R = 184.65' T = 44.04' L = 86.46'

(6) Δ = 90°19'47" R = 20.00' T = 20.12' L = 31.53'

(7) Δ = 90°37'03" R = 20.00' T = 20.22' L = 31.63'

(8) Δ = 90°37'57" R = 20.00' T = 20.22' L = 31.64'

(9) Δ = 89°13'27" R = 20.00' T = 19.73' L = 31.15'

(10) Δ = 89°26'02" R = 20.00' T = 19.80' L = 31.22'

(11) Δ = 75°33'12" R = 20.00' T = 15.50' L = 26.37'

N

SCALE: 1" = 100'

0' 50' 100' 200'

APRIL, 1996

167

Inst 2003 - 01719

RECORDED

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DOC TAX ____ PD ___ CHG ___ RET ____

FEES 11.50 PD ✓ CHG ___ RET ____

10

TOTAL ____

CK NUM ck. 11.50 BY ____

BY ____

REC'D Baker + Associates

NUM INDEX

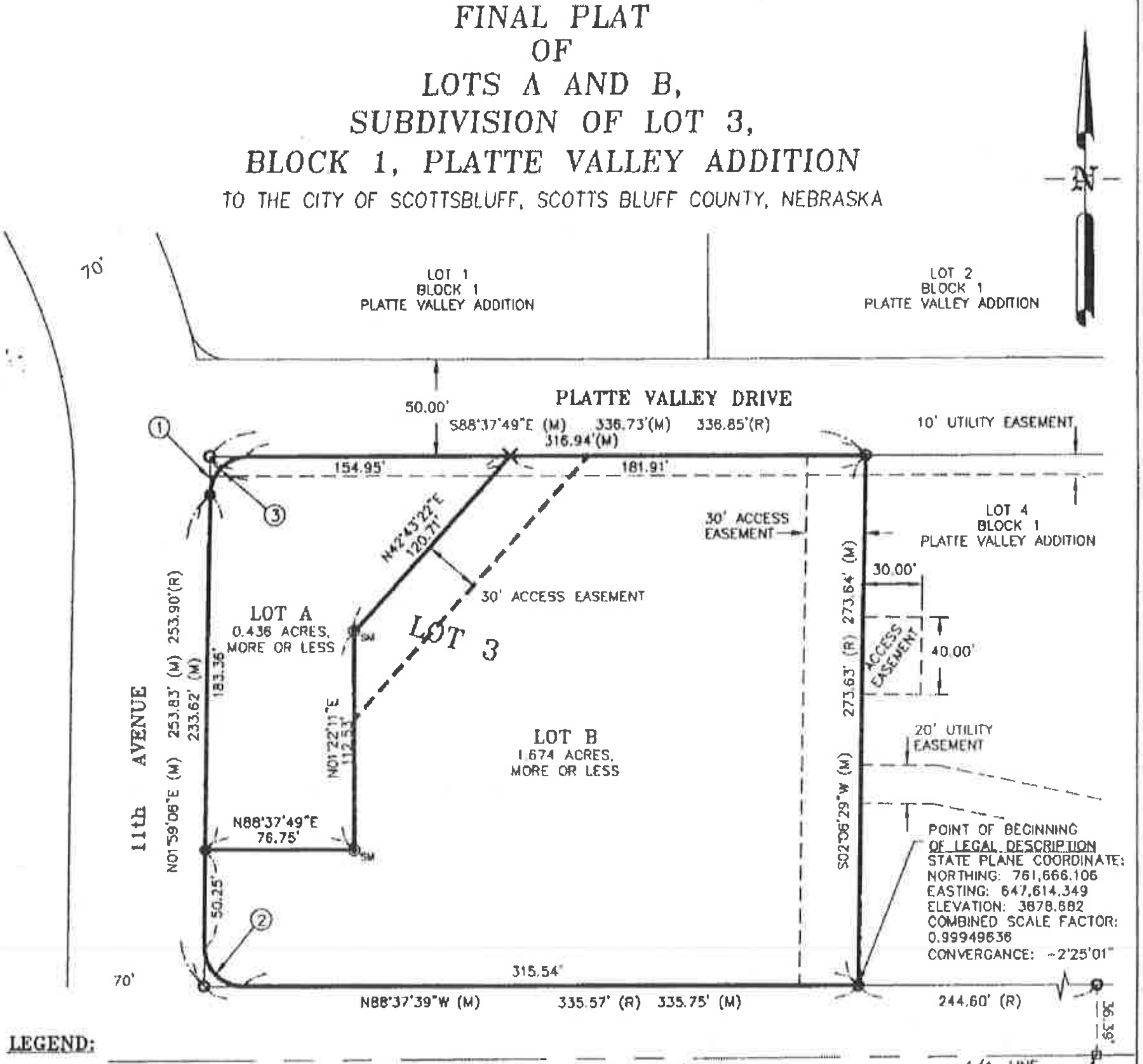
COMPUTER

PICTURED

IMAGED

FINAL PLAT OF LOTS A AND B, SUBDIVISION OF LOT 3, BLOCK 1, PLATTE VALLEY ADDITION

TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA



LEGEND:

- O FOUND 5/8" REBAR
- ● SET 3/4" X 36" REBAR
- ⊛SM SET "SURVEY MARK" NAIL
- X SET CHISELED 'X' IN CONCRETE

CURVE DATA:

① Δ = 3°29'18"
R = 325.05'
T = 9.90'
L = 19.79'
Long Chord Bearing = N00°31'48"W
Long Chord Distance = 19.79'

② Δ = 90°36'45"
R = 20.00'
T = 20.21'
L = 31.63'
Long Chord Bearing = N43°19'17"W
Long Chord Distance = 28.44'

③ Δ = 89°23'05"
R = 20.00'
T = 19.79'
L = 31.20'
Long Chord Bearing = N46°40'38"E
Long Chord Distance = 28.13'

<u>Owner:</u>
Platte Valley National Bank – H. H. Kosman President

Legal Description:

Lots A and B, Subdivision of Lot 3, Block 1, Platte Valley Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, more particularly described as follows:

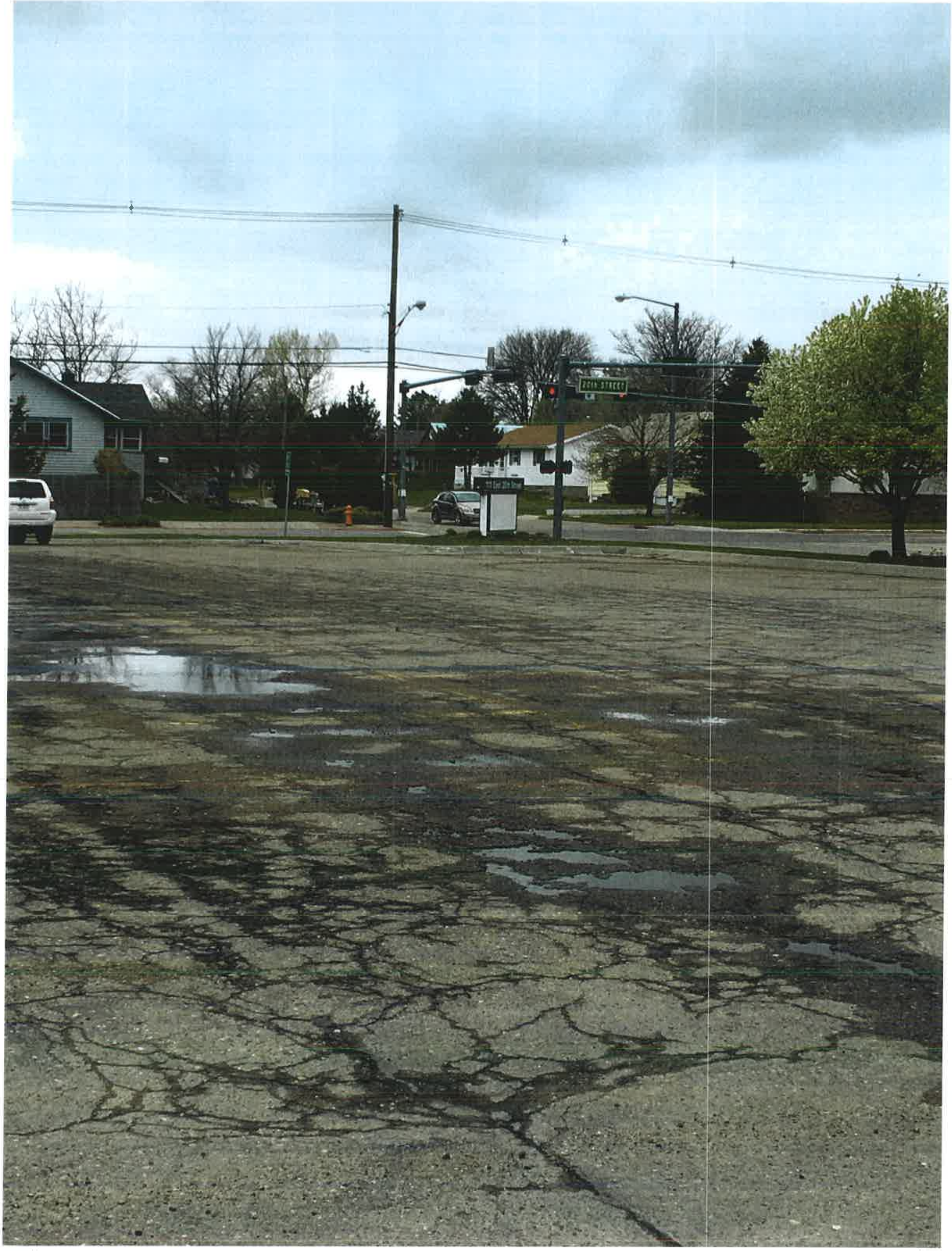
Beginning at the Southwest corner of Lot 4, Block 1, Platte Valley Addition, said point being the POINT OF BEGINNING of this description and being on the Northerly Right-of-way (ROW) line of 20th Street; thence N88°37'39"W on the said Northerly ROW line a distance of 315.54 feet; thence continuing on said Northerly ROW line 31.63 feet on a curve to the right, said curve having a radius of 20.00 feet, an included angle of 90°36'45", with a long chord bearing of N43°19'17"W for a distance of 28.44 feet, to a point on the Easterly ROW line of 11th Avenue; thence N01°59'06"E on said Easterly ROW line a distance of 233.62 feet; thence continuing on said Easterly ROW line 31.20 feet on a curve to the right, said curve having a radius of 20.00 feet, an included angle of 89°23'05", with a long chord bearing of N46°40'38"E for a distance of 28.13 feet, to a point on the Southerly ROW line of Platte Valley Drive; thence on said Southerly ROW line S88°37'49"E a distance of 316.94 feet to the Northwest corner of said Lot 4; thence on the Westerly line of said Lot 4 S02°06'29"W a distance of 273.64 feet to the point of beginning, containing 2.110 acres more or less.

SCALE: 1" = 60'
0' 30' 60' 120'

Prepared by
Baker & Associates, Inc.
Engineers Planners Consultants
Scottsbluff, Nebraska
January, 2003

AutoCAD File: 204-012 REPLAT.DWG

Platte Valley Addition Improvements Redevelopment Plan
Attachment 3
Community Room Parking Lot



Platte Valley Addition Improvements Redevelopment Plan
Attachment 4
Site Plans

REM-1
SHEET 1 OF 2

DATE	REVISION

SEAL

PROJECT NUMBER: RM18033-00
PROJECT DATE: 03-26-19
PROJECT MGR: DJD
PROJECT TEAM: A.V./G.S.

PROJECT: PLATTE VALLEY BANK
MAIN CAMPUS PARKING
LOT IMPROVEMENTS
REMOVAL PLAN

CLIENT: PLATTE VALLEY BANK

M. C. SCHAFF & ASSOCIATES, INC.
818 SOUTH BELTLINE HIGHWAY EAST
SCOTTSBLUFF, NEBRASKA 69361

ENGINEERS ◆ PLANNERS ◆ DESIGNERS ◆ LAND SURVEYORS
PH: 308-635-1926 FAX: 308-635-7807 INTERNET: WWW.MCSCHAFF.COM

PROJECT NUMBER: RM180333-00
PROJECT DATE: 03-26-19
PROJECT MGR: D.J.D
PROJECT TEAM: A.V./G.S

SEAL

DATE | REVISION

C-1
SHEET 2 OF 2

PROJECT: PLATTE VALLEY BANK MAIN CAMPUS PARKING LOT IMPROVEMENTS CONSTRUCTION PLAN

CLIENT: PLATTE VALLEY BANK

M. C. SCHAFF & ASSOCIATES, INC.
818 SOUTH BELTLINE HIGHWAY EAST
SCOTTSBLUFF, NEBRASKA 69361

ENGINEERS ◆ PLANNERS ◆ DESIGNERS ◆ LAND SURVEYORS
PH: 308-635-1926 FAX: 308-635-7807 INTERNET: WWW.MCSCHAFF.COM

Platte Valley Addition Improvements Redevelopment Plan
Attachment 5
Cost Benefit Analysis

CITY OF SCOTTSBLUFF REDEVELOPMENT PLAN

Platte Valley Addition Improvements Project
By: Platte Valley Bank

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 $7,135,402.00 which produces an annual real estate tax of approximately $148,264.38. The tax increment revenues created by the Project after final completion are estimated at approximately $41,000.00 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.* The Project includes storm water drainage improvements, sidewalk improvements, and public street improvements on and around Platte Valley Drive. The Project also includes improved parking for PVC's Community Room which will be available for a wide variety of community events, organization meetings, trainings, and other functions. 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.* The Redeveloper's improvements on the Project Site have assisted Platte Valley Companies in retaining locally its jobs in its Operations Center. Current employment on the Project Site is 139 employees and the improvements will allow for 10-15% growth.

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 Plan will result in a Community Center for use by community organizations.
- The Redeveloper has used and is using local contractors for the redevelopment.
- The improvements will enhance pedestrian safety around the Project Site.

City of Scottsbluff, Nebraska

Monday, May 13, 2019

Regular Meeting

Item Resolution1

Review and take action on Resolution recommending approval of Redevelopment Plan submitted by Platte Valley Bank for the Platte Valley Addition Improvements Project.

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 redevelopment plan titled *Platte Valley Addition Improvements Project* by Platte Valley Bank (the "Redevelopment Plan") has been submitted to the Planning Commission.

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

Resolved:

1. The Planning Commission finds that Redevelopment Plan conforms to the Comprehensive Plan and recommends approval of the Redevelopment Plan 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 May ___, 2019

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PLANNING COMMISSION OF THE CITY OF SCOTTSBLUFF, NEBRASKA

ATTEST:

By: ____________________________________
Chair

By: ____________________________________
Recording Secretary

City of Scottsbluff, Nebraska

Monday, May 13, 2019

Regular Meeting

Item Staff Rep1

None

Staff Contact: Gary Batt

City of Scottsbluff, Nebraska
Monday, May 13, 2019
Regular Meeting

Item Oth Bus.1

None

Staff Contact: Gary Batt

City of Scottsbluff, Nebraska

Monday, May 13, 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: