

# MCCOOK CITY COUNCIL

## REGULAR MEETING

**Monday, March 9, 2020**  
**5:15 PM - City Council Chambers**

Open Meetings Act Announcement.

**Rationale:**

*\*A copy of the Open Meetings Act is posted by the entrance to the Council Chambers and is available for public review.*

Items

1. Approve the minutes of the February 10, 2020 regular Planning Commission meeting.
2. Public Hearings and Regular Agenda.
  - A. Public Hearing - Regarding the Redevelopment Plan for the Blackwood Enterprises Redevelopment Project as to its conformity with the general plan for the development of the City as a whole.
    1. Adjourn the Public Hearing.
  - B. Approve Resolution No. PC2020-01 recommending approval of a Redevelopment Plan of the City of McCook, Nebraska, approving a Redevelopment Project of the City of McCook, Nebraska; and approval of related actions for the purpose of the development of the Blackwood Enterprises Redevelopment Project.

Adjournment.

**CITY MANAGER'S REPORT  
MARCH 9, 2020 PLANNING COMMISSION MEETING**

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**ITEM:**          1  

**RECOMMENDATION:**

Approve the minutes of the February 10, 2020 regular meeting.

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**BACKGROUND:**

Receive and approve the minutes.

**FISCAL**

**IMPACT:**    None.

**APPROVALS:**

  
\_\_\_\_\_  
Lea Ann Doak, City Clerk

March 4, 2020

McCook Planning Commission  
February 10, 2020  
5:15 PM Central

A MEETING OF THE PLANNING COMMISSION OF THE CITY OF MCCOOK, NEBRASKA convened in open, regular, and public session at 5:15 o'clock P.M. in the City Council Chambers.

Present: Vice Chair Hilker; Commissioners Bradley, Davidson, Dueland, McDowell, Stevens.

Absent: Chair Vosburg; Commissioners Friehe, Lyons, Graham.

City Officials present: City Manager Schneider, City Attorney Mustion, City Clerk Doak.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on February 6, 2020, the designated method of giving notice, a copy of the proof of publication being attached to these minutes. Advance notice of the meeting was also given to all members of the Planning Commission. Availability of the agenda was communicated in the advance notice. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

Vice Chair Hilker announced that a copy of the Open Meetings Act was posted by the entrance to the Council Chambers and available for public review.

1. Approve the minutes of the January 13, 2020 regular Planning Commission meeting.

Motion to approve the minutes of the January 13, 2020 regular Planning Commission meeting. This motion, made by McDowell and seconded by Dueland, passed.

Vosburg: ABSENT, Hilker: YEA, Bradley: YEA, Davidson: YEA, Dueland: YEA, Friehe: ABSENT, Graham: ABSENT, Lyons: ABSENT, McDowell: YEA, Stevens: YEA  
YEA: 6, NAY: 0, ABSENT: 4

2. Public Hearings and Regular Agenda.

2.A. Public Hearing - Regarding the modification of the City of McCook's two mile extra territorial jurisdiction (ETJ) to coordinate the City's extra territorial boundary with existing section and quarter section lines.

Motion to recess as a Planning Commission and convene a public hearing for the purpose of receiving public comment with respect to the proposed modification of the City of McCook's two mile extra territorial jurisdiction (ETJ) to coordinate the City's extra territorial boundary with existing section and quarter section lines, with the City Attorney to act as hearing officer. This motion, made by Stevens and seconded by McDowell, passed.

Vosburg: ABSENT, Hilker: YEA, Bradley: YEA, Davidson: YEA, Dueland: YEA, Friehe: ABSENT, Graham: ABSENT, Lyons: ABSENT, McDowell: YEA, Stevens: YEA  
YEA: 6, NAY: 0, ABSENT: 4

The City Attorney received into evidence Exhibit #1 - City Manager's Report prepared for the February 10, 2020 Planning Commission meeting (1 page), Exhibit #2 - Notice of Hearing published (1 page); Exhibit #3 - Zoning Map ETJ indicating the current two mile and the proposed modification (1 page); Exhibit #4 - Zoning Map ETJ indication the proposed modification (1 page); and Exhibit #5 - proposed Zoning Map ETJ Boundary Description.

City Manager Schneider reviewed the following information presented in Exhibit #1: "At two prior Planning Commission meetings, reviews of the City's ETJ were held. The reviews focused on potentially amending the City's ETJ to adopt a boundary that was based on section and quarter section lines as opposed to the current radius system. Based on input from the two reviews, Staff has developed a proposed ETJ map for consideration. Staff has coordinated its efforts to develop the proposed map with Red Willow County officials. The main reason for this proposal is to eliminate unintentional ETJ lot bisections that have created jurisdictional issues for both the City of McCook and Red Willow County. It is our hope that the adoption of a new ETJ will remedy the issue."

"A recommendation in favor of the proposal would be forwarded to the City Council as an ordinance. A similar request for consideration will be heard by the Red Willow County Planning Commission, and if approval is recommended by the Red Willow County Planning Commission, the matter will be acted upon by the Red Willow County Board of Commissioners."

With no one else present to comment, I move to adjourn the public hearing and to reconvene as a Planning Commission. This motion, made by Dueland and seconded by Hilker, passed.

Vosburg: ABSENT, Hilker: YEA, Bradley: YEA, Davidson: YEA, Dueland: YEA, Friehe: ABSENT, Graham: ABSENT, Lyons: ABSENT, McDowell: YEA, Stevens: YEA  
YEA: 6, NAY: 0, ABSENT: 4

2.B. Recommend approval of the modification of the City of McCook's two mile extra territorial jurisdiction (ETJ) to coordinate the City's extra territorial boundary with existing section and quarter section lines.

Motion to recommend approval of the modification of the City of McCook's two mile extra territorial jurisdiction (ETJ) to coordinate the City's extra territorial boundary with existing section and quarter section lines. This motion, made by McDowell and seconded by Dueland, passed.

Vosburg: ABSENT, Hilker: YEA, Bradley: YEA, Davidson: YEA, Dueland: YEA, Friehe: ABSENT, Graham: ABSENT, Lyons: ABSENT, McDowell: YEA, Stevens: YEA  
YEA: 6, NAY: 0, ABSENT: 4

### **Adjournment.**

With no further business, Vice Chair Hilker declared the Planning Commission meeting adjourned at 5:33 P.M.

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Lea Ann Doak, Recording Secretary

**CITY MANAGER'S REPORT  
MARCH 9, 2020 PLANNING COMMISSION MEETING**

**2.A**  
ITEM NO. \_\_\_ Public Hearing - Regarding the Redevelopment Plan for the Blackwood Enterprises Redevelopment Project as to its conformity with the general plan for the development of the City as a whole.

**2.B**  
ITEM NO. \_\_\_ Approve Resolution No. PC2020-01 recommending approval of a Redevelopment Plan of the City of McCook, Nebraska, approving a Redevelopment Project of the City of McCook, Nebraska; and approval of related actions for the purpose of the development of the Blackwood Enterprises Redevelopment Project.

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**BACKGROUND:**

At the February 11, 2013 Planning Commission meeting, the Planning Commission reviewed a blight and substandard study that was created to determine whether an area that stretched from Highway 83 to East 11<sup>th</sup> Street qualified as blighted and substandard pursuant to the Nebraska Community Development Law. At that meeting, the Planning Commission made a recommendation to the City Council recommending approval of Redevelopment Area #3 within the City of McCook, NE. The City Council approved Redevelopment Area #3 at the February 18, 2013 City Council meeting. The Redevelopment Area that comprises the Blackwood Enterprises Redevelopment Project is within Redevelopment Area #3.

Pursuant to the Nebraska Community Development Law, the Blackwood Enterprises Redevelopment Project qualifies as a legitimate potential project. The building is located on a lot directly southeast of the Highway 6 and 34 intersection and West 5<sup>th</sup> Street. The street address is 520 West B Street. The lot is within Redevelopment Area #3 and the current building is in need of redevelopment assistance.

The potential project will consist of the renovation, rehabilitation, and exterior enhancements of the commercial building on the project site. The intent is to create a modern retail/commercial space. The current building is not suited for this type of use as it sits today. Tax increment financing is being requested in order to assure funding is available for the project. But for the approval of TIF assistance, the project will not occur.

The Blackwood Enterprises Redevelopment Plan includes a number of costs that would qualify for Tax Increment Finance consideration. Page 4 of the Redevelopment Plan lists the eligible TIF costs. Pursuant to the Cost-Benefit Analysis (ie. Exhibit "D"), it is anticipated that approximately \$200,000 of the public improvements will be financed with the proceeds of the TIF generated improvements. The total estimated TIF uses is \$493,900, giving the developer plenty of qualifying expense options.

With respect to the statutory elements necessary to qualify under the Nebraska Community Development Law, the Blackwood Enterprises

**EXHIBIT #1**

**PAGE(S) - 2**

Redevelopment Plan qualifies for TIF consideration. The project will not negatively affect population density in the project area. The project will meet the applicable land-coverage ratios and zoning requirements. There will be no adverse impacts with respect to traffic flow. Parking will need to be addressed as part of the project, however the exact parking requirements cannot be determined because the final mix of businesses has yet to be determined. The land is zoned appropriately for the intended use.

For purposes of illustrating the incremental taxes used for TIF, the current project valuation is \$135,000. It is estimated the completed project will be assessed at \$1,139,857, generating a projected tax increment base of \$1,004,857. At the estimated tax levy of 1.911555, the annual projected tax shift is \$19,200. The annual projected tax shift will be available to the developer to pay TIF related indebtedness. While \$200,000 of public improvements will be financed with TIF proceeds, the redeveloper will privately infuse \$647,875 of his money into the project. This means that for every \$1 of public financing the redeveloper will privately spend \$3.24.

**APPROVALS:**



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Nathan A. Schneider, City Manager

March 3, 2020



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Lea Ann Doak, City Clerk

March 3, 2020

## NOTICE OF PUBLIC HEARING

Public notice is hereby given by the Planning Commission that a public hearing will be held at 5:15 p.m. on Monday, March 9, 2020, in the City Council Chambers at the McCook Municipal Center, 505 W C Street, McCook, Nebraska. An agenda for such meeting, kept continuously current, is available for public inspection at the office of the City Clerk, 505 West C Street, McCook, NE 69001.

The purpose of the hearing is to obtain public comment prior to the review and consideration of a proposed redevelopment plan for the City of McCook, including a specific redevelopment project.

The property that is the subject of this notice and of the public hearings is located in 520 West B Street, in the City of McCook, Nebraska and legally described as follows:

Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), and Twelve (12), Block Nine (9), Ninth Addition to the City of McCook, Red Willow County, Nebraska.

EXCEPT: A tract of land deeded to the State of Nebraska, Instrument Book 94, page 386, recorded September 10, 1969; and

EXCEPT: A tract of land deeded to the State of Nebraska Department of Roads, Instrument Book 127, page 539, recorded November 22, 1999.

All interested parties shall be afforded at the public hearing a reasonable opportunity to express their views regarding the proposed redevelopment plan. A map of the redevelopment area and a copy of the cost-benefit analysis shall be maintained at the office of the City Clerk.

-s- Lea Ann Doak, City Clerk

Publish: February 21, 2020 and February 28, 2020

**EXHIBIT #2**

**PAGE(S) - 1**

RESOLUTION NO. PC2020-01

RESOLUTION RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN FOR THE BLACKWOOD ENTERPRISES REDEVELOPMENT PROJECT IN THE CITY OF MCCOOK, NEBRASKA; AND APPROVAL OF RELATED ACTIONS

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

Recitals:

a. Pursuant to and in furtherance of the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the "Act"), a Redevelopment Plan for the Blackwood Enterprises Redevelopment Project (collectively, the "Redevelopment Plan"), has been prepared and submitted to the Planning Commission by the Community Development Agency (the "Agency") of the City of McCook, Nebraska and Blackwood Enterprises, L.L.C., (the "Redeveloper"), for the purpose of redeveloping the Redevelopment Area legally described in Exhibit A and in the form attached hereto as Exhibit B; and

b. The City has previously adopted and has in place a Comprehensive Plan, which includes a general plan for development of the City within the meaning of Section 18-2110 of the Act; and

c. This Commission has conducted a public hearing on the Redevelopment Plan on Monday, March 9, 2020, pursuant to public notice as required by §18-2115.01 of the Act.

c. This Commission has reviewed the Redevelopment Plan as to its conformity with the general plan for the development of the City and considered all public comments during said public hearing.

Resolved that:

1. The Commission hereby recommends approval of the Redevelopment Plan.
2. All prior resolutions of the Commission in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.
3. This resolution shall be in full force and effect from and after its passage as provided by law.

DATED: March 9, 2020.

PLANNING COMMISSION OF THE CITY  
OF MCCOOK, NEBRASKA

ATTEST:

By: \_\_\_\_\_  
Kurt Vosburg, Chair

By: \_\_\_\_\_  
Lea Ann Doak, Secretary

EXHIBIT #3

PAGE(S) - 3

EXHIBIT A

LEGAL DESCRIPTION OF REDEVELOPMENT AREA

The property is legally described as follows:

Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), and Twelve (12), Block Nine (9), Ninth Addition to the City of McCook, Red Willow County, Nebraska.

EXCEPT: A tract of land deeded to the State of Nebraska, Instrument Book 94, page 386, recorded September 10, 1969; and

EXCEPT: A tract of land deeded to the State of Nebraska Department of Roads, Instrument Book 127, page 539, recorded November 22, 1999.

EXHIBIT B  
REDEVELOPMENT PLAN

**REDEVELOPMENT PLAN FOR THE  
BLACKWOOD ENTERPRISES REDEVELOPMENT PROJECT  
IN THE CITY OF MCCOOK, NEBRASKA**

**Introduction**

The City of McCook, Nebraska ("City") has undertaken a plan of redevelopment within a certain redevelopment area in the City identified as Redevelopment Area #3 (the "Redevelopment Area"). The Redevelopment Area was declared blighted and substandard in January, 2013. A Blight and Substandard Study and General Redevelopment Plan for the Redevelopment Area was prepared in January, 2013 by Hanna:Keelan Associates, P.C., and adopted by the City in January, 2013. The General Redevelopment Plan serves as a guide for the implementation of redevelopment activities within certain areas of the City. This Redevelopment Plan is a project-specific amendment to the General Redevelopment Plan and shall serve as the guide for the implementation of redevelopment activities on the Project Site, as defined herein, which is located in the Redevelopment Area.

Pursuant to the Nebraska Community Development Law codified at Neb. Rev. Stat. §§ 18-2101 through 18-2154 (the "Act"), the City created the Community Development Authority of the City of McCook ("CDA"), which has administered the General Redevelopment Plan for the City.

The purpose of this Redevelopment Plan is to identify specific property within the redevelopment area that is in need of redevelopment to cause the removal of blight and substandard conditions identified as the site located at 520 West B Street, in the City of McCook, Nebraska, and legally described on the attached and incorporated Exhibit "A" (the "Project Site").

**The Project Site**

The Project Site located within the Redevelopment Area and has been declared blighted and substandard. The Project Site is in need of redevelopment. The CDA has considered whether redevelopment of the Project Site will conform to the general plan and the coordinated, adjusted, and harmonious development of the City and its environs. In this consideration, the CDA finds that such a redevelopment of the Project Site will promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community including, among other things, the promotion of safety from fire, the promotion of the healthful and convenient distribution of population, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of unsanitary and unsafe dwelling accommodations or conditions of blight. The blighted condition of the Project Site and the Redevelopment Area has contributed to its inability to attract businesses and/or development. In order to support private development, the Project Site and the Redevelopment Area are in need of renovation and redevelopment.

**Description of the Project**

The project under consideration will consist of the renovation, rehabilitation, and exterior enhancements of the commercial building on the Project Site and associated

improvements on the Project Site to create retail/commercial space (the “Project”). The existing building on the Project Site was built in 1950 and is no longer suitable for modern business due to its age and obsolescence. A recent photograph of the Project Site is set forth below:



This existing building on the Project Site is currently vacant and requires substantial upgrades and improvements to attract tenants. The building has a concrete block exterior, so a substantial portion of the Project will consist of façade enhancements to the building to give it a modern appearance. This Project is intended to create retail/commercial space for multiple small businesses to occupy and provide them an opportunity to grow their businesses.

Blackwood Enterprises, L.L.C., a Nebraska limited liability company (the “Redeveloper”), has submitted a proposal for the Project and the redevelopment of the Project Site. The redevelopment of the Project Site pursuant to this Redevelopment Plan will eliminate the current blight and substandard conditions of the Project Site and will further the purposes of the Act in conformity with the General Redevelopment Plan.

As part of the Project, the CDA shall capture available tax increment from the Project Site to assist in payment for the public improvements listed as eligible expenditures under the Act in the Redevelopment Area. Such public improvements may include, but are not limited to: land acquisition, demolition, architectural fees, utility improvements, landscaping, façade enhancements, and other improvements deemed feasible and necessary in support of the public health, safety, and welfare which qualify as eligible expenditures for public improvements under the Act. Redeveloper shall be responsible for all other costs and expenses associated with the Project.

Preliminary site plans are attached hereto as Exhibit “B” and incorporated herein by this reference. The CDA acknowledges that these plans are preliminary in nature and subject to change, but has included the current information submitted by Redeveloper. Redeveloper intends to commence construction in 2020 (as soon as the Project is approved) and complete construction in 2020. The base year for the Project is anticipated to be 2020 and the effective date for the division of taxes shall be January 1, 2021.

## **Tax Increment Financing**

The CDA contemplates the use of TIF for the Redevelopment Project. Section 18-2147 of the Act authorizes the use of TIF. It provides that any ad valorem tax levied upon real property, or any portion thereof, in a redevelopment project shall be divided, for a period not to exceed fifteen years after the effective date as identified in the redevelopment contract, or amendment thereof, or in the resolution(s) of the authority authorizing the issuance of TIF Indebtedness pursuant to the Act, as follows:

- (a) That portion of the ad valorem tax the levy produces at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body ("Base Tax Amount"); and
- (b) That portion of the ad valorem tax on real property, as provided in the redevelopment contract or bond resolution, in the redevelopment project in excess of the Base Tax Amount, if any, shall be allocated to and, when collected, paid into a special fund of the authority to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such authority for financing or refinancing, in whole or in part, the redevelopment project.

With respect to the Redevelopment Project, the actual base tax year and Base Tax Amount for Project Site will be set forth in the redevelopment agreement. It is anticipated that the CDA will issue one TIF note for the entire Project. Notwithstanding any provision herein to the contrary, all incremental tax revenues resulting from the Project shall only be divided and allocated for no more than the applicable 15-year increment period provided by the Act.

The base value is of the Project Site is \$135,000. Pursuant to the Red Willow County Assessor's preliminary appraisal of the proposed project on January 9, 2020, the projected completed valuation of the Project is \$1,139,857. The preliminary appraisal is not binding and is based upon the information and assumptions provided to the Assessor. The CDA does not make any representations to the final value of any Project, but has used the value of the preliminary appraisal as the estimated completed valuation of the Project.

Based upon the anticipated completed valuation of \$1,139,857 and a 5.0% interest rate for the TIF Note, the Project will yield TIF Indebtedness in the amount of approximately \$200,000. Redeveloper estimates that the total Project costs shall be approximately \$647,875. Redeveloper shall also be responsible for the CDA's administrative fee and the City's cost of issuance related to the Project and the TIF Indebtedness, which costs are TIF-eligible expenses. Redeveloper has identified approximately \$493,900 TIF-eligible expenditures. The estimated TIF uses is set forth below:

|                             |           |
|-----------------------------|-----------|
| CDA Administrative Fee      | \$6,000   |
| Cost of Issuance            | TBD       |
| Land Acquisition            | \$250,000 |
| Demolition                  | \$11,500  |
| Architectural Fees          | \$5,000   |
| Water Main Improvements     | \$2,500   |
| Sanitary Sewer Improvements | \$4,800   |
| Electrical Improvements     | \$8,900   |
| Natural Gas Improvements    | \$4,700   |
| Street Improvements         | \$3,100   |
| Landscaping                 | \$4,200   |
| Façade Enhancements         | \$193,200 |
| <hr/>                       |           |
| Total estimated TIF uses:   | \$493,900 |

**Statutory Elements**

As described above, the Project envisions the capture of the incremental taxes created by the Project on the Project Site to pay for those eligible expenditures as set forth in the Act. Attached hereto as Exhibit “C” and incorporated herein by this reference is a consideration of the statutory elements under the Nebraska Community Development Law.

**Cost-Benefit Analysis**

Pursuant to Section 18-2113 of the Act, the CDA must conduct a cost-benefit analysis for any redevelopment project that will utilize TIF. The Cost-Benefit Analysis for the Project is attached hereto as Exhibit “D” and incorporated by this reference.

**Comprehensive Plan**

Several goals of the McCook, Nebraska Comprehensive Plan 2013–2023 (the “McCook Comprehensive Plan”) will be furthered by this Project, including but not limited to:

**EDUCATION AND COMMUNITY/ECONOMIC DEVELOPMENT**

**Goal 2: Economic Development.** Utilize the McCook Comprehensive Plan as an economic development resource and guide to maximize economic opportunities for all residents. Foster an increase in diversified employment and business types in McCook.

**Action Step 3:** Focus efforts of diversified businesses and employment opportunities to expand existing and attract new companies. Expand the availability of retail commerce development sites and available storefronts for rent or purchase to attract non-local businesses. . . .

**GOAL 3: Community Development.** Community development practices should strive to both stabilize and improve the local McCook economy and quality of life. Proper renovation, adaptive reuse and additions of existing buildings, as well as new

construction activities should be components of locally available incentives to attract residents, businesses and industries.

**Action Step 1:** Encourage local reinvestment in McCook by both the public and private sectors. Provide infrastructure and needed amenities to support future growth of commercial, industrial and residential areas. Remove dilapidated buildings and promote building rehabilitation on structures that are considered cost-effective for such activity. Commercial building rehabilitation projects could include façade restoration, window and awning replacement, improved accessibility and signage. . . .

**Action Step 3:** Utilize all available public programs of financing in funding development and redevelopment programs. . . .

**Action Step 4:** Provide public improvements to older residential neighborhoods, as well as Downtown McCook, in need of street and sidewalk resurfacing, landscaping, street trees and improved utility mains. Downtown façade improvements, a public gathering/festival square and additional public parking are needed to support the development of additional specialty retail businesses.

**Action Step 7:** Promote community sustainability and quality of life in McCook as being a great place to live, work, raise a family and retire

**Goal 4: Community Redevelopment Planning and Implementation.** Focus on improving structures, utility mains and public facilities throughout McCook. Utilize various funding local, State and Federal funding sources to achieve various redevelopment goals in McCook.

**Action Step 1:** Utilize Tax Increment Financing (TIF) in designated “Redevelopment Areas” as a method of funding structural rehabilitation activities for commercial buildings. These activities could include façade renovation, utility and street improvements and mixed use developments.  
. . . .

Additionally, the following elements are identified in the McCook Comprehensive Plan as priority redevelopment activities associated with commercial development:

- Update and enforce minimum building codes to prevent vacant buildings from deteriorating.
- Encourage property and business owners to utilize the provisions of Tax Increment Financing as both a development and redevelopment tool in Downtown McCook and along the commercial highway corridors.
- Maintain and improve the aesthetic appearance of Community . . . .

- Encourage the development of additional specialty retail businesses, especially those catering to the needs of residents of McCook, as well as those of visitors and travelers to the Community.
- Encourage residents to start their own businesses through entrepreneur programs supported in incubator malls or building spaces that have large areas for multiple, individual businesses.
- Support successful home based businesses that have outgrown the “home,” and/or incubator mall, and are in need of permanent commercial or industrial locations.

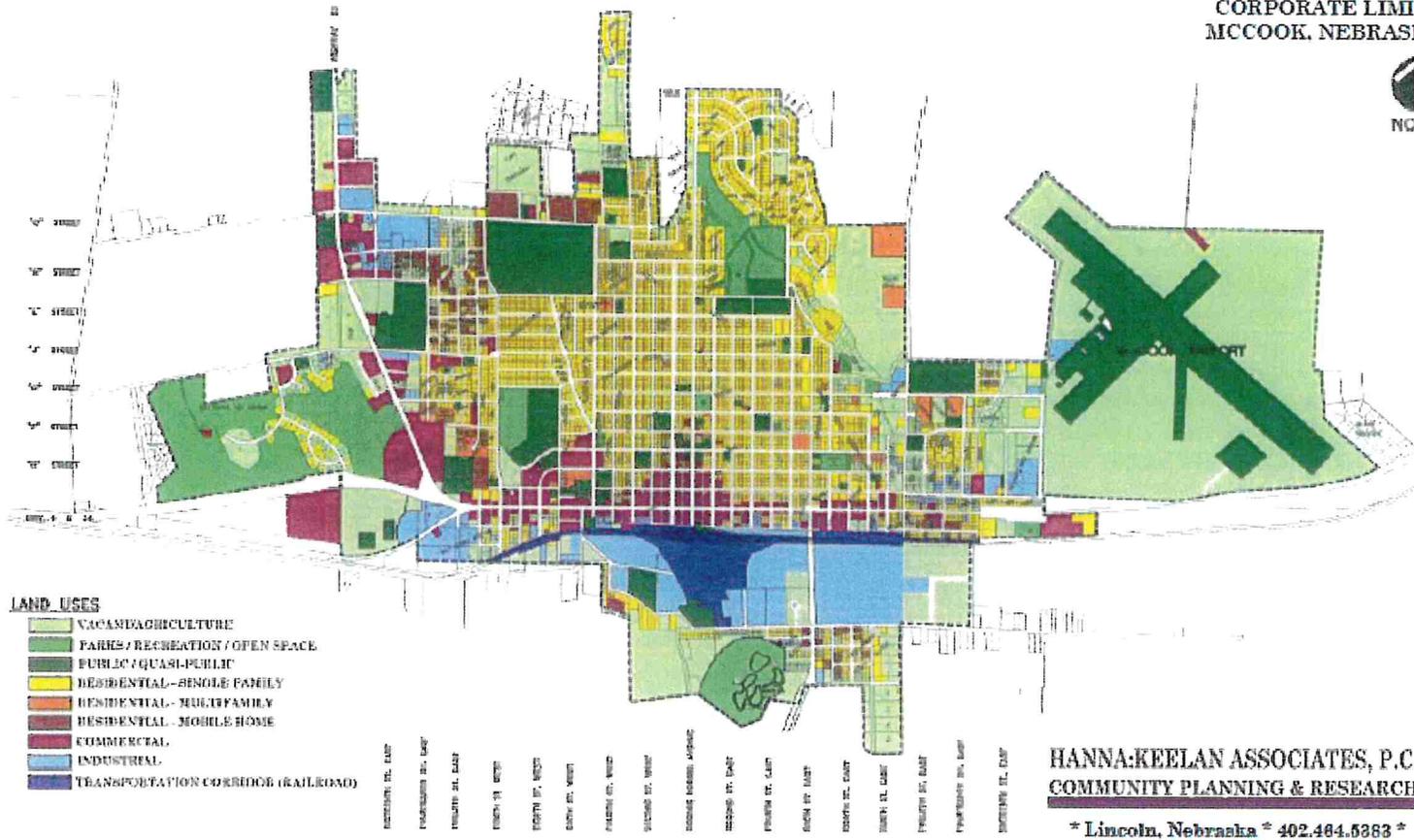
The existing land use map and future land use map from the McCook Comprehensive Plan are included for reference in this Redevelopment Plan. The future land use of the site is designated for commercial use, so the Project conforms to the future land use designation of the Project Site.

*Note: This section is not a comprehensive analysis of the Project's conformance with the McCook Comprehensive Plan, but is meant to highlight and summarize the key points on this topic.*

#### **Additional Project Information from Redeveloper**

Redeveloper has represented that without the use of TIF, this Project would not be feasible and Redeveloper could not develop this Project on the Project Site. Redeveloper has further represented that it does not intend to file an application with the Department of Revenue to receive tax incentives under the Nebraska Advantage Act.

**EXISTING LAND USE MAP**  
**CORPORATE LIMITS**  
**MCCOOK, NEBRASKA**



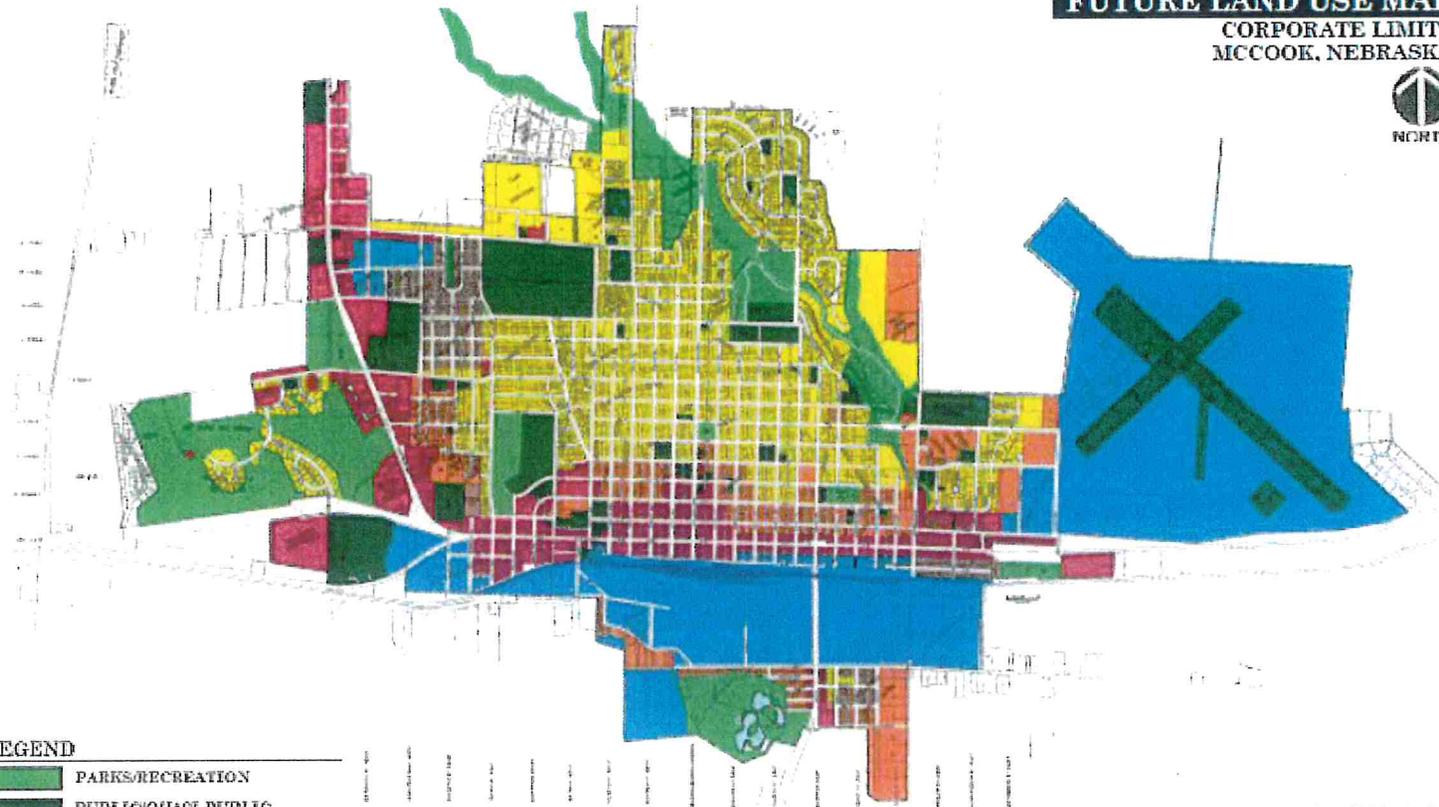
- LAND USES**
- VACANT/AGRICULTURE
  - PARKS / RECREATION / OPEN SPACE
  - PUBLIC / QUASI-PUBLIC
  - RESIDENTIAL-SINGLE FAMILY
  - RESIDENTIAL- MULTIFAMILY
  - RESIDENTIAL- MOBILE HOME
  - COMMERCIAL
  - INDUSTRIAL
  - TRANSPORTATION CORRIDOR (RAILROAD)

WESTERN ST. EAST  
 WASHINGTON ST. EAST  
 WYOMING ST. EAST  
 19TH ST. WEST  
 18TH ST. WEST  
 17TH ST. WEST  
 16TH ST. WEST  
 15TH ST. WEST  
 14TH ST. WEST  
 13TH ST. WEST  
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 6TH ST. WEST  
 5TH ST. WEST  
 4TH ST. WEST  
 3RD ST. WEST  
 2ND ST. WEST  
 1ST ST. WEST

**HANNA:KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**  
 \* Lincoln, Nebraska \* 402.464.5383 \*

**ILLUSTRATION 4.2**

**FUTURE LAND USE MAP**  
**CORPORATE LIMITS**  
**MCCOOK, NEBRASKA**



**LEGEND**

- PARKS/RECREATION
- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- MOBILE HOME RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- RAILROAD CORRIDOR
- CORPORATE LIMIT LINE

**HANNA:KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**

\* Lincoln, Nebraska \* 402.464.5383 \*

**ILLUSTRATION 4.4**

**EXHIBIT "A"**  
**Legal Description of the Project Site**

The property is legally described as follows:

Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), and Twelve (12), Block Nine (9), Ninth Addition to the City of McCook, Red Willow County, Nebraska.

EXCEPT: A tract of land deeded to the State of Nebraska, Instrument Book 94, page 386, recorded September 10, 1969; and

EXCEPT: A tract of land deeded to the State of Nebraska Department of Roads, Instrument Book 127, page 539, recorded November 22, 1999.

The general location of the Project Site is depicted below:



# EXHIBIT "B"

## Preliminary Site Plans

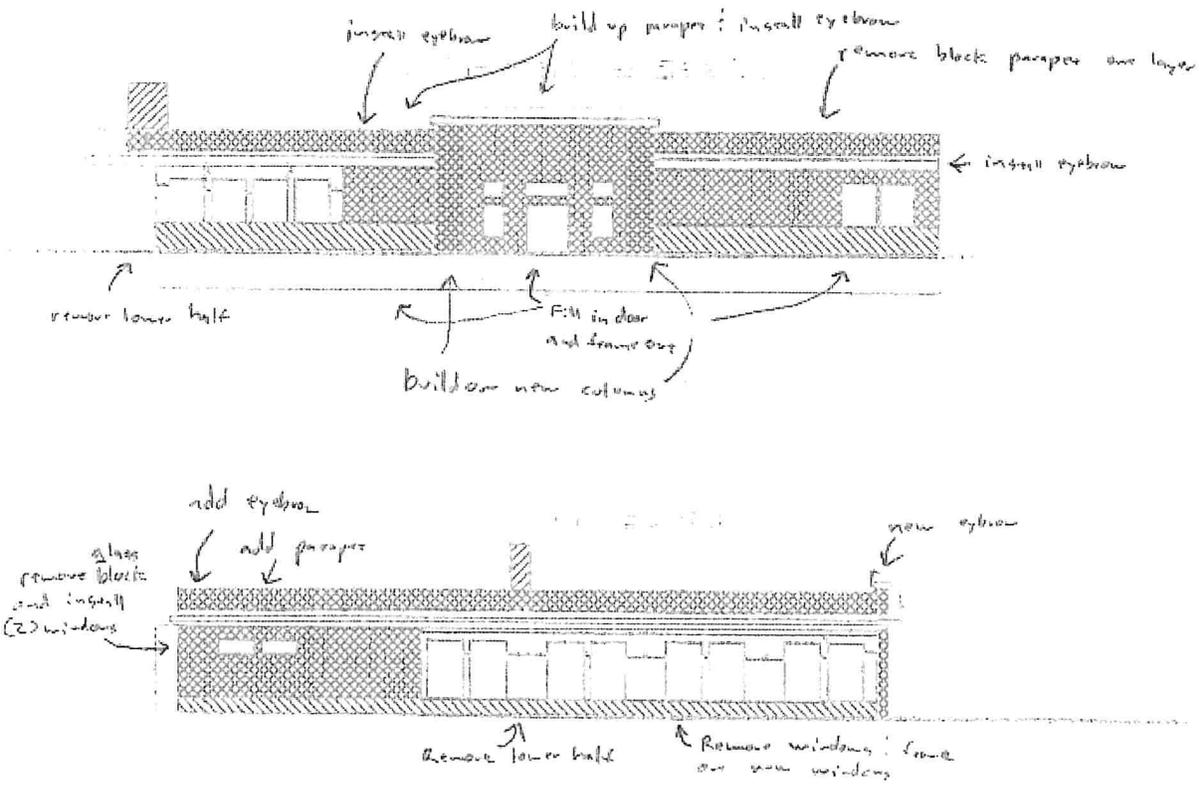


Exhibit "B"

**Exhibit "C"**  
**Statutory Elements**

A. Property Acquisition, Demolition and Disposal

No public acquisition of private property, relocation of families or businesses, or the sale of property is necessary to accomplish the Project. Redeveloper owns the Project Site.

B. Population Density

The proposed Project on the Project Site is a commercial project, involving the renovation and rehabilitation of the commercial building on the Project Site. The Project will not significantly affect population density in the project area.

C. Land Coverage

The Project will consist of the renovation and rehabilitation of the existing building on the Project Site. The building is 9,820 square feet and the footprint of the building will not change. The Project will meet the applicable land-coverage ratios and zoning requirements as required by the City of McCook.

D. Traffic Flow, Street Layouts, and Street Grades

No adverse impacts are anticipated with respect to traffic flow, street layouts, and street grades. The existing infrastructure is anticipated to be sufficient for the intended uses of the Project Site upon completion of the Project.

E. Parking

Redeveloper acknowledges the need for additional parking. However, the exact parking requirements cannot be determined because the final mix of businesses has yet to be determined. The exact parking requirements will be determined based on actual use of the building, and Redeveloper shall be responsible for obtaining any permits and meeting all zoning requirements.

F. Zoning, Building Code, and Ordinances

The Project Site is currently zoned in the Business Commercial zoning district. The Project is a permitted use in the existing zoning district for the Project Site. No additional zoning, building code, or ordinance changes will be necessary for the Project.

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

The cost-benefit analysis for the Blackwood Enterprises Redevelopment Project, as described in the Redevelopment Plan to which this cost-benefit analysis is attached, is presented below. The above-referenced project will utilize Tax Increment Financing ("TIF") funds authorized by Neb. Rev. Stat. §18-2147.

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

The taxes generated by the current value of the property shall continue to be allocated between taxing jurisdictions pursuant to standard statutory requirements. Only the incremental taxes created by the Project will be captured to pay eligible public expenditures. Since the incremental taxes would not exist without the use of TIF to support the Project, the true tax shift of this Project is a positive shift in taxes after 15 years. However, for the purposes of illustrating the incremental taxes used for TIF, the 15 year tax shift is as follows:

|    |   |             |
|----|---|-------------|
| a. | Redevelopment Project Valuation:                | \$135,000   |
| b. | Projected Completed Project Assessed Valuation: | \$1,139,857 |
| c. | Projected Tax Increment Base:                   | \$1,004,857 |
| d. | Estimated Tax Levy:                             | 1.911555    |
| e. | Annual Projected Tax Shift:                     | \$19,200    |

*Note: The Projected Tax Increment is based on assumed values and levy rates; actual amounts and rates will vary from those assumptions, and it is understood that the actual tax shift may vary materially from the projected amount. The levy rate is assumed to be the 2019 levy rate. There has been no accounting for incremental growth or change in the tax levy over the 15 year TIF period.*

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

a. Public infrastructure improvements and impacts:

No substantial effects are anticipated on the public infrastructure and community public service needs. The Project anticipates expenditures of up to \$28,200 on public infrastructure improvements, including approximately \$24,000 for utility improvements. Redeveloper acknowledges that off-street parking on the Project Site is scarce, and Redeveloper may be required to acquire, lease or construct additional public parking. No other public infrastructure improvements are anticipated to be necessary based on this Project, and the Project will not have a material adverse effect on any community public services.

Redeveloper anticipates expenditures of approximately \$647,875 for the Project. It is anticipated that approximately \$200,000 of the public improvements will be financed with the proceeds of the TIF generated by the private improvements on the

Project Site. The projected uses of the TIF Indebtedness, which will be refined in the Redevelopment Agreement for this Project, are set forth in the Redevelopment Plan for the Project. All expenditures financed by the TIF Indebtedness shall be eligible under the Community Redevelopment Law.

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

The Project will create material tax and other public revenue for the City and other local taxing jurisdictions. While the use of tax increment financing will defer receipt of a majority of new ad valorem real property taxes generated by the Project, the Project should generate immediate tax growth for the City. The Project will be a commercial space, and the businesses leasing and operating on the Project Site should generate immediate sales tax and personal property tax revenue that would otherwise not be produced. The Project will also require and pay for City services. It is not anticipated that the Project will have any material adverse impact on such City services, but will generate revenue providing support for those services.

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

It is not anticipated that the Project will have a material adverse impact on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project. The Project will create new retail/commercial space, which should expand existing and attract new businesses. The Project should have a material positive impact on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project because the Project is intended to ameliorate conditions of blight that might otherwise deter businesses from locating or expanding in the area.

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

The Project should have a material positive impact on private sector businesses in and around the area outside the boundaries of the redevelopment project. The Project is not anticipated to impose a burden or have a negative impact on other local area employers. The Project should encourage business owners to locate and/or relocate along the "B" Street (Highway 6/34) Corridor, which will allow for further growth of the community. There should also be additional consumer traffic to the City, which should benefit other businesses.

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

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

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

It is anticipated that the Project will create and/or retain jobs in the City by expanding existing and attracting new businesses. There are no other material impacts determined by the agency relevant to the consideration of the cost of benefits arising from the Project. Redeveloper has identified a need for small retail spaces in the City and this Project shall fill that need, but the lease rates will not be feasible for small businesses without the use of TIF to help finance some of the public improvements.

**7. Summary of Findings:**

The Project will facilitate the redevelopment of a blighted and substandard area of the City without the incurrence of significant public cost. Additionally, the Project will increase property tax revenue in the long-term. The benefits outweigh the costs of the proposed Project.



P.O. BOX 1059 · 505 West C Street · McCOOK, NE 69001 · PHONE (308) 345-2022 · FAX (308) 345-1461

February 28, 2020

CERTIFIED MAIL

McCook Community College  
President  
1205 East 3rd  
McCook, NE 69001

**NOTICE OF PUBLIC HEARINGS**

Public notice is hereby given by the Planning Commission that a public hearing will be held at 5:15 p.m. on Monday, March 9, 2020, in the City Council Chambers at the McCook Municipal Center, 505 W C Street, McCook, Nebraska. An agenda for such meeting, kept continuously current, is available for public inspection at the off of the City Clerk, 505 West C Street, McCook NE 69001.

The purpose of the hearing is to obtain public comment prior to the review and consideration of a proposed redevelopment plan for the City of McCook, including a specific redevelopment project.

The property that is the subject of this notice and of the public hearings is located in 520 West B Street, in the City of McCook, Nebraska and legally described as follows:

Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), and Twelve (12), Block Nine (9), Ninth Addition to the City of McCook, Red Willow County, Nebraska.

EXCEPT: A tract of land deeded to the State of Nebraska, Instrument Book 94, page 386, recorded September 10, 1969; and

EXCEPT: A tract of land deeded to the State of Nebraska Department of Roads, Instrument Book 127, page 539, recorded November 22, 1999.

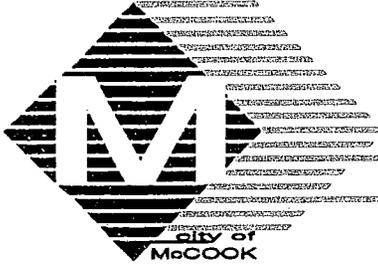
All interested parties shall be afforded at the public hearing a reasonable opportunity to express their views regarding the proposed redevelopment plan. A map of the redevelopment area and a copy of the cost-benefit analysis shall be maintained at the office of the City Clerk.

Respectfully,

Lea Ann Doak  
City Clerk

**EXHIBIT #5**

**PAGE(S) - 5**



P.O. BOX 1059 · 505 West C Street · McCook, NE 69001 · PHONE (308) 345-2022 · FAX (308) 345-1461

February 28, 2020

CERTIFIED MAIL

Board President  
McCook School District  
600 West 7th  
McCook, NE 69001

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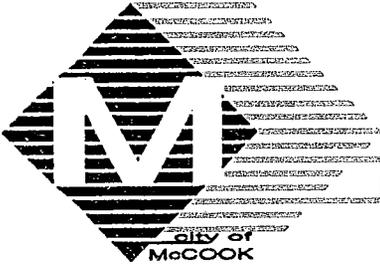
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Respectfully,

Lea Ann Doak  
City Clerk



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February 28, 2020

CERTIFIED MAIL

Chairman of the Board  
Red Willow County Commissioners  
502 Norris Avenue  
McCook, NE 69001

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Respectfully,

Lea Ann Doak  
City Clerk



P.O. BOX 1059 · 505 West C Street · McCOOK, NE 69001 · PHONE (308) 345-2022 · FAX (308) 345-1461

February 28, 2020

CERTIFIED MAIL

Chairman of the Board  
Middle Republican NRD  
222 Center Ave  
PO Box 47  
Curtis, NE 690025-0047

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Respectfully,

Lea Ann Doak  
City Clerk



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February 28, 2020

CERTIFIED MAIL

Chairman of the Board  
Educational Service Unit No 15  
344 Main  
PO Box 398  
Trenton, NE 69044

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