

**CITY OF GERING REDEVELOPMENT PLAN**  
*MonumentAUL Development*  
*By: AKAJRV 314, LLC*

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**CITY OF GERING REDEVELOPMENT PLAN**  
***MonumentAUL Development***  
**By: AKAJRV 314, LLC**

**1. Introduction/Executive Summary**

AKAJRV 314, LLC (the “Redeveloper”) submits this Redevelopment Plan (“Plan”) to the City of Gering City Council (the “City”), the City of Gering Planning Commission (“Planning Commission”), and the City of Gering Community Development Agency (the “CDA”), according to the Nebraska Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.*

Under this Plan, the Redeveloper proposes to develop the Project Site (described below), in separate phases, into commercial, residential (including traditional housing and container homes), and recreational areas.

The “Project” as described in this Plan, requires a significant investment. To make the Project economically feasible, the Redeveloper is seeking approval of tax increment financing for certain eligible costs and expenses related to the Project. The Redeveloper’s primary plan is to sell the lots on the Project Site and use the sale proceeds to cover the Redeveloper’s site engineering, site preparation and infrastructure related development costs. In this case, the purchaser of each lot will be able to apply for tax increment financing for site acquisition costs and other eligible expenses related to that purchaser’s individual redevelopment project.

However, the Redeveloper is seeking approval of this Redevelopment Plan and tax increment financing in case the Redeveloper chooses to use development on the Project Site, whether by the Redeveloper or another developer, to cover certain eligible costs. Thus, taxes will not be divided on any particular lot within the Project Site until such lot is developed, and amendments to this Plan are contemplated if and when such development occurs or becomes imminent.

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

On January 23, 2023, the City declared the Project Site as blighted and substandard according to the 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 described in Attachment 1. A Map of the Project Site is attached as Attachment 2.

**B. *Land Acquisition:*** The Redeveloper owns the Project Site. No land acquisition is required under this Plan.

**C. *Existing Uses and Condition:*** The Project Site is vacant, undeveloped land.

**D. *Proposed Land Uses:*** See Site Concept Plan attached as Attachment 3.

- **Phase 1** of the Project will entail (1) developing the south corridor of the Project Site for commercial uses, depicted as the orange shaded area in Attachment 3, and (2) developing a cabin area and RV park on the east side of the Project Site (south of A Street).
- **Phase 2** of the Project will entail the development of residential lots depicted as the blue and pink areas on Attachment 3 and a potential daycare center depicted as the red area on Attachment 3.
- **Phase 3** of the Project will entail the development of a community of container homes on the east side of the Project Site (north of A Street).

**E. *Land Coverage, and Building Intensities:*** The exact land coverages will be determined by the actual development of the individual lots. See Attachment 3 for the preliminary lot sizes.

**F. *Site Plan:*** See Attachments 3 and 4.

- G. **Demolition and Removal of Structures:** No demolition is required.
- H. **Population Densities:** Increased use of the Project Site will result after the development of the commercial lots. Increased population of the Project Site will result after the development of the residential lots and container home community. See Attachment 3 for the estimated number of residential lots and container homes.
- I. **Zoning Changes:** Approximately 400 feet on the south side of the Project Site and 400 feet on the west side of the Project Site is zoned C-3, General Commercial District. This zoning district is appropriate for higher traffic commercial retail businesses and businesses that cater to the traveling public. The remainder of the Project Site is zoned RM, Residential Medium-Density District. This zone is appropriate for one or two family homes and some smaller multi-family homes. In order to develop a portion of the Project Site for a container home community, the Redeveloper will have to go through the Development Plan Review process outlined in Section 2.2.4 of the City's zoning code and receive approval from City Council. No zoning changes are contemplated.
- J. **Additional Public Facilities and Utilities; Street Layouts, Street Levels, and Grades:** There is public access to the Project Site along D Street and 7<sup>th</sup> Street. The Project Site is bordered on the south by Highway 71, but because this is a controlled access highway, it cannot be used for access to the Project Site. A frontage road and/or additional local streets will be necessary to access the interior of the Project Site. There is access to water on the north and east sides of the Project Site, and there is a 12" water main that runs through the Project Site. This water main currently has a dead end at 7<sup>th</sup> Street and one of the goals during the development of the Project Site would be to connect that dead end to another portion of the City's water system, creating a looped water main to provide better water quality and fire flows. Sewer is located along the north and east sides of the Project Site, with an additional 18" sewer interceptor that runs through the Project Site. While there is plenty of capacity in the 12" water main and 18" sewer interceptor to serve the Project Site, those lines will need to be extended to serve individual lots as part of the subdivision process. Additional fire hydrants will also be required. A map showing current utility locations is attached as Attachment 5.
- K. **Ordinance and Building Code Changes:** No ordinance or building code changes are required 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 CDA 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 City's Comprehensive Plan, the Project Site is in the East Gering Neighborhood District. Excerpts from the Comprehensive Plan related to the East Gering Neighborhood District are attached as Attachment 6. Under the heading "Future Desired Characteristics" for the East Gering Neighborhood District, the Comprehensive Plan states, "As new neighborhoods are developed, inclusion of a variety of housing at various price points should be prioritized."

Principle 3.1 of the Comprehensive Plan is: "Our community will create neighborhoods that offer a variety of housing options tailored to individual cycles in life and income levels."

This Plan conforms to and furthers the above principles set forth in the Comprehensive Plan. The preliminary layout of the Project Site has different size lots amenable to a variety of housing types, sizes, and prices. The addition of the container home community will provide the first housing option of this type in the region.

In addition to residential uses, the land uses of the East Gering Neighborhood District include neighborhood parks and recreational areas. This Plan includes park areas, cabin areas, and an RV park that furthers this principle.

While the Comprehensive Plan does not address commercial uses in the East Gering Neighborhood District, the commercial corridor, recently annexed to the City, is zoned properly and provides a good buffer zone between the highway and residential areas.

5. **Feasibility and Conformity with Community Development Law (NEB. REV. STAT. §§ 18-2116(1)).**

The City and CDA must consider whether the Plan is in conformity with the legislative declarations and determinations set forth in the Community Development Law. Those declarations include, among other things that:

[Blighted and substandard] conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids herein provided. The elimination of such conditions and the acquisition and preparation of land in or necessary to the renewal of substandard and blighted areas and its sale or lease for development or redevelopment in accordance with general plans and redevelopment plans of communities and any assistance which may be given by any state public body in connection therewith are public uses and purposes for which public money may be expended and private property acquired. The necessity in the public interest for the provisions of the Community Development Law is hereby declared to be a matter of legislative determination. NEB. REV. STAT. § 18-2102.

As stated above, the City adopted a resolution on January 23, 2023 declaring the Project Site as blighted and substandard

6. **Proposed Financing**

**Phase 1:** The Redeveloper's primary plan is to use private funding and borrowing to develop the Project Site. Then the Redeveloper will sell the lots on the Project Site and use the sale proceeds to cover the Redeveloper's, site engineering, site preparation, and infrastructure related development costs for Phase 1 of the Plan. The purchaser of each commercial lot will be able to apply for tax increment financing for site acquisition costs and other eligible expenses related to that purchaser's individual redevelopment project.

However, the Redeveloper is seeking approval of this Redevelopment Plan and tax increment financing in case the Redeveloper chooses to use development on the Project Site, whether by the Redeveloper or another developer, to cover certain eligible costs, which will be incurred by the Redeveloper immediately. Attachment 7 shows the contemplated costs for Phase 1 of the Project for which the Redeveloper may seek tax increment financing. Site preparation costs fall under the contingency line item on Attachment 7. In addition, the Redeveloper may seek tax increment financing to cover site engineering costs and plan preparation costs.

In cases where tax increment financing will be used, the tax increment financing will be generated from the increased property taxes to be paid on a portion of the Project Site after development, all according to NEB. REV. STAT. § 18-2147. Taxes will not be divided on any particular lot within the Project Site until such lot is developed. Amendments to this Plan are contemplated if and when such development occurs or becomes imminent.

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 CDA 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).

Estimates of these costs are significant and shown in Attachment 7 (any tax increment financing will be based on actual costs incurred for eligible expenses). The Redeveloper is seeking a return on investment for this Project. Thus, tax increment financing will be sought under the circumstance that the development has become economically unfeasible. The Redeveloper would not undertake this development without and incur the costs, including those in Attachment 7, without the possibility of using tax increment financing if needed.

A proposed statutory Cost-Benefit Analysis of the Project is attached as Attachment 8.

Notwithstanding the foregoing, the Redeveloper understands the liability of the CDA and City is limited to the TIF revenues received by the CDA related to the Project to pay any TIF indebtedness. The Redeveloper shall look exclusively to such TIF revenues related to this Project for the payment of any TIF indebtedness.

**Phases 2 and 3:** The proposed financing for Phases 2 and 3 will depend on the outcome of Phase 1. However, likely the Redeveloper will follow the same financing strategy as described above.

7. **Implementation of Plan.** Upon approval of this Plan, the Redeveloper will begin development. 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.

In the event tax increment financing is needed, and as phases of the Project progress, the Redeveloper and CDA will amend this Plan and/or enter into redevelopment contracts as appropriate to further implement this Plan.

This Plan, and any redevelopment contract between the Redeveloper and the CDA 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, unless specifically stated in the redevelopment contract.

**MonumentAUL Redevelopment Plan  
Attachment 1  
Project Site Description**

Lots 1-6 and Tract A, Block 1; Lots 1-7, Block 2; Lots 1-7, Block 3; Lots 1-8, Block 4; Lots 1-11, Block 5; and Lots 1-10, Block 6, Amended Plat of Southfield Village, a subdivision to the City of Gering, Scotts Bluff County, Nebraska (Scotts Bluff County Parcel ID# 010361056) and adjacent public right of way, and

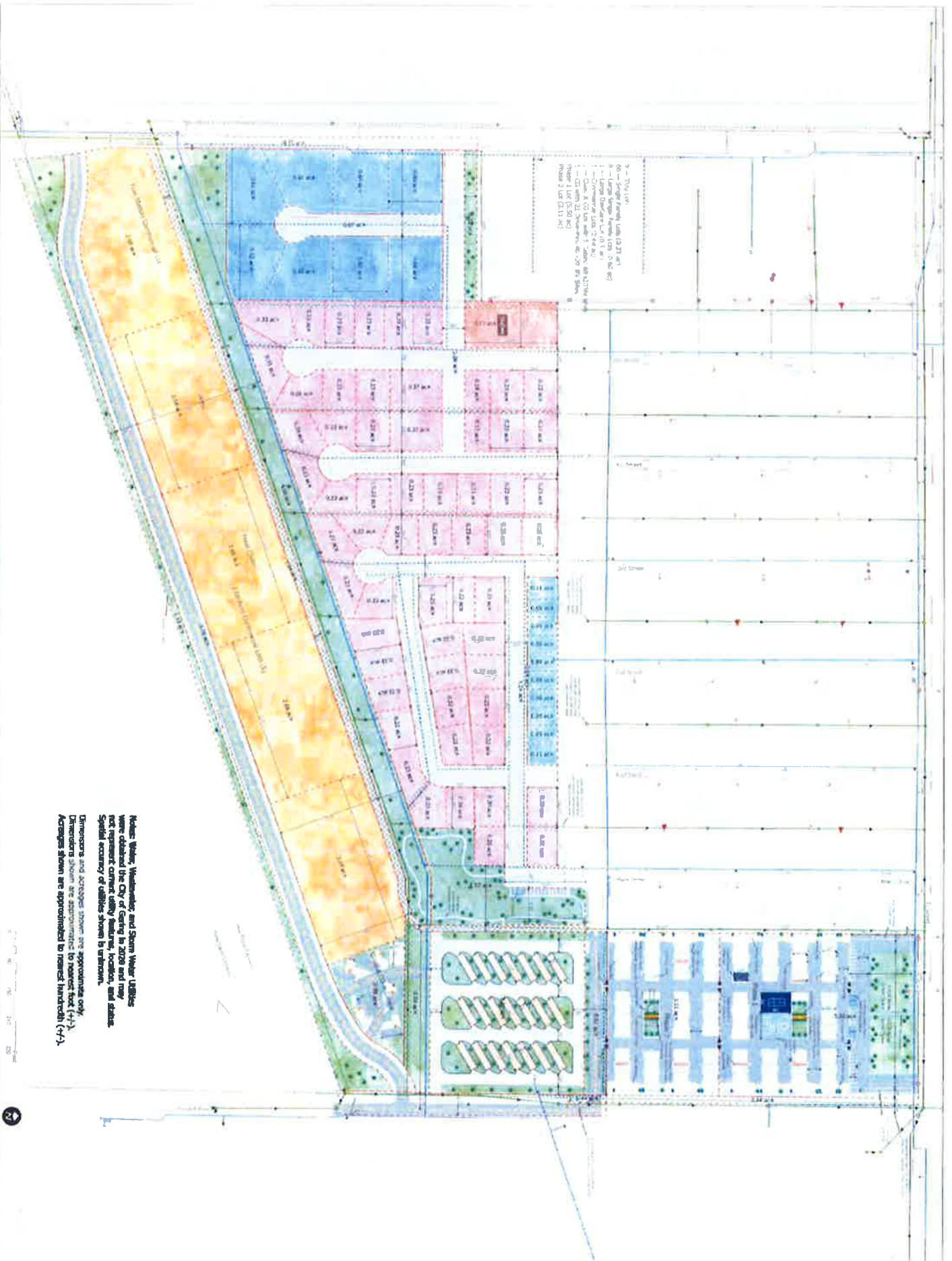
A tract of land situated in the NW1/4 of Section 12, Township 21 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows: Commencing that the southwest corner of the NW1/4 of Section 12; thence Northerly on the west line of said Section, on an assumed bearing of N01°24'32"E, a distance of 422.65 feet, to the True Point of Beginning; thence continuing North on the west line of said Section, a distance of 997.51 feet, to the point of intersection with the westerly extension of the south line of Lot 2, Block 1, Gering Valley Estates, as recorded in Inst. No. 2014-3858; thence Easterly on said extension line, bearing S88°35'29"E, a distance of 442.94 feet, as measured (443.00 feet recorded) to the southeast corner of Lot 2, Block 1, Gering Valley Estates; thence Northerly on the east line of said Lot 2, bearing N01°30'51"E, a distance of 218.57 feet, to the point of intersection with the southwest corner of Block 1, Pathfinder 1<sup>st</sup> Addition, as recorded in Inst. No. 2007-3058; thence Easterly on the south line of said Block 1, Pathfinder 1<sup>st</sup> Addition, bearing S88°51'20"E, a distance of 1529.96 feet, as measured (1530.00 feet recorded), to the southeast corner of Lot 11, Block 1, Pathfinder 1<sup>st</sup> Addition, said point also being on the west right of line of Mark Drive as recorded in Inst. No. 2015-4118; thence Southerly, on the west right of line of Mark Drive, bearing S01°35'45"W, a distance of 393.47 feet, measured and recorded, to the south right of way line of Brannan Street, bearing S88°57'16"E, a distance of 620.02 feet, as measured (620.00 feet recorded) to the point of intersection with the west line of a 40 foot public right of way, as recorded in Inst. No. 2005-1532; thence Southerly on the west line of said 40 foot public right of way, bearing S01°36'42"W, a distance of 191.82 feet, to the point of intersection with the north right of way line of Highway 71 (Heartland Expressway), as recorded in Inst. No. 2003-4737; thence Southwesterly, on the north right of way line of said Highway 71, bearing S71°34'19"W, a distance of 1341.48 feet; thence continuing on the north right of way line of Highway 71, bearing S71°51'57"W, a distance of 1340.00 feet; thence northerly on said right of way line of Highway 71, bearing N02°57'02"W, a distance of 121.15 feet; thence northerly on said right of way line of Highway 71, bearing N08°25'43"W, a distance of 142.99 feet; thence Westerly on said right of way line of Highway 71, bearing N88°35'28"W, a distance of 33.00 feet, to the Point of Beginning, containing an area of 53.96 acres, more or less, (Scotts Bluff County Parcel ID# 010294198, 010019782, and 010000487) and adjacent public right of way.

**MonumentAUL Redevelopment Plan  
Attachment 2  
Map of Project Site**

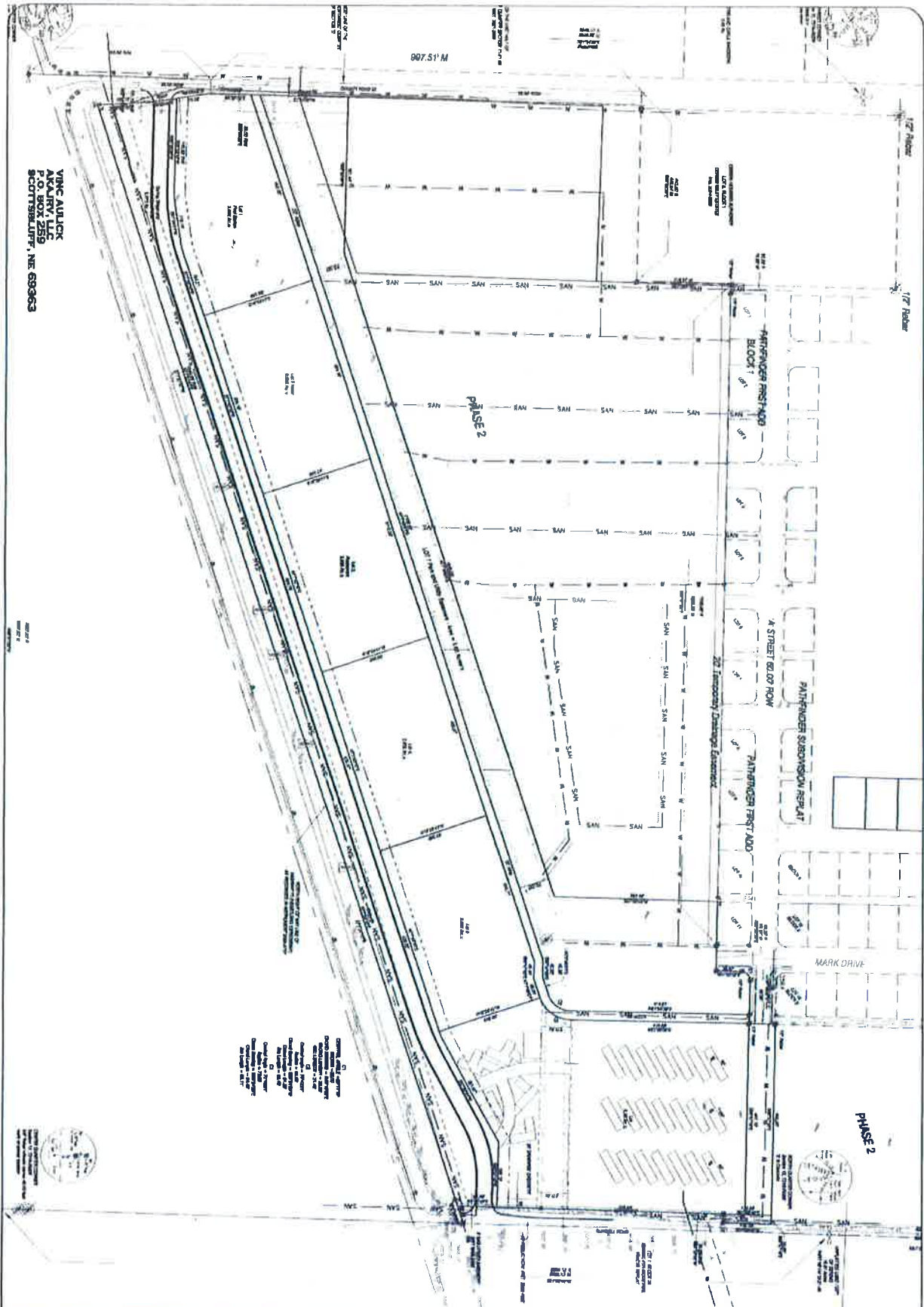




**MonumentAUL Redevelopment Plan  
Attachment 3  
Site Concept Plan**



**MonumentAUL Redevelopment Plan  
Attachment 4  
Site Plan**



VINC AULICK  
 AKAULRY, LLC  
 SCOTTSBLUFF, NE 69363

CONTRACT NO. 12-12  
 DATE: 12-12-12  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO. 12-12  
 SHEET NO. 2 OF 4

SHEET 2 OF 4  
**P-2**

DATE: NOVEMBER 2012

SCALE:

PROJECT MANAGER:  
 PROJECT NO. 12-12  
 PROJECT DATE:  
 PROJECT NO. 12-12  
 PROJECT TEAM:  
 COMMENTS:

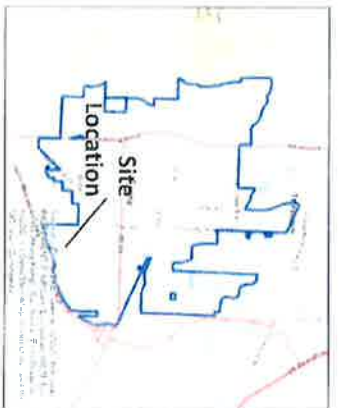
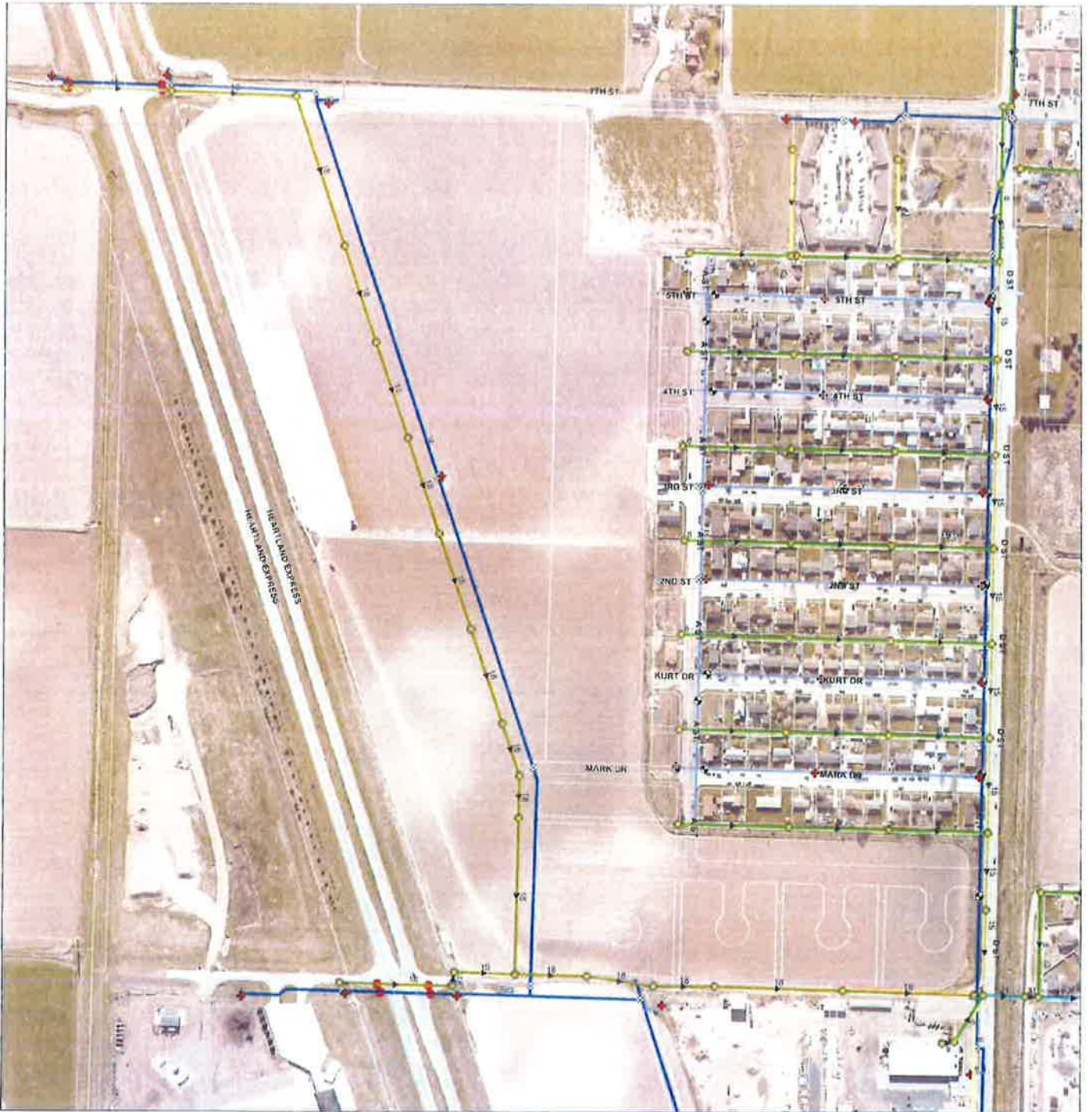
**PROJECT: METAL HOMES, RV PARK AND TINY HOUSES NWQ SECTION 12, T21N-R85W SCOTTS BLUFF COUNTY, NE, NEBRASKA**  
**CLIENT: AULICK INDUSTRIES**



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

ENGINEERS • PLANNERS • DESIGNERS • LAND SURVEYORS  
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**MonumentAUL Redevelopment Plan  
Attachment 5  
Current Utility Layout**



**LEGEND**

**City Water Features**

- Fire Hydrant
- Water Mains
  - Aband
  - 2
  - 4
  - 6
  - 8
  - 10
  - 12
  - 16
  - 18
  - 20
  - 24
  - 30
- Water Valves
  - Auxiliary
  - Manhole
  - Main

**City Sewer Features**

- Sanitary Mains
  - 2
  - 4
  - 6
  - 8
  - 10
  - 12
  - 15
  - 18
  - 21
- Manholes

**UTILITY MAP**

4.18.2013  
S. Post-Quart

Engineering and Mapping Department  
4446 South 111th  
North  
1307 750

City of Genoa



**MonumentAUL Redevelopment Plan  
Attachment 6  
Excerpts from Comprehensive Plan**

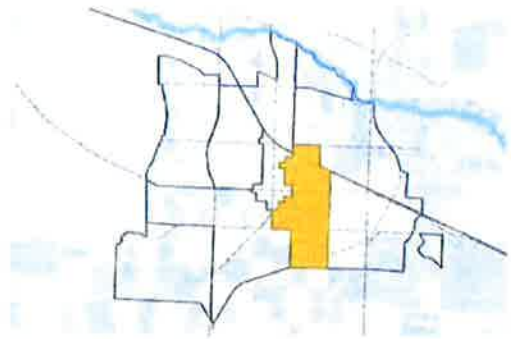


## District 4

### East Gering Neighborhood District

#### Existing Characteristics

Eastern Gering neighborhoods consist primarily of single-family detached residential uses on small to medium lots, with a few two – to three-unit uses integrated within several of the neighborhoods. The district also has a mix of low- to mid-scale multi-unit residential options clustered together on select sites throughout the district. The district has urban block patterns close to downtown transitioning to longer block patterns as you move east and south across the district. Detached sidewalks are prevalent in blocks near downtown with attached sidewalks in the newer developed residential areas.



Access to residences are taken from driveways with alleys in the rear. Both attached and detached garage forms are present in the district, with buildings set back from the street. Access is primarily from local and collector streets with good connectivity for all modes.

Open space is in the form of private yards and neighborhood parks.

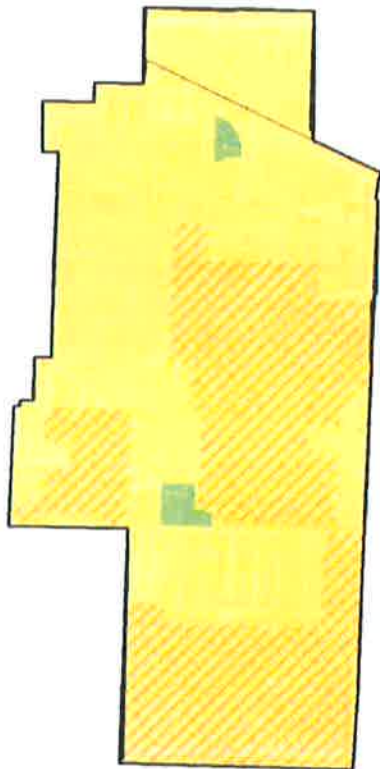
Secondary uses include parks and open space systems, schools, retirement centers and assembly uses.

#### Future Desired Characteristics

As new neighborhoods are developed, inclusion of a variety of housing types and densities at various price points should be prioritized. The district has a considerable amount of vacant land providing opportunities for new housing, which should include a compatible mix of single family on different lot sizes, as well as townhomes, condominiums, and apartments that are designed to fit the context of nearby housing and neighborhoods serving a mix of incomes. Higher-density housing should be located along major roads such as M Street and 10th Street. Parks should be incorporated into new neighborhoods in addition to other community facilities where appropriate. Alternative transportation connections should be provided to the Downtown area and other key destinations.

# District 4: East Gering Neighborhood District

## Future Places



### Land Use

 Residential

### Intensity

 Higher Density

## Land Use Scale & Form

**Residential:** New residential development should consist of detached single-family homes on small lots, as well as a range of attached units (duplex, triplex, townhomes) and standalone apartments or condominium style buildings with up to four units. Vacant lots located near major roads would be appropriate for higher density housing, including mid-scale apartment buildings of 8 units.

Neighborhood and community based public/ semi-public facilities– places of worship; public safety; schools.

Neighborhood parks, trails, and recreational facilities.

## Primary Zoning

**R1** Low Density Residential

**R2** Medium Density Residential

**R3** High Density Residential

**MonumentAUL Redevelopment Plan  
Attachment 7  
Phase 1 Cost Estimates**

## ENGINEER'S ESTIMATE

<b>Phase I Aulick Development - Gering, NE - Frontage Road, Water, Sewer, Storm and Commercial Lots</b>					
		Quantity	Unit	Unit Cost	Total
1	Mobilization	1	LS	\$ 160,000.00	\$ 160,000.00
2	Traffic Control & Safety	1	LS	\$ 25,000.00	\$ 25,000.00
3	Remove Existing Pavement, Curb, Sidewalk, Etc	500	SF	\$ 2.00	\$ 1,000.00
4	Irrigation Structure Adjustment	2	EA	\$ 6,000.00	\$ 12,000.00
5	8-Inch P.C. Concrete Pavement	11,700	SY	\$ 80.00	\$ 936,000.00
6	30-Inch P.C. Concrete Curb & Gutter	6,100	LF	\$ 30.00	\$ 183,000.00
7	5-Inch P.C. Concrete Sidewalk	600	SF	\$ 8.00	\$ 4,800.00
8	25-Foot Intersection Radius	1	EA	\$ 4,500.00	\$ 4,500.00
9	30-Foot Intersection Radius	3	EA	\$ 5,000.00	\$ 15,000.00
10	Storm Sewer Pipe	400	LF	\$ 150.00	\$ 60,000.00
11	Inlets	8	EA	\$ 4,000.00	\$ 32,000.00
12	8-Inch Water Main	2,850	LF	\$ 60.00	\$ 171,000.00
13	6-inch Water Main	50	LF	\$ 50.00	\$ 2,500.00
14	Connection to Existing Main	2	EA	\$ 3,500.00	\$ 7,000.00
15	Fire Hydrant	10	EA	\$ 7,000.00	\$ 70,000.00
16	Water Valve	4	EA	\$ 4,000.00	\$ 16,000.00
17	6-Inch Sanitary Main	300	LF	\$ 50.00	\$ 15,000.00
18	6-Inch Sanitary Service Connections	6	EA	\$ 1,000.00	\$ 6,000.00
19	Contingency	1	LS	\$ 175,000.00	\$ 175,000.00
<b>Construction Cost Estimate</b>					<b>\$ 1,895,800.00</b>
<b>Replat and Design Engineering</b>					<b>\$ 160,000.00</b>
<b>Construction Engineering and Inspection</b>					<b>\$ 215,000.00</b>
<b>Total Project Cost</b>					<b>\$ 2,270,800.00</b>

**MonumentAUL Redevelopment Plan  
Attachment 8  
Cost-Benefit Analysis**

**CITY OF GERING, NEBRASKA**  
**MonumentAUL Development**  
**COST-BENEFIT ANALYSIS**  
**(Pursuant to Neb. Rev. Stat. § 18-2113)**

**A. *Tax Revenues and Tax Shifts Resulting from the Division of Taxes.***

If tax increment financing is used for the project, then real estate taxes from the base value of the applicable portions of the Project Site will continue to be available to the local taxing jurisdictions regardless of the tax increment financing. The local taxing jurisdictions are the City, Scotts Bluff County, Gering Public Schools, WNCC, ESU 13, and North Platte NRD. The tax increment revenues created by the completed development on the applicable portions of the Project Site will not be available to local taxing jurisdictions for 15 years after the effective date of the division of taxes (which will be determined later). During those times, the tax increment revenues from the applicable portions of the Project Site will be used to finance eligible development costs (with interest) necessary for the project.

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

There is public access to the Project Site along D Street and 7<sup>th</sup> Street. The Project Site is bordered on the south by Highway 71, but because this is a controlled access highway, it cannot be used for access to the Project Site. A frontage road and/or additional local streets will be necessary to access the interior of the Project Site. There is access to water on the north and east sides of the Project Site, and there is a 12" water main that runs through the Project Site. This water main currently has a dead end at 7<sup>th</sup> Street and one of the goals during the development of the Project Site would be to connect that dead end to another portion of the City's water system, creating a looped water main to provide better water quality and fire flows. Sewer is located along the north and east sides of the Project Site, with an additional 18" sewer interceptor that runs through the Project Site. While there is plenty of capacity in the 12" water main and 18" sewer interceptor to serve the Project Site, those lines will need to be extended to serve individual lots as part of the subdivision process. Additional fire hydrants will also be required. The Plan also contemplates a park area for residents. No local tax impacts, other than the potential of tax increment financing, are contemplated at this time.

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

Needed employment within the Project Site is not yet known and will depend on the development of the commercial lots.

**D. *Impacts on other Employers and Employees within the City and immediate area located outside the Redevelopment Project Area.***

No negative impacts on employers and employees within and surrounding the City are anticipated. The Project will result in increased and diverse housing options, which will positively impact employers within and surrounding the City.

**E. *Impacts on Student Populations of Gering Public Schools.***

No negative impacts on Gering Public Schools are anticipated.

**F. *Other Impacts***

Use of local contractors  
Diverse housing and short/long term stay options (Cabins, RV park, container homes)  
Increased commercial opportunities