



308-632-4136
2525 Circle Drive
Scottsbluff, NE 69361

April 30, 2025

Scotts Bluff County
c/o Chairperson of Board of Commissioners
County Administration Building—2nd Level
1825 10th Street
Gering, NE 69341

Received

5-5-2025

Scotts Bluff County Clerk
Gering, NE

Re: Tax Increment Financing Redevelopment Project Progress Report

To the Governing Body of Scotts Bluff County:

Enclosed is the City of Scottsbluff's Tax Increment Financing Redevelopment Project Progress Report dated April 30, 2025. If you have any questions or concerns regarding the information in the report, please do not hesitate to contact me at lkizzire@scottsbluff.org.

Sincerely,

Lane Kizzire
Director of Finance, City of Scottsbluff

General Information:

Total Number of Active TIF Projects:	25
Projects Paid in full during in 2024 or taxes no longer divided	1
Projects Approved in 2024	6
Projects Approved in 2025 (through 4/30/2025)	2
Percentage of City Area Impacted and Stimulated	32.39%

Active Projects

Redeveloper	Project	Estimated Project Costs (TIF Eligible)*	Estimated Project Costs (Total)**	Base Assessed Value	Initial Projected Valuation	Total Assessed Value	Financing Approved***	Estimated Outstanding Indebtedness	Estimated Paid in Full/End Date
2627 Lodging, LLC	Fairfield Inn	\$ 1,272,500.00	\$ 7,377,500.00	\$ 217,277.00	\$ 5,525,000.00	\$ 5,972,170.00	\$ 880,600.00	\$ 513,000.00	12/31/2030
Regains, LLC	Regains Honda	\$ 516,420.00	\$ 2,616,420.00	\$ 276,423.00	\$ 4,024,270.00	\$ 3,629,150.00	\$ 408,000.00	\$ 232,623.00	12/31/2030
Regains, LLC	Monument Mall	\$ 6,200,000.00	\$ 8,650,000.00	\$ 6,000,000.00	\$ 10,000,000.00	\$ 6,120,005.00	\$ 578,130.00	\$ 1,835,000.00	12/31/2031
Elite Health, LLC*	Elite Health Building	\$ 1,784,761.00	\$ 14,487,053.00	\$ 53,235.00	\$ 11,500,000.00	\$ 14,472,965.00	\$ 194,095.71	\$ 1,159,447.00	12/31/2032
Oven Development, LLC	HPB Expansion	\$ 117,732.00	\$ 1,742,720.00	\$ 24,647.00	\$ 867,900.00	\$ 833,875.00	\$ 157,782.00	\$ 170,697.00	12/31/2032
Pivo, Inc.	HPB Expansion	\$ 1,177,332.00	\$ 6,023,000.00	\$ 1,604,816.00	\$ 2,800,000.00	\$ 3,096,175.00	\$ 46,251.00	\$ 103,119.00	12/31/2033
26 Group, LLC	Fuel Station and Convenience Store	\$ 1,027,540.00	\$ 4,900,000.00	\$ 210,784.00	\$ 3,800,000.00	\$ 2,988,840.00	\$ 17,782.00	\$ 66,556.98	12/31/2034
AKA/RVP 314, LLC	Aviatic Office and Truck Shop	\$ 319,352.00	\$ 3,480,000.00	\$ 7,135,402.00	\$ 9,040,415.00	\$ 9,774,960.00	\$ 321,783.93	\$ 321,887.00	12/31/2034
Platte Valley Bank	Drainage and Site Improvements to Platte Valley Add	\$ 94,734.00	\$ 436,000.00	\$ 30,518.00	\$ 300,000.00	\$ 182,465.00	\$ 72,479.00	\$ 58,079.00	12/31/2035
Platte Valley Bank	Steele's Drive Thru Coffee Kiosk	\$ 143,000.00	\$ 313,000.00	\$ 116,012.00	\$ 1,500,000.00	\$ 591,425.00	\$ 137,204.00	\$ 127,334.00	12/31/2036
MPD Enterprises, LLC	Landmont	\$ 12,617.00	\$ 3,433,250.00	\$ 2,568.00	\$ 1,500,000.00	\$ 1,602,175.00	\$ 505,286.59	\$ 549,290.00	12/31/2040
MPD Enterprises, LLC	Phoebe Brewing Company Expansion	\$ 1,228,810.00	\$ 2,461,810.00	\$ 274,294.00	\$ 3,022,000.00	\$ 2,878,650.00	\$ 13,093.00	\$ 1,699,983.00	12/31/2040
BDSCC, LLC	Kensh Powerhouse Renovation	\$ 1,009,905.00	\$ 3,559,810.00	\$ 162,000.00	\$ 3,000,000.00	\$ 1,822,015.00	\$ 1,003,415.45	\$ 1,176,885.00	12/31/2038
26 Group, LLC	El Torino Restaurant	\$ 332,750.00	\$ 879,046.00	\$ 38,915.00	\$ 1,200,000.00	\$ 43,440.00	\$ 332,750.00	\$ -	N/A
Javier and Martha Pera	Prime Eileen Professional Studio (MicroTIF)	\$ 76,065.00	\$ -	\$ 67,890.00	\$ 269,400.00	\$ 70,490.00	\$ 76,065.00	\$ -	(project on hold)
Totals		\$ 15,688,846.00	\$ 61,902,254.38	\$ 17,017,044.00	\$ 60,696,914.00	\$ 57,251,350.00	\$ 9,245,494.11	\$ 7,211,872.00	12/31/2040

Projects Approved in 2024

Redeveloper/Project Area	Project Type	Estimated Project Costs (TIF Eligible)*	Estimated Project Costs (Total)**	Base Assessed Valuation	Initial Projected Valuation	Total Assessed Value (2025)***	Financing Approved**	Estimated Outstanding Indebtedness	Estimated Paid in Full/End Date
Tim Regain/TOR Trust/ Block 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 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1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 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1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 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2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228,									