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April 28, 2026

Received

4-30-2026

Scotts Bluff County Clerk
Gering, NE

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

Re: City of Gering; Tax Increment Financing Redevelopment Project Progress Report

To the Governing Body of Scotts Bluff County:

Enclosed is the City of Gering's Tax Increment Financing Redevelopment Project Progress Report dated April 28, 2026. If you have any questions or concerns regarding the information in the report, please do not hesitate to contact me.

Sincerely,

John L. Selzer

Enclosure

Cc: Pat Heath, City Administrator (via email)
Annie Folck, City Engineer (via email)
Lyndsey Mathews, City Treasurer/Finance Director (via email)

City of Gering
Tax Increment Financing ("TIF") Projects

Dated Effective April 28, 2026

General Information:

| | |
|---|-----|
| Total Number of TIF Projects: | 14 |
| Projects Paid in full/taxes no longer divided during 2025 | 1 |
| Projects Approved in 2025 | 0 |
| Projects Approved in 2026 (through 4/28/2026) | 1 |
| Percentage of City Area Blighted | 32% |

Active Projects

| | Redeveloper | Project | Estimated Project Costs (TIF Eligible)* | Estimated Project Costs (Total)* | Base Assessed Valuation | Initial Projected Valuation | Total Assessed Value (2026)*** | Financing Approved** | Estimated Outstanding Indebtedness | Estimated Paid in Full/End Date |
|---|-------------|--------------------------------------|---|----------------------------------|-------------------------|-----------------------------|--------------------------------|----------------------|------------------------------------|---------------------------------|
| G-Town, L.L.C. | | Grocery Store | \$ 340,032.08 | \$ 3,523,023.10 | \$ 290,293.00 | \$ 2,157,486.00 | \$ 1,367,095.00 | \$ 340,000.00 | \$ 45,333.34 | 12/31/2027 |
| Erik Nemnich | | Nemnich Automotive | \$ 335,410.00 | \$ 974,500.00 | \$ 57,400.00 | \$ 1,031,900.00 | \$ 1,376,960.00 | \$ 335,410.00 | \$ 91,391.43 | 12/31/2028 |
| Reed & Nelson, L.L.C. (Amended) | | Midtown Development Amended | \$ 420,006.00 | \$ 420,006.00 | \$ 473,199.00 | \$ 1,372,561.00 | \$ 2,914,450.00 | \$ 398,988.00 | \$ 60,325.17 | 12/31/2030 |
| Troy and Lisa Weborg | | Warehouse (Weborg) 21 | \$ 768,000.00 | \$ 3,200,000.00 | \$ 313,907.00 | \$ 2,898,941.00 | \$ 2,251,770.00 | \$ 500,000.28 | \$ 372,795.44 | 12/31/2033 |
| Gering Hospitality Group, L.L.C. | | Cobblestone Hotel | \$ 902,500.00 | \$ 6,794,851.00 | \$ 34,300.00 | \$ 4,964,203.00 | \$ 5,302,760.00 | \$ 902,500.00 | \$ 793,451.36 | 12/31/2036 |
| Troy and Lisa Weborg | | Weborg Hotel | \$ 820,850.00 | \$ 7,106,732.00 | \$ 237,119.00 | \$ 3,000,000.00 | \$ 7,998,255.00 | \$ 812,791.00 | \$ 381,113.10 | 12/31/2037 |
| Crossroads Cooperative Association | | Crossroads Cooperative Expansion | \$ 2,342,344.00 | \$ 10,605,298.00 | \$ 702,855.00 | \$ 8,000,000.00 | \$ 4,299,005.00 | \$ 2,342,344.00 | \$ 1,836,876.88 | 12/31/2036 |
| C S Precision Manufacturing, Inc. | | C S Precision Expansion | \$ 408,049.20 | \$ 4,812,249.63 | \$ 2,477,846.00 | \$ 3,572,938.00 | \$ 5,086,270.00 | \$ 408,049.20 | \$ 316,647.48 | 12/31/2037 |
| BriMark Medical, LLC | | BriMark Medical Office Building | \$ 778,000.00 | \$ 2,995,264.00 | \$ 65,829.00 | \$ 2,339,947.00 | \$ 1,757,425.00 | \$ 778,000.00 | \$ 766,038.00 | 12/31/2038 |
| James and Rebecca McAllister db/a/ Midwest Farm Service | | Midwest Farm Service Office Building | \$ 533,727.54 | \$ 4,332,502.04 | \$ 170,051.00 | \$ 3,000,000.00 | \$ 3,123,275.00 | \$ 567,672.93 | \$ 498,686.82 | 12/31/2039 |
| B&C Steel Corporation | | B&C Steel Expansion | \$ 106,783.00 | \$ 476,783.00 | \$ 1,422,358.00 | \$ 1,650,000.00 | \$ 2,943,825.00 | \$ 125,692.00 | \$ 125,624.50 | Unknown |
| AKARV 314, LLC | | MonumentAL Development | \$ 2,270,800.00 | \$ 2,270,800.00 | Unknown | Unknown | \$ 177,945.00 | \$ 2,270,800.00 | \$ 6,000.00 | 12/31/2041 |
| Kristian Schank | | Scott Free Brewing (MicroTIF) | \$ 6,000.00 | \$ 6,000.00 | \$ 98,620.00 | \$ 130,820.00 | \$ 130,825.00 | \$ 6,000.00 | \$ 6,000.00 | |
| Totals | | | \$ 10,032,501.82 | \$ 47,118,008.77 | \$ 6,343,789.00 | \$ 34,122,796.00 | \$ 38,769,460.00 | \$ 9,788,247.41 | \$ 5,294,283.52 | |

Totals

Projects Approved in 2025

| | Redeveloper/Project Area | Project Type |
|------|--------------------------|--------------|
| None | | |

Projects Approved in 2026 (through 4/28/2026)

| | Redeveloper/Project Area | Project Type |
|---|--------------------------|---|
| Paul and Adam, L.L.C 2/01 acres in the northwest portion of Scotts Bluff County Parcel No. 0010053565 located directly west of Lot 1, South Subdivision and south of Country Club Road, and adjacent public ROW | | Commercial Development for future site at County DMV Facility. TIF used for utilities, demolition, site preparation, street/sidewalk paving, gravel surfacing in alley, landscaping in City ROW, site lighting, building facade, site and utility engineering, plan preparation and legal |

*Numbers are approximated and rounded and may vary substantially.

**Actual financing is based on and limited to actual eligible costs incurred, plus interest and actual TIF Revenues received

***2026 Values are not finalized; may be subject to change

| Estimated Project Costs (TIF Eligible)* | Estimated Project Costs (Total)* | Base Assessed Valuation | Initial Projected Valuation | Total Assessed Value (2026)*** | Financing Approved** |
|---|----------------------------------|-------------------------|-----------------------------|--------------------------------|----------------------|
| \$ 588,241.00 | \$ 2,638,851.00 | \$ 67,629.00 | \$ 2,600,000.00 | \$ 67,629.00 | \$ 588,241.00 |