



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

April 28, 2026

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

Received

4-30-2026

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 27, 2026. 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

Dated Effective April 27, 2026

General Information:	
Total Number of Active TIF Projects:	27
Projects Paid in full during in 2025 or taxes no longer divided	0
Projects Approved in 2025	4
Projects Approved in 2024 (through 4/27/2026)	0
Percentage of City Area Impacted and Substandard	27.76%

Active Projects

Redeveloper	Project	Estimated Project Cost (TIF Eligible)*	Estimated Project Cost (Total)*	Base Assessed Valuation	Initial Projected Valuation	Total Assessed Value (2026)***	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	\$ 6,980,925.00	\$ 580,000.00	\$ 416,514.57	12/31/2030
Reganis, LLC	Reganis Hands	\$ 516,420.00	\$ 2,616,420.00	\$ 276,423.00	\$ 4,024,270.00	\$ 3,181,250.00	\$ 408,000.00	\$ 231,327.32	12/31/2030
Rocky Mountain Development, LLC	Rocky Mountain Mall	\$ 6,200,000.00	\$ 8,650,000.00	\$ 6,000,000.00	\$ 10,000,000.00	\$ 7,899,302.00	\$ 578,300.00	\$ 292,421.46	12/31/2031
Rocky Mountain Development, LLC	Elite Health Building	\$ 1,784,761.00	\$ 14,487,055.00	\$ 53,255.00	\$ 11,500,000.00	\$ 15,668,970.00	\$ 1,853,000.00	\$ 1,053,550.88	12/31/2032
Over Development, LLC	Over Development	\$ 711,871.00	\$ 1,742,720.00	\$ 1,627,000.00	\$ 2,807,500.00	\$ 893,070.00	\$ 194,095.71	\$ 161,338.79	12/31/2032
Pho, Inc.	Pho, Inc.	\$ 1,272,500.00	\$ 6,025,000.00	\$ 1,025,000.00	\$ 2,807,500.00	\$ 2,807,500.00	\$ 157,822.00	\$ 103,318.77	12/31/2035
26 Group, LLC	Fred Station and Convenience Store	\$ 1,027,540.00	\$ 4,900,000.00	\$ 1,010,845.00	\$ 3,800,000.00	\$ 3,721,155.00	\$ 498,734.45	\$ 475,104.00	12/31/2035
AKARV 314, LLC	Aulick Office and Truck Shop	\$ 699,200.00	\$ 4,900,000.00	\$ 713,512.00	\$ 3,323,330.00	\$ 3,323,330.00	\$ 309,821.35	\$ 309,821.35	12/31/2034
Platte Valley Bank	Drainage and Site Improvements to Platte Valley Add	\$ 319,352.00	\$ 3,680,000.00	\$ 30,518.00	\$ 3,060,000.00	\$ 219,170.00	\$ 72,479.00	\$ 58,521.15	12/31/2035
Idaho's Enterprises, LLC	Scouters Drive, Thru Cutler Knick	\$ 94,734.00	\$ 436,000.00	\$ 116,012.00	\$ 501,262.00	\$ 608,590.00	\$ 137,204.00	\$ 123,706.03	12/31/2036
Yolo Properties, LLC	High Performance Tunnel Carwash	\$ 512,617.00	\$ 3,433,250.00	\$ 3,268.00	\$ 1,500,000.00	\$ 1,398,680.00	\$ 503,286.59	\$ 547,133.50	12/31/2037
BDSAC, LLC	Produce Market Renovation	\$ 1,224,810.00	\$ 2,461,810.00	\$ 274,284.00	\$ 3,492,707.00	\$ 1,804,380.00	\$ 1,224,810.00	\$ 75,093.00	12/31/2041
Kensh, LLC	Kensh Powerhouse Renovation	\$ 1,009,905.00	\$ 3,559,810.00	\$ 162,000.00	\$ 3,000,000.00	\$ 1,844,870.00	\$ 1,009,905.00	\$ 1,141,324.00	12/31/2038
26 Group, LLC	26 Group Feed Station and Convenience Store-West	\$ 332,750.00	\$ 379,046.00	\$ 45,440.00	\$ 1,200,000.00	\$ 45,440.00	\$ 332,750.00	\$ 332,750.00	N/A
Tom and Becky Home	El Tonto Restaurant	\$ 76,065.00	\$ -	\$ 67,800.00	\$ 269,400.00	\$ 369,650.00	\$ 76,065.00	\$ 76,065.00	12/31/2040
Tom and Becky Home	Prime Fillion Professional Studio (MicroTIF)	\$ 1,170,215.00	\$ 6,077,783.00	\$ 646,115.00	\$ 3,750,000.00	\$ 3,873,775.00	\$ 1,170,215.00	\$ 1,170,215.00	12/31/2041
Reganis Chrysler Dodge Jeep Ram	Reganis Chrysler Dodge Jeep Ram	\$ 23,983,550.00	\$ 23,983,550.00	\$ 2,470,590.00	Unknown	\$ 2,470,590.00	\$ 2,366,000.00	\$ -	Unknown
Mountain Mall Project, only valued parcels included in property valuations	Mountain Mall Project, only valued parcels included in property valuations	\$ 97,500.00	\$ 145,000.00	\$ 103,000.00	\$ 363,000.00	\$ 276,345.00	\$ 97,500.00	\$ 97,500.00	12/31/2040
Marina and Jennifer (Unknown)	Dugout Flaming Coyotes (MicroTIF)	\$ 3,195,259.00	Unknown	\$ 46,035.00	Unknown	\$ 46,035.00	\$ 3,195,259.00	\$ -	Unknown
Bremer Busch, LLC	Sports Complex and Area Development	\$ 397,672.00	\$ 1,250,000.00	\$ 145,335.00	\$ 1,290,030.00	\$ 933,665.00	\$ 397,672.00	\$ 397,672.00	12/31/2041
Eco and Beauty Resident	1802 Broadway Renovation (MicroTIF)	\$ 1,025,000.00	\$ 3,700,000.00	\$ 275,000.00	\$ 3,905,372.00	\$ 426,550.00	\$ 1,075,000.00	\$ 283,720.00	12/31/2041
Yolo Properties, LLC	Hotel Renovation	\$ 43,578,442.00	\$ 96,337,037.58	\$ 20,707,044.00	\$ 69,913,716.00	\$ 74,273,130.00	\$ 17,547,140.11	\$ 9,036,649.60	12/31/2041

Projects Approved in 2025

Redeveloper/Project Area	Project Type	Estimated Project Cost (TIF Eligible)*	Estimated Project Cost (Total)*	Base Assessed Valuation	Initial Projected Valuation	Total Assessed Value (2026)***	Financing Approved**	Estimated Outstanding Indebtedness**	Estimated Paid in Full End Date
Bromma and Carmen Main Lot 14 Block 2, Original Town Addition, City of Scottsbluff	Improvements to commercial building (MicroTIF)	\$ 125,000.00	\$ 125,000.00	\$ 179,895.00	\$ 436,510.00	\$ 243,675.00	\$ 104,553.20	\$ 104,553.20	12/31/2041
Northfield Retirement Communities/Lots 1 and 2, Garden Homes Development, City of Scottsbluff	Development of vacant land into independent living duplexes. TIF to be used for site preparation/drainage, water, sewer, street, and sidewalk infrastructure, electrical infrastructure, landscaping/ponds in City right of way, site lighting, bridge improvements and exterior enhancements, site engineering, and plan preparation	\$ 1,095,184.00	\$ 7,003,995.00	\$ 128,445.00	\$ 2,757,405.00	\$ 1,532,495.00	\$ 1,095,184.00	\$ 1,095,184.00	12/31/2040
Isabel Moreno/Lots 4 and 5, Subdivision of Lots 13 and 14, Block 6 Original Town Addition, Minerva Clemens	Improvements to commercial building (MicroTIF)	\$ 300,000.00	\$ 300,000.00	\$ 156,910.00	\$ 446,095.00	\$ 156,910.00	\$ 108,750.00	\$ 108,750.00	12/31/2042
	Improvements to commercial building (MicroTIF)	\$ 106,497.26	\$ 106,497.26	\$ 538,545.00	\$ 650,000.00	\$ 587,685.00	TBD	TBD	TBD

Projects Approved in 2026 (through 4/27/2026)

Redeveloper/Project Area	Project Type	Estimated Project Cost (TIF Eligible)*	Estimated Project Cost (Total)*	Base Assessed Valuation	Initial Projected Valuation	Total Assessed Value (2026)***	Financing Approved**	Estimated Outstanding Indebtedness**	Estimated Paid in Full End Date
None									

*Numbers are approximated and rounded and may vary substantially.
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***2026 Values are not finalized; may be subject to change