



CITY OF GERING COMMUNITY DEVELOPMENT AGENCY MEETING

Monday, April 27, 2026 5:40 p.m.

Gering City Hall Council Chambers, 1025 P Street, Gering, NE 69341

AGENDA

1. Call to Order
2. Roll Call

OPEN MEETINGS ACT - NEB.REV.STAT. CHAPTER 84, ARTICLE 14

As required by State Law, public bodies shall make available at least one current copy of the Open Meetings Act available in the meeting room. Agenda items may be moved up or down on the agenda at the discretion of the CDA Chairman. As required by State Law, additions may not be made to this agenda less than 24 hours before the beginning of the meeting unless they are considered under this section of the agenda and CDA determines that the matter requires emergency action.

3. Approve the minutes of the April 13, 2026 Community Development Agency Meeting
4. Review of application for Tax Increment Financing submitted by Oikos Development Corporation for the Hobbs Horizon Project
5. Conduct and approve preliminary Cost-Benefit Analysis based on an application submitted by Oikos Development Corporation for the Hobbs Horizon Project
6. Refer the Hobbs Horizon Redevelopment Plan to the City of Gering Planning Commission

CLOSED SESSION: (The Gering CDA reserves the right to enter into closed session if deemed necessary.)

OPEN COMMENT: Discussion or action by the CDA regarding unscheduled business will not take place. This section is for citizen comment only.

7. Adjourn

THE OFFICIAL PROCEEDINGS OF THE CITY OF GERING COMMUNITY DEVELOPMENT AGENCY (CDA) MEETING, April 13, 2026

A meeting of the Gering Community Development Agency was held on April 13, 2026 at 5:40 p.m. at Gering City Hall Council Chambers, 1025 P Street, Gering, NE. Present were Chairman Ewing and CDA Members Shields, Gillen, Cecil, Kinsey, Wiedeman, O'Neal, Morrison, Jackson. Also present were City Administrator Pat Heath, City Clerk Kathy Welfl, City Engineer Annie Folck, TIF Attorney John Selzer and City Attorney Jim Ellison. Notice of the meeting was given in advance by publication in the Star-Herald, the designated method of giving notice. All proceedings hereafter were taken while the meeting was open to the media and public.

1. CALL TO ORDER

Chairman Ewing called the meeting to order at 5:41 p.m.

2. Roll Call

Chairman Ewing stated a quorum of the CDA was present and business could be conducted.

OPEN MEETINGS ACT - NEB.REV.STAT. CHAPTER 84, ARTICLE 14

Chairman Ewing stated: As required by State Law, public bodies shall make available at least one current copy of the Open Meetings Act available in the meeting room. Agenda items may be moved up or down on the agenda at the discretion of the CDA Chairman. As required by State Law, additions may not be made to this agenda less than 24 hours before the beginning of the meeting unless they are considered under this section of the agenda and CDA determines that the matter requires emergency action.

3. Approve the minutes of the March 10, 2025 Community Development Agency Meeting

Motion by Member Shields to approve the minutes of the March 10, 2025 Community Development Agency meeting. Second by Member Gillen. There was no discussion. Chairman Ewing called for the vote. "AYES": Shields, Gillen, Cecil, Kinsey, Wiedeman, O'Neal, Morrison, Jackson. "NAYS": None. Abstaining: None. Absent: None. Motion carried.

4. Review and conduct Cost-Benefit Analysis of the Redevelopment Plan for the Scotts Bluff County DMV Project

City Engineer, Annie Folck, explained that while this project is for the State DMV facility, the state would have a long-term lease with the developer on the property – it will be a taxable property (making tax increment financing work). The proposal is to locate the project on Country Club Road just west of 10th Street (shown on overhead screens). She then reviewed the Cost-Benefit Analysis starting with the public infrastructure improvements.

Public Infrastructure and Community Public Service Needs Impacts and Local Tax Impacts Arising from Project Approval:

The following public facilities and utilities will be constructed as part of this plan:

- A new paved street intersection at 12th Street and Country Club Road;
- A new paved segment of 12th Street with a cul-de-sac;
- New sidewalks;
- New alley right of way;
- Sewer extension from 10th Street to the new alley right of way; and
- Water line extension.

Tax Revenues and Tax Shifts Resulting from the Division of Taxes:

The property is currently valued at \$67,629.00. The estimated value of the project at completion is \$2.6 million. That would create an estimated TIF available of \$799,134.62. The project costs stated above are estimated at \$588,241 in eligible TIF expenses; the developer is not intending to use the entire TIF available. Total projects costs would be \$2,638,851.00 keeping in mind that the total assessed value doesn't always match what it costs to build the property.

The current “base” value of the Project Site is estimated at \$67,629.00, which generates tax revenues of approximately \$1,423.00. Taxes from base value of the Project Site will be available and distributed 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 from this Project will not be available to local taxing jurisdictions for up to 15 years after the effective date of the division of taxes for the Project Site. During those times, the tax increment revenues from the Project Site will be used to reimburse the Redeveloper for the eligible development costs (with interest) necessary for the Project.

The above figures are based on estimated values, project completion/phasing timelines, and levy rates. Actual values and rates may vary materially from the estimated amounts.

These expenses will be the responsibility of the Redeveloper, so there will be no additional tax impacts, other than the impacts from tax increment financing as stated above.

Impacts on Employers and Employees of Firms Locating or Expanding Within the Boundaries of the Redevelopment Project Area: The employment occupancy of the new building is approximately 63 people. The DMV offices located in the current County Administration Building will be moved to this location.

Impacts on other Employers and Employees within the City and immediate area located outside the Redevelopment Project Area: No negative impacts on other employers in Gering and surrounding areas are anticipated.

Impacts on Student Populations of Gering Public Schools: No negative impacts on Gering Public Schools are anticipated.

Other Impacts: This is an infill development project – a redevelopment project in an area that is central to the City of Gering.

Member Wiedeman asked if they’re really going to have 63 employees. Shane Cockrane, Engineer for Paul Reed, clarified that the number “63” is the occupancy of the structure. There will likely be roughly 20 employees. He also clarified that this project will take up roughly two acres.

- 5. Review and take action on Resolution CDA 4-26-1 relating to the Scotts Bluff County DMV Project to:**
- (i) approve the Redevelopment Plan;
 - (ii) adopt the Cost-Benefit Analysis;
 - (iii) forward Planning Commission recommendation to the City Council; and
 - (iv) forward recommended approval of Redevelopment Plan to City Council

RESOLUTION CDA 4-26-1

BE IT RESOLVED BY THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF GERING, NEBRASKA:

Recitals:

a. Pursuant to the Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.*, a redevelopment plan for the *Scotts Bluff County DMV Project* submitted by Paul and Adam, L.L.C. (the “Redevelopment Plan”) has been submitted to the Gering Community Development Agency (the “Authority”). The Redevelopment Plan proposes to redevelop an area of the City which the City Council has declared to be blighted and substandard and in need of redevelopment. The Redevelopment Plan includes the use of tax increment financing.

b. The Redevelopment Plan has been reviewed by the Planning Commission, which found that the Redevelopment Plan conforms to the City’s Comprehensive Plan (the “Comprehensive Plan”). The Planning Commission recommended approval of the Redevelopment Plan to the Authority and City Council.

c. The Authority has reviewed and conducted a cost-benefit analysis of the Redevelopment Plan and makes the findings and recommendations as set forth in this Resolution.

Resolved:

1. The proposed land uses and building requirements in the Redevelopment Plan are designed with the general purposes of accomplishing, in conformance with the Comprehensive Plan, a coordinated, adjusted, and harmonious

development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the provision of adequate transportation, water, sewerage, and other public utilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of conditions of blight.

2. The Authority has conducted a cost benefit analysis for the project in accordance with the Community Development Law, and finds that the project as proposed in the Redevelopment Plan would not be economically feasible or occur in the project area without tax increment financing and 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, are in the long term best interests of the community. The Chairperson of the Authority is authorized to execute the cost benefit analysis to show the Authority's review and discussion thereof.

3. The Authority states: (a) the Redeveloper owns the project area so there are no site acquisition costs contemplated under the Redevelopment Plan; (b) the estimated cost of preparing the project area for redevelopment is \$115,000.00 which includes demolition and grading; (c) the proposed methods of financing of the project are (i) tax increment financing for eligible costs and private investment and borrowing for the remainder of the project costs; (d) the Redevelopment Plan does not propose that either the Authority or City will acquire the project area and neither the Authority nor City will receive proceeds or revenue from disposal of the project area to the Redeveloper; and (e) no families or businesses will be displaced as a result of the project.

4. The Authority recommends approval of the Redevelopment Plan to the City Council.

5. This Resolution along with the recommendation of the Planning Commission shall be forwarded to the City Council for its consideration when reviewing the Redevelopment Plan

6. All prior resolutions of the Authority in conflict with the terms and provisions of this Resolution are repealed or amended, as the case may be, to the extent of such conflicts.

7. This Resolution shall become effective immediately upon its adoption.

PASSED AND APPROVED on April 13, 2026

**COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF
GERING**

Chairperson

ATTEST:

Secretary

Motion by Member Shields to approve Resolution CDA-4-26-1 relating to the Scotts Bluff County DMV Project to: approve the Redevelopment Plan; adopt the Cost-Benefit Analysis; forward the Planning Commission recommendation to the City Council; and forward recommended approval of Redevelopment Plan to the City Council. Second by Member Cecil.

Discussion: Councilmember Gillen asked about the length of time this will be "in TIF". He stated that he's aware that after improvements are made, areas can be declared no longer blighted and substandard. Engineer Folck replied that TIFs will remain active for 15 years or until all the eligible items are paid off, whichever is shorter. The longest period would be 15 years. Because they don't anticipate taking the entire amount of TIF available, it is possible that it could pay off a few years early, but the maximum would be 15 years. Councilmember Gillen clarified that in 15 years, the Council would have to take action on that area. Ms. Folck replied that if Council wanted to de-blight a portion of that area, they could, but not until there are no more active TIFs. TIF Attorney, John Selzer, interjected that actually there is some new legislation in the last couple years. He stated that the TIF for each project is 15 years from the start of the division of taxes. In this case, the start of the division of taxes probably won't be until 2027 or 2028. Areas can be de-blighted even if there is a project on there and it doesn't affect a current, approved project. If Council wanted to de-blight the 10th Street Corridor, they could do that without affecting the current projects on that, before the 15 years; Council just wouldn't be able to approve any new projects on that area. Councilmember Gillen noted that as the improvements are done, he would think the City would want to evaluate some of that to free up space for other opportunities in the community that may need redevelopment. Mr. Selzer replied, that is correct. There is some analysis that has to be done to make sure; the concept is that the City blights certain areas, not individual properties. An analysis would have to be done to see if certain properties could actually be removed from a bigger area that has been blighted in the past; but conceptually, yes.

Chairman Ewing called for the vote. "AYES": Shields, Gillen, Cecil, Kinsey, Wiedeman, O'Neal, Morrison, Jackson. "NAYS": None. Abstaining: None. Absent: None. Motion carried.

6. Review Redevelopment Contract with Paul and Adam, LLC for the Scotts Bluff County DMV Project

TIF Attorney, John Selzer, stated the Redevelopment Contract is the standard contract used in the past for every project. It basically says that if they develop the project and improve the valuation of the property, the City will go through the process of dividing the taxes and provide the tax increment financing for the property. The resolution before the CDA approves the contract contingent upon the City Council approving the redevelopment plan at the meeting and public hearing to follow this one. The contract also authorizes City administration/staff to implement everything.

7. Review and take action on Resolution CDA 4-26-2 relating to the Scotts Bluff County DMV Project to:

- (i) approve the Redevelopment Contract, conditional upon approval of the Redevelopment Plan by City Council and**
- (ii) authorize the Tax Increment Financing Note, conditional upon approval of the Redevelopment Plan by City Council**

RESOLUTION NO. CDA 4-26-2

BE IT RESOLVED BY THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF GERING, NEBRASKA:

Recitals:

a. Pursuant to the Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.*, a redevelopment plan for the *Scotts Bluff County DMV Project* submitted by Paul and Adam, L.L.C. (the "Redevelopment Plan") has been submitted to the Gering Community Development Agency (the "Authority"). The Redevelopment Plan proposes to redevelop an area of the City which the City Council has declared to be blighted and substandard and in need of redevelopment. The Redevelopment Plan includes the use of tax increment financing.

b. The Redevelopment Plan has been reviewed by the Planning Commission, which found that the Redevelopment Plan conforms to the City's Comprehensive Plan. The Planning Commission recommended approval of the Redevelopment Plan to the Authority and City Council.

c. The Authority has approved and adopted the Redevelopment Plan.

d. The City Council is scheduled to hold a public hearing regarding the Redevelopment Plan, and consider the Redevelopment Plan for approval at its regular meeting scheduled for April 13, 2026.

e. The Authority and Paul and Adam, L.L.C. (the "Redeveloper") desire to enter into a Redevelopment Contract (the "Contract") under which the Authority will provide a grant and tax increment financing to the Redeveloper to assist with the implementation of the Redevelopment Plan. Capitalized terms not otherwise defined in this Resolution shall have the same meaning as provided for in the Contract.

Resolved:

1. The Contract between the Authority and Redeveloper is approved, contingent on the City Council's approval of the Redevelopment Plan. Once this contingency has been met, the Chairperson of the Authority is authorized to sign the Contract on behalf of the Authority without any further approval other than this Resolution. The Chairperson of the Authority may, in consultation with the City Engineer, make changes and amendments to the Contract and take all actions and execute all documents which the Chairperson deems in the best interest of the Authority in connection with the Redevelopment Plan. This Resolution shall be construed consistently with the Contract. Once the Contract has been entered into by the parties, the following resolutions shall automatically become effective, without any further action of the Authority.

2. A tax increment financing note shall be ordered issued by the Authority and shall be designated as "Tax Increment Financing Note (*Scotts Bluff County DMV Project*)" (the "Note").

3. The Note shall be executed by the Chair and Secretary of the Authority and the official seal of the City shall be placed thereon.

4. The City Engineer or the City Engineer's designee shall have authority to review and approve Disbursement Requests on behalf of the Authority and carry out all other administrative duties and decisions of the Authority relating to the Note and the Contract.

5. The City Treasurer (the "Agent") as Agent of the Authority is authorized to give notice to the County Assessor for dividing ad valorem real estate taxes according to the terms of the Contract and carry out all other administrative duties and decisions of the Authority relating to the Note.

6. The Note is a special, limited obligation of the Authority and is not secured by any obligation or pledge of any monies received or to be received from taxation, other than tax increment revenues as set forth in the Contract and as described in NEB. REV. STAT. § 18-2147. The Note shall not in any event be a debt of the Authority (except to the extent of the tax increment revenues pledged under the Contract), the City, the State, nor any of its political subdivisions, and neither the Authority, the City, the State nor any of its political subdivisions is liable therefor. In no event shall the Note be payable out of any funds or properties other than those of the Authority acquired under the Contract. The Note does not constitute a debt within the meaning of any constitutional, statutory, or charter limitation upon the creation of general obligation indebtedness of the Authority and does not impose any general liability upon the Authority. No member or official of the Authority nor any person executing the Note shall be liable personally on the Note.

7. The Note shall be in substantially the form of the attached Exhibit A and shall be subject to the terms and conditions as set forth in the Contract and this Resolution (including those in Exhibit A).
- a. The Note shall be issued in fully registered form. The name and address of the registered owner of the Note shall at all times be part of the records of the Authority at City Hall in Gering, Nebraska.
 - b. The Note shall be dated the date the Note is initially issued and delivered ("Date of Original Issue") and shall bear interest in the amount set forth in the Contract or as otherwise determined by the Agent and Redeveloper. The Agent is authorized to determine: (i) the Date of Original Issue, (ii) the principal amount of the Note, (iii) the maturity date of the Note, and (iv) any other term of the Note, but all subject to the terms of the Contract and this Resolution.
 - c. The Note shall be issued to such owner as agreed between the Redeveloper and the Authority. Upon execution of the Note and compliance with all other provisions of this Resolution and the Contract, the Note shall be registered by the Agent in the name of the owner and shall be delivered in consideration of payment of the principal amount thereof to the City's Treasurer in current bankable funds or as otherwise set forth in the Contract. From such purchase price, the Authority shall make a grant to the Redeveloper according to the terms of the Contract.
 - d. The initial purchaser (and any assignee) shall be required to deliver an investment representation letter to the Agent in a form satisfactory to the Authority, as advised by the Authority's attorney. No Note shall be delivered to any owner unless the Authority has received from the owner such documents as may be required by the Authority to demonstrate compliance with all applicable laws and the Contract.
 - e. The records maintained by the Authority as to the principal amount issued, the accrued interest, and amounts paid on this Note shall be the official records of the cumulative outstanding principal amount and accrued interest of this Note for all purposes.
 - f. The Agent shall have only such duties and obligations as are expressly stated in this Resolution and no other duties or obligations shall be required of the Agent.
 - g. A transfer of the Note may be registered only upon surrender of the Note to the Agent, together with an assignment duly executed by the owner or its attorney or legal representative in a form as satisfactory to the Agent. Prior to any transfer, the transferee shall provide to the Authority an investor's letter in a form satisfactory to the Authority, and shall deposit with the Authority an amount to cover all reasonable costs incurred by the Authority, including legal fees, related to such transfer. Upon any registration of transfer, the Authority may execute and deliver a new Note registered in the name of the transferee, with a principal amount equal to the principal amount of the Note surrendered and with the same maturity and interest rate. The Note surrendered in any such exchange shall be canceled by the Agent. A transfer of any Note may be prohibited by the Authority if a default then exists under the Contract. The Authority may impose any additional restrictions on the transfer of any Note as may be required to ensure compliance with applicable laws.
8. The Chairperson of the Authority, City Administrator, City Engineer and their designees are authorized to take any and all actions, and to execute any and all documents deemed by them necessary to affect the transactions contemplated in the Contract and authorized by this Resolution.
9. All prior resolutions of the Authority in conflict with the terms and provisions of this Resolution are repealed to the extent of such conflicts.
10. This Resolution shall become effective immediately upon its adoption.

PASSED AND APPROVED on April 13, 2026

**COMMUNITY DEVELOPMENT
AGENCY OF THE CITY OF
GERING**

Chairperson

ATTEST:

Secretary

EXHIBIT A
(FORM OF NOTE)
TAX INCREMENT FINANCING NOTE (Scotts Bluff County DMV Project)
ISSUED BY THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF GERING, NEBRASKA

<u>Date of Original Issue</u>	<u>Date of Maturity</u>	<u>Rate of Interest</u>
	December 31, 20__ *	_____ per annum

REGISTERED OWNER: _____
PRINCIPAL AMOUNT: SEE SCHEDULE 1

FOR VALUE RECEIVED, the **COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF GERING, NEBRASKA** (the “**Authority**”) promises to pay to the Registered Owner named above, solely from the TIF Revenues (as defined below), the Principal Amount identified on Schedule 1 or other records of the Authority, together with interest on the unpaid principal balance at the rate set forth above, calculated as simple interest and without compounding, subject to the terms and conditions of this Note.

Authority for Note. This Note is issued by the Authority under the authority of and in compliance with the Constitution and statutes of the State of Nebraska and under Resolution No. CDA 4-26-2 passed and adopted by the Authority on April 13, 2026, as from time to time amended and supplemented (the “**Resolution**”). The Resolution incorporates by reference the terms of the Redevelopment Contract between the Authority and Paul and Adam, L.L.C. dated _____ (the “**Contract**”). The terms of the Resolution and Contract are incorporated in this Note by this reference.

Purpose and Intent. This Note has been authorized and issued by the Authority to aid in financing a redevelopment project as defined in the Nebraska Community Development Law.

Definition of TIF Revenues. “**TIF Revenues**” means that portion of the ad valorem real estate taxes generated by the Project on the Site (as those terms are defined in the Contract) and allocated and paid to the Authority according to NEB. REV. STAT. § 18-2147.

Payments. Within 90 days after receiving TIF Revenues, the Authority shall remit such TIF Revenues to the Registered Owner until this Note is paid in full. Payments will be applied first to accrued interest and then to principal. Payments will be mailed by the Authority to the Registered Owner at the address provided in the Provision for Registration of this Note.

Maturity Date. *The City Treasurer as Agent of the Authority has the right and the authority to extend the maturity date of this Note if TIF Revenues securing this Note may be collected after the then-current maturity date. If TIF Revenues securing this Note are collected after the maturity date, then the Authority shall pay such funds to the Registered Owner, to the extent there are still amounts due and owing under this Note.

Authority Records Controlling. The Authority and the Agent may treat the Registered Owner as the absolute owner of the Note for the purpose of making payments and for all other purposes and neither the Authority nor the Agent shall be affected by any notice or knowledge to the contrary. The records maintained by the Authority as to the principal amount issued, the accrued interest, and amounts paid on this Note shall be the official records of the cumulative outstanding principal amount and accrued interest of this Note for all purposes.

Limited Obligation. This Note is a special limited obligation of the Authority payable solely from and is secured solely by the TIF Revenues. This Note shall not be payable from the general funds of the City or the Authority, nor shall this Note constitute a legal or equitable pledge, charge, lien, security interest or encumbrance upon any of the property or upon any of the income, receipts, or money and securities of the City or the Authority or of any other party other than the TIF Revenues. This Note is not a debt of the City or the Authority within the meaning of any constitutional, statutory or charter limitation upon the creation of general obligation indebtedness of the City or the Authority, and does not impose any general liability upon the City or the Authority. Neither the City nor the Authority shall be liable for the payment of this Note out of any funds of the City or the Authority other than TIF Revenues, according to and as limited by the Resolution and Contract. Neither the members of the Authority nor any person executing this Note shall be liable personally on this Note.

**COMMUNITY DEVELOPMENT
AGENCY OF THE CITY OF GERING,
NEBRASKA**

[S E A L]

By: _____ (manual signature)
Chairperson

By: _____ (manual signature)
Secretary

PROVISION FOR REGISTRATION

Date of Registration	Name and Address of Registered Owner	Signature of Agent

[The remainder of this page intentionally left blank]

APPENDIX A

APPLICATION FOR TAX INCREMENT FINANCING

Please note that the following application must be typed prior to submission to the City of Gering. You should attach additional pages when necessary. The applicant(s) or a designated representative may be asked to be present at the Planning Commission and City Council meetings to answer any questions related to the project. Proper notice of meetings will be given to applicants by City Staff. **Failure to complete any of these application requirements may result in ineligibility for or delay of approval of Tax Increment Financing.**

1. Please state, the name, address, telephone number and email address of the Redeveloper(s) (the applicant). If the Redeveloper is a business entity, please include the name of the designated representative of the business and the position title.

Oikos Development Corporation, a non-profit 501(c)3 organization
1712 Main St, Ste 314, Kansas City, MO 64108
Michael Snodgrass (CEO)

Msnodgrass.odc@gmail.com

2. Please describe the property to be redeveloped (the “Project Site”) by address, legal description, or, if necessary, general location. Please include all parcel numbers included in the Project Site. Please attach a map of the Project Site if available.

Property is located at the terminus of I Street and Pappas Blvd in Gering, NE. The property consists of a portion of Parcel number is 0010000457. Th project will include 13 buildings comprised of 44 affordable farm labor residential units and a management office/manager’s unit. A future development phase consisting of the rest of the parcel will also be affordable housing units.

3. Please describe the existing uses and condition of the Project Site.

The property is currently vacant land formerly used for agriculture.

4. If you do not currently own the Project Site, please explain your plan for acquiring the Project Site, including whether you have a current agreement to acquire the Project Site.

The property is owned by the applicant (Oikos Development Corporation).

5. Please describe the Redevelopment Plan on the Project Site. In your description, please address (please include your answers in an attached document): [See attached document.](#)

- A. Proposed land uses after redevelopment (please attach a land use plan if available).
- B. The necessity of and plan to demolish or remove structures.
- C. Land coverage and building intensities in the Project Site after redevelopment (please attach a site plan if available).
- D. Standards of population densities in the Project Site expected after redevelopment.
- E. A statement of any proposed changes to zoning, street layouts, building codes, or

ordinances.

- F. A statement of any planned subdivision to the Project Site.
- G. A statement of additional public facilities and utilities required to support the Project Site after redevelopment.
- H. Employment within the Project Site before and after redevelopment.
- I. Any other information you deem relevant.

6. Please itemize your estimated project costs (please attach copies of bids or estimates to support estimated project costs):

A. Land Acquisition (if applicable):	\$ 380,000
B. Site Development (itemize):	\$2,092,500
On-site Improvements (\$140,000)	
Rough Grading/Clearing (\$115,000)	
Earthwork (\$118,000)	
Sanitary and Sewer (\$360,000)	
Roadway (\$525,000)	
Site Concrete (\$300,000)	
Detention Pond (\$150,000)	
Electrical Power Generation (\$242,000)	
Termite Control (\$13,500)	
Landscaping/Fencing (\$129,000)	
C. Building Cost:	\$ 5,079,564
D. Architectural & Engineering Fees:	\$ 300,000
E. Legal Fees:	\$ 176,700
F. Financing Costs:	
Construction Interest (\$650,000)	\$785,000
Construction Loan, Inspection/Draw fees (\$135,000)	
G. Broker Costs:	\$
H. Contingencies (Hard and Soft):	\$ 652,044
I. Other (itemize):	
P&P Bon, Builder's Risk, GL	\$273,680
Permits/Fees	\$127,000
GC General, OH, Profit	\$ 860,648
FFE	\$25,000
Survey	\$35,000
Environmental	\$14,000
Market Study/Appraisal	\$ 17,287
Accounting/Cost Certification	\$14,000
Site Security	\$50,000
Title/Recording	\$26,500
NIFA Fees	\$245,056
TIF Fees	\$10,550
Syndication Fees/Asset Mgmt Fees	\$113,500
O&M Reserve	\$278,092
Lease up/Reserve	\$97,548
USDA IDRR	\$88,000
Developer Fee	\$1,419,179

TOTAL **\$13,160,849**

7. Please list the names and addresses of all known architects, engineers, and contractors who will be involved with the Project.

Architect: **Hernly Associates, Inc.**
 1100 Rhode Island Street
 Lawrence, KS 66044

Engineer: **JEO Consulting Group, Inc.**
 1937 N Chestnut St
 Wahoo, NE 68066

General Contractor: **M&P Construction Co LLC dba Coast 2 Coast Construction**
 4240 Blue Ridge Blvd., Suite 310
 Kansas City, MO 64133

8. Please itemize the following regarding the valuation of the Project Site:

- A. Total estimated assessed valuation of Real Property at completion: **The estimated assess valuation for the project is \$1.977 million using the income approach methodology per Nebraska 77-1333. This does not include the future development phases on the parcel, which will likely have a similar valuation.**

- B. Latest property valuation (from R.E. Tax Statement): **The 2024 valuation for the entire Parcel (010000457) is \$31,235. This project comprises of approximately one-third of the parcel, so the valuation will likely be around \$10,500.**

9. Please itemize your projected sources of financing for the Project (please include a construction pro forma if available):

A. Equity:	\$ 7,874,054
B. Bank Loan:	\$ 4,664,000
C. Tax Increment Financing:	\$ 622,795
D. Other (itemize):	\$
TOTAL	\$ 13,160,849

10. Please set forth your Project schedule.

- A. Expected acquisition date (if applicable): **NA**
- B. Demolition start date (if applicable): **NA**
- C. Construction start date: **7/1/26**
- D. Construction completion date: **10/15/27**
- E. If project is phased:
 - Year 2027 100 % Complete
 - Year _____ % Complete

11. Please name any other municipality wherein you, or other entities the applicant has been involved with, has completed developments within the last five years.

- Garden City, Kansas
- Lakin, Kansas
- Ulysses, Kansas
- Gardner, Kansas
- Carson City, Nevada
- Manhattan, Kansas
- Port St Joe, Florida
- Las Vegas, Nevada

12. Tax Increment Financing Request:

A. Describe amount and purpose for which Tax Increment Financing is required:

- A. **Oikos Development Corporation is requesting \$622,795 in TIF to connect I St at both ends (see road in red below). The TIF funds will be used to install infrastructure (sanitary, sewer, power, etc) and lay the road and curbs. The TIF funds will only cover part of the expenses for the work, with the Hobbs Horizon housing development covering the balance.**

Oikos is only requesting the amount to cover the gap in funding. The length of road extends beyond the boundaries of the Hobbs Horizon development (approximate boundary outlined in blue below). At the request of the City of Gering, we're connecting I St completely from one terminus to the other as part of the Hobbs Horizon development.



B. Statement of necessity for use of Tax Increment Financing (attach any supplementary documentation):

The project (Hobbs Horizon) will construct 44 units of new construction, USDA rent-subsidized, affordable LIHTC housing for farm laborers in the community. The project is leveraged with favorable perm loan financing from USDA as well as Federal and State LIHTC tax credits. The requested TIF funding will allow the project to close the development budget gap by partially funding the infrastructure and road connecting I St. The road and infrastructure will also facilitate future affordable housing developments along I St, thus bringing in more tax revenue for the City and creating jobs for the maintenance and management of the community.

C. Have you filed or do you intend to file an application with the Nebraska Department of Revenue to receive tax incentives under the Nebraska Advantage Act for a project located or to be located within the Project Site?

_____ Yes **X** _____ No

D. If your answer to the previous question 12.C is “Yes,” does such application include, or will such application include, as one of the tax incentives, a refund of the City’s local option sales tax revenue?

_____ Yes _____ No **NA**

E. If your answer to question 12.C is “Yes,” has the application been approved under the Nebraska Advantage Act?

_____ Yes _____ No **NA**

I certify that the facts and estimates set forth in this application for Tax Increment Financing (TIF) are true and accurate to the best of my knowledge. I understand that false statements on this application shall be considered sufficient cause for ineligibility.

I understand that the City may request additional information it deems relevant and that submitting this application does not guarantee a grant of TIF. All TIF grants are conditional upon (1) approval by the appropriate City authorities and (2) the execution of a contract between you and the City.

I agree to maintain all project related receipts for a period of five (5) years beginning at final payment of Tax Increment Financing for audit purposes.

Michael Snodgrass



April 4th, 2026

Applicant Name

Signature

Date

Applicant Name

Signature

Date

I Street Redevelopment Plan

The I Street Redevelopment Plan proposes to use \$622,795 in TIF funding to partially fund the connection of I St between its two terminus' near Pappas Blvd and 5th St. This will include infrastructure, road and curb work. The Hobbs Horizon affordable housing development will fund the balance of the cost of infrastructure, road and curb work in their development budget. The City of Gering has requested the TIF applicant to extend I St beyond the Hobbs Horizon affordable housing development boundaries. This will facilitate and encourage future housing developments along I Street, and connect I Street completely.



Note: I Street Redevelopment Project in red. Approximate outline of Hobbs Horizon affordable housing project in blue.

After the I Street redevelopment, Oikos Development Corporation, a non-profit 501(c)3 organization focused on building affordable housing, will develop Hobbs Horizon, an affordable housing development project, consisting of 44 two- or three-bedroom units of new construction, USDA rent-subsidized, affordable LIHTC housing for farm laborers in the community and a manager/leasing office with a manager's unit. See attached renderings.

The Hobbs Horizon project, with a total development cost of \$13,160,849, is leveraged with favorable perm loan financing from USDA (\$4,664,000 at 1% over 30 years), USDA rental subsidies, as well as \$7,874,056 in Federal and State LIHTC equity. The requested TIF funding will allow the project to close the development budget gap by partially funding the infrastructure and road connecting I St. The road and infrastructure will also facilitate future affordable housing developments along I St, thus bringing in additional tax revenue for the City and creating jobs for the maintenance and management of the community. Currently, there are no employment opportunities at the site except for the occasional vegetation control service.

Zoning, building codes and ordinances will not need to be changed for the Hobbs Horizon project. The property along the I Street redevelopment is zoned RH, or Residential High-

Density. The zoning allows for residential development of multifamily housing of up to 14 units per acre. A City-approved plat (attached) shows 24 Lots along the I Street redevelopment project. Hobbs Horizon will build 10 quadplexes and 2 duplexes on Lots 7-18, and the Manager's/leasing office with manager's unit on Lot 19. Lots 1-6 and 20-24 will be reserved for a future affordable multi-family project consisting of approximately 40 units. Demolition and removal of structures will not be required as the entire property along the I St redevelopment is currently vacant and formerly farmland.

APPENDIX B

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

A. Project Sources/Use of Funds: An estimated \$_____ of TIF Revenues are available for this Project. This public investment will leverage approximately \$_____ in private sector investment; a private investment of almost \$_____ for every TIF dollar invested. Below is a breakdown of estimated costs and expenses of the Project and the use of funds for each:

<u>Description</u>	<u>TIF Funds (eligible)</u>	<u>Private Funds</u>	<u>Total</u>
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B. Tax Revenues and Tax Shifts Resulting from the Division of Taxes.

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

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

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

F. Impacts on Student Populations of Gering Public Schools.

G. Other Impacts.

Approved by the City of Gering, Nebraska Community Development Agency on

Mayor

Attest: _____

City Clerk



ACME ESTATES II - FOUR UNIT TOWNHOME

ACME ESTATES II - FOUR UNIT TOWNHOME
(2) 3-BEDROOM 2.5-BATH & (2) 2-BEDROOM 1.5-BATH - STANDARD UNITS
GERING, NEBRASKA

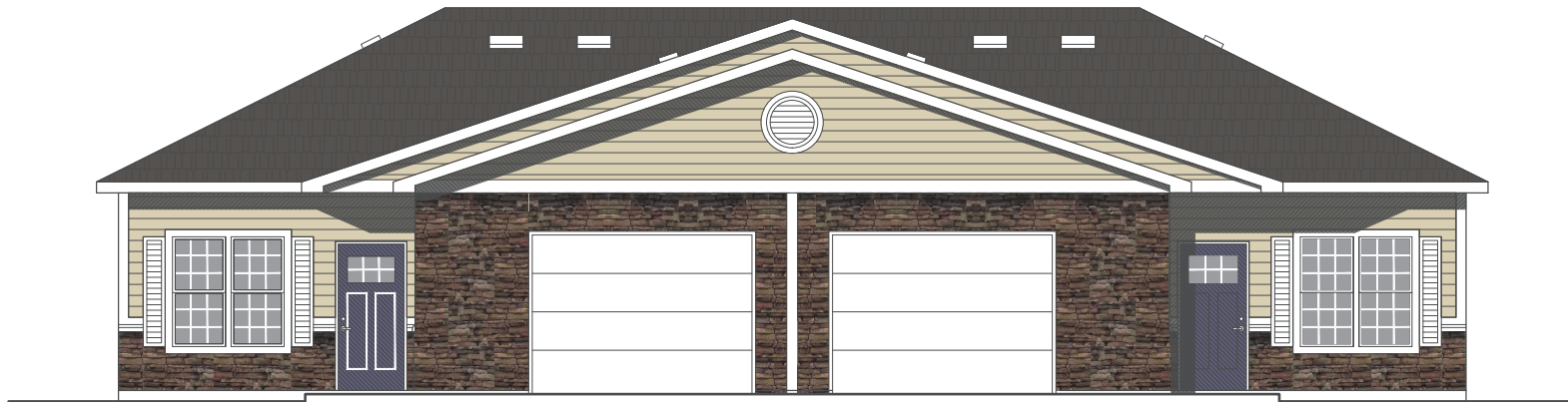
Hernly
ARCHITECTS

1100 Rhode Island St.
Lawrence, Kansas
66044
785 - 749 - 5806
FAX: 785 - 749 - 1515

FRONT RENDERING

Date: 2025/05/08
Drawn by: SB
Checked by: SCH
Revisions:

PRES



ACME ESTATES II - DUPLEX - 2-BEDROOM

ACME ESTATES II - DUPLEX
2 BDRM 1 BATH - ACCESSIBLE UNIT 1,038 S.F.
GERING, NEBRASKA

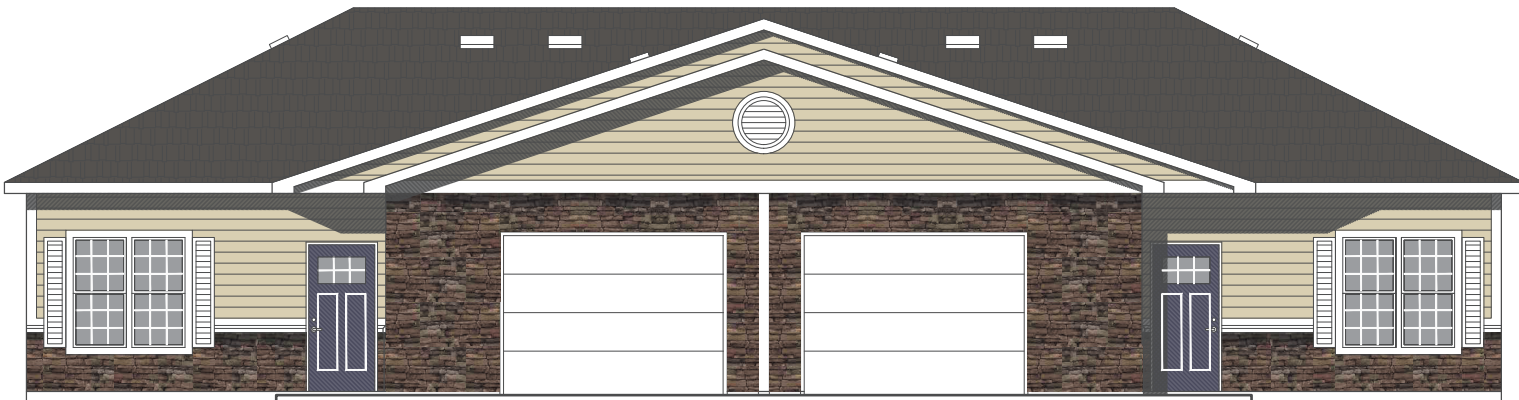
Hernly
ARCHITECTS

1100 Rhode Island St.
Lawrence, Kansas
66044
785 - 749 - 5806
FAX: 785 - 749 - 1515

FRONT RENDERING

Date: 2025/05/08
Drawn by: SUB
Checked by: SCH
Revisions:

PRES



ACME ESTATES II - DUPLEX - 3-BEDROOM

ACME ESTATES II - DUPLEX

3 BDRM 1 BATH - ACCESSIBLE UNIT 1,252 S.F.
GERING, NEBRASKA

Hernly
ARCHITECTS

1100 Rhode Island St.
Lawrence, Kansas
66044
785 - 749 - 5806
FAX 785 - 749 - 1515

FRONT RENDERING

Date: 2025/05/08
Drawn by: SJM
Checked by: SCH
Revisions:

PRES

FINAL PLAT
 BLOCK 1, HOBBS HORIZON SUBDIVISION
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE SIXTH P.M., CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA

Inst. 2026 - 998

OWNERS CERTIFICATE:

KNOWN ALL MEN BY THESE PRESENT THAT OKOS DEVELOPMENT CORPORATION, MICHAEL SNODGRASS, CEO, OF THE RECORD OF LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "BLOCK 1, HOBBS HORIZON SUBDIVISION", WITH THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, PLATTING AND DESIGNATION WAS DONE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS

SIGNED THIS 5th DAY OF March, 2026


 MICHAEL SNODGRASS, CEO
 OKOS DEVELOPMENT CORPORATION

ACKNOWLEDGEMENT:

STATE OF NEBRASKA)
 COUNTY OF SCOTTS BLUFF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 5th DAY OF MARCH, 2026, BY MICHAEL SNODGRASS, CEO.

MY COMMISSION EXPIRES THE 17th DAY OF September, 2027

(SE) BRITTANY BLUMER
 Notary Public-Notary Seal
 STATE OF MISSOURI
 Jackson County
 My Commission Expires Sept. 17, 2028
 Commission #06817547

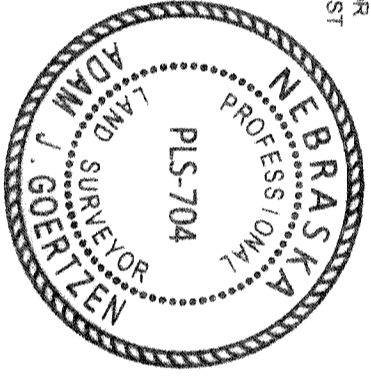

 NOTARY

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA. THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY. THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.


ADAM J. GOERTZEN, PLS 704
 3/02/2026

Project No.: 242548
 Date: 2/26/2026
 QACC: AG
 Scale: AS
 Field Book: SCOTTS BLUFF CO #1
 Field Crew: AM
 Drawn By: MJD
JRO CONSULTING GROUP
 120 East 16th Street
 Scottsbluff, NE 68961
 308.692.3123
 IEO Consulting, Inc.
 1937 N Christian St
 Weir, NE 68906
 800.723.8567 | ieo.com
 Organization Certificate of
 Authorization Number: CA-0169




APPROVAL AND ACCEPTANCE:

THE PLAT OF BLOCK 1, HOBBS HORIZON SUBDIVISION, WITHIN THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA, IS HEREBY APPROVED BY THE APPROVED BY THE MAYOR AND CITY COUNCIL, BY RESOLUTION PASSED THIS 9th DAY OF March, 2026.


 MAYOR

ATTEST
 CITY CLERK





LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF PAPPAS ADDITION IN THE CITY OF GERING, AS DESCRIBED AND RECORDED IN DEED BOOK 153, PAGE 379; THENCE S00°45'31"E (BASIS OF BEARING BEING THE SCOTTS BLUFF COUNTY LOW DISTORTION PROJECTION) ON THE WEST LINE OF SAID PAPPAS ADDITION, A DISTANCE OF 340.00 FEET TO THE SOUTHWEST CORNER OF SAID PAPPAS ADDITION; THENCE S89°14'23"W, A DISTANCE OF 108.83 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ON A 649.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 154.80 FEET; THE CHORD OF SAID CURVE BEARS S82°24'29"W, 154.44 FEET; THENCE S75°34'30"W, A DISTANCE OF 33.45 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ON A 500.00 RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 119.26 FEET; THE CHORD OF SAID CURVE BEARS S82°24'29"W, 118.98 FEET; THENCE S89°14'29"W, A DISTANCE OF 823.51 FEET TO THE EAST LINE OF DEERFIELD ADDITION IN SAID CITY OF GERING; THENCE N00°45'35"W ON SAID EAST LINE, A DISTANCE OF 162.96 FEET TO THE SOUTHWEST CORNER OF EASTFAIR ADDITION IN SAID CITY OF GERING; THENCE N88°46'27"E ON THE SOUTHERLY LINE OF SAID EASTFAIR ADDITION, A DISTANCE OF 10.00 FEET; THENCE N00°45'35"W CONTINUE ON SAID SOUTHERLY LINE, A DISTANCE OF 173.90 FEET; THENCE N43°57'47"E CONTINUE ON SAID SOUTHERLY LINE, A DISTANCE OF 28.32 FEET; THENCE N89°00'53"E CONTINUE ON SAID SOUTHERLY LINE, A DISTANCE OF 583.18 FEET TO THE SOUTHEAST CORNER OF SAID EASTFAIR ADDITION; THENCE N01°22'07"W, ON THE EAST LINE OF SAID EASTFAIR ADDITION, A DISTANCE OF 20.00 FEET TO THE SOUTHEAST CORNER OF BLOCK 1 OF SAID EASTFAIR ADDITION; THENCE N89°14'29"E, A DISTANCE OF 620.45 FEET TO THE POINT OF BEGINNING, CONTAINING 10.15 ACRES, MORE OR LESS.

SURVEYOR'S REPORT:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF OKOS DEVELOPMENT CORPORATION. THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PERIMETER AND CREATE A METES AND BOUNDS DESCRIPTION OF BLOCK 1, HOBBS HORIZON SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE 5/8" REBARS OR OTHERWISE DESCRIBED IN THIS PLAT OR IN THE LEGEND. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "A. GOERTZEN PLS 704". ALL 20' EASEMENTS ARE FOR UTILITY PURPOSES, UNLESS NOTED OTHERWISE.

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R12i GNSS ROVER RECEIVER UTILIZING THE SELLER INSTRUMENTS REAL TIME NETWORK OR A R12 GNSS BASE RECEIVER.

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

A. Project Sources/Use of Funds:

The estimated tax increment revenues (TIF Revenues) for this project are calculated as follows*:

a.	Estimated Project Completion Value:	\$ 1,977,000.00
b.	Base Value:	\$ 10,500.00
c.	Tax Increment (a minus b)	\$ 1,966,500.00
d.	Estimated Levy:	2.103785%
e.	Annual Projected Shift (c multiplied by d)	\$ 41,370.93
f.	Estimated TIF Available (e multiplied by 15)	\$ 620,563.98

Below is a breakdown of estimated costs and expenses of the Project and the eligible use of funds for each. (This breakdown does not account for interest to be paid out of TIF Revenues). There is a “TIF Adjustment” to account for the TIF eligible funds that will exceed the estimated TIF available. The Redeveloper intends to use the TIF revenues to construct I Street (including utilities, street, curb, and gutter) through the project site.

Description	TIF Eligible Funds	Private Funds	
Land Acquisition	\$ 380,000.00		
Building Costs		\$ 5,079,564.00	
On-Site Improvments	\$ 140,000.00		
Rough Grading/Clearing	\$ 115,000.00		
Earthwork	\$ 118,000.00		
Sanitary Sewer	\$ 360,000.00		
Roadway	\$ 525,000.00		
Site Concrete	\$ 300,000.00		
Detention Pond	\$ 150,000.00		
Electrical Power Generation	\$ 242,000.00		
Survey	\$ 35,000.00		
Environmental	\$ 14,000.00		
Termite Control		\$ 13,500.00	
Landscaping/Fencing		\$ 129,500.00	
Architectural/Engineering	\$ 300,000.00		
Legal		\$ 176,700.00	
Financing Costs		\$ 785,000.00	
Contingencies		\$ 652,044.00	
Misc.		\$ 3,635,490.00	
Sub Totals	\$ 2,679,000.00	\$ 10,471,798.00	
Plan Preparation/Legal (City Application, Processing, and Administrative Fees)	\$ 11,455.00		
Estimate TIF Eligible Expenses	\$ 2,690,455.00		Total Project Costs
TIF Adjustment	\$ (2,069,891.02)	\$ 2,069,891.02	
Totals	\$ 620,563.98	\$ 12,541,689.02	\$ 13,162,253.00

An estimated \$620,563.98 of TIF Revenues are estimated to be available for this Project. The public investment from TIF will leverage approximately \$12,541,689.02 in private sector investment, which is a private investment of approximately \$20.21 for every TIF dollar invested.

B. Tax Revenues and Tax Shifts Resulting from the Division of Taxes.

The current “base” value of the Project Site is estimated at \$10,500.00, which will generate tax revenues of approximately \$220.0 per year. Taxes from base value of the Project Site will be available and distributed 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 from this Project will not be available to local taxing jurisdictions for up to 15 years after the effective date of the division of taxes for the Project Site. During those times, the tax increment revenues from the Project Site will be used to reimburse the Redeveloper for the eligible development costs (with interest) necessary for the Project.

Note: The above figures are based on estimated values, project completion/phasing timelines, and levy rates. Actual values and rates may vary materially from the estimated amounts.

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

The following public facilities and utilities will be constructed as part of this plan: I Street extension through the project site will be constructed along with accompanying curb, gutter, sidewalk and water, sewer, electrical utilities. These expenses will be the responsibility of the Redeveloper, so there will be no additional tax impacts, other than the impacts from tax increment financing as stated above.

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

This is a residential project, so there are no employers located within the Redevelopment Project Area.

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

This project will provide housing, which will have a positive impact on employers and employees near the Redevelopment Project Area.

F. Impacts on Student Populations of Gering Public Schools.

No negative impacts on Gering Public Schools are anticipated.

G. Other Impacts

Housing
Infill Development