

# **MCCOOK CITY COUNCIL**

## **REGULAR MEETING**

**Monday, June 9, 2025  
5:15 PM - City Council Chambers**

Call to Order and Roll Call.

Open Meetings Act Announcement.

Items

1. Approve the minutes of the May 12, 2025 regular Planning Commission meeting.
2. Public Hearings and Regular Agenda.
  - A. Public Hearing - Regarding the Amendment to the Redevelopment Plan for the Wagner Auto Redevelopment Project as to its conformity with the general plan for the development of the City as a whole.
    1. Adjourn the Public Hearing.
  - B. Approve Resolution No. PC 2025-01 making a recommendation to the Community Development Agency and the City Council of the City of McCook, Nebraska, with respect to the Redevelopment Plan Amendment for the City of McCook, Nebraska, including the Wagner Auto Redevelopment Project.
  - C. Review and discuss Articles 4 and 5 of the proposed City of McCook Zoning Regulations.

Adjournment.

**CITY MANAGER'S REPORT**  
**JUNE 9, 2025 PLANNING COMMISSION MEETING**

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**ITEM:**          1.  

**RECOMMENDATION:**

Approve the minutes of the May 12, 2025 regular McCook Planning Commission meeting.

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**BACKGROUND:**

Receive and approve the minutes.

**FISCAL  
IMPACT:**     None.

**APPROVALS:**

  
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Lea Ann Doak, City Clerk

June 4, 2025

McCook Planning Commission  
May 12, 2025  
5:15 P.M.

A MEETING OF THE PLANNING COMMISSION OF THE CITY OF MCCOOK, NEBRASKA convened in open, regular, and public session at 5:15 o'clock P.M. in the City Council Chambers.

Present: Chair Chad Lyons; Vice Chair Tammie Hilker; Commissioners Camy Bradley, Ron Friehe, Bruce McDowell, Jamie Mockry, Jesse Stevens, Kurt Vosburg.

Absent: Commissioners Matt Davidson, Mark Currier.

City Officials present: City Manager Nate Schneider, Assistant City Manager Tera Koetter, City Attorney Nate Mustion, City Clerk Lea Ann Doak, Building Official Barry Mooney.

Notice of the meeting was given in advance thereof by publication in the McCook Daily Gazette on May 8, 2025, the designated method of giving notice, a copy of the proof of publication being attached to these minutes. Advance notice of the meeting was also given to all members of the Planning Commission. Availability of the agenda was communicated in the advance notice. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

Chair Lyons announced that a copy of the Open Meetings Act was posted by the entrance to the Council Chambers and available for public review.

1. Approve the minutes of the April 14, 2025 regular Planning Commission meeting.

Motion to approve the minutes of the April 14, 2025 regular Planning Commission meeting. This motion, made by McDowell and seconded by Vosburg, passed.

Bradley: YEA, Currier: ABSENT, Davidson: ABSENT, Friehe: YEA, Hilker: YEA, Lyons: YEA, McDowell: YEA, Mockry: YEA, Stevens: YEA, Vosburg: YEA  
YEA: 8, NAY: 0, ABSENT: 2

2. Review and discuss the first three chapters of the proposed City of McCook Zoning Regulations.

Discussion was held regarding the first three chapters - General Provisions, Definitions, and District Regulations and Zoning Map - of the proposed City of McCook Zoning Regulations.

The next two chapters - Agricultural District (A-1) and Agricultural/Residential District (A-2) will be reviewed at the June 9, 2025 meeting. City Manager Schneider informed that TIF request will be ready for presentation and approval at the June meeting.

Adjournment.

With no further business, Chair Lyons declared the Planning Commission meeting adjourned at 6:55 P.M.

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Lea Ann Doak, City Clerk  
and Recording Secretary

**CITY MANAGER'S REPORT  
JUNE 9, 2025 PLANNING COMMISSION MEETING**

**2.A**  
ITEM NO. 2.A Public Hearing - Regarding the Amendment to the Redevelopment Plan for the Wagner Auto Redevelopment Project as to its conformity with the general plan for the development of the City as a whole.

**2.B**  
ITEM NO. 2.B Approve Resolution No. PC2025 - ~~61~~ making a recommendation to the Community Development Agency and the City Council of the City of McCook, Nebraska, with respect to the Redevelopment Plan Amendment for the City of McCook, Nebraska, including the Wagner Auto Redevelopment Project.

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**BACKGROUND:**

A Redevelopment Plan Amendment has been requested by W.A.G.S. Properties, LLC (a/k/a Redeveloper) who own property located east of North Highway 83 and south of West N Street in McCook, Nebraska. The project site is included with the Redevelopment Plan. The parcel is situated within Redevelopment Area #3, which was established in 2013. Redevelopment Area #3 established a Redevelopment Plan for properties located within its footprint. W.A.G.S. Properties, LLC has requested that its property be identified as a specific region in the Redevelopment Area #3 that is in need of redevelopment to cause the removal of blight and substandard conditions.

Per Nebraska State law, redevelopment is encouraged in areas determined to be blighted and substandard. The Redeveloper intends to improve the area by constructing a space for automobile sales and a service department, as the Redeveloper has outgrown its current location and needs additional space for operations. As part of the project, public infrastructure will have to be constructed and considerable site work will need to be completed. Redeveloper will be required to demolish the existing structure on the property, undertake significant grading and earthwork, construct public utility infrastructure improvements, construct storm sewer improvements, as well as incur costs for additional TIF eligible expenditures. Redeveloper does not have sufficient funds to pay for the necessary public infrastructure improvements. The Redeveloper desires to utilize the tax increment generated by the private improvements constructed on the site. In order to do so, the attached Amendment to the Redevelopment Plan must be approved by the Community Development Agency and the City Council.

To this end, estimates show that the total cost of the project will be \$12,000,000. The total cost includes an estimated \$1,500,000 of TIF eligible public costs. The breakdown of eligible costs can be found on page 4 and 5 of the Plan. Based upon an anticipated completed valuation of \$6,000,000 and a 7.0% interest rate for the TIF Note, approximately \$873,300 in TIF indebtedness can be supported through the payment of future property tax. The exact TIF amount will not be known until a final valuation is complete following construction of the project.

The Plan recites how it complies with the State's statutory requirements (pg. 6). The Plan recites how it correlates to McCook's Comprehensive Plan (pg. 7 and 8). A Cost-Benefit Analysis is included with the Plan (Exhibit "C").

**EXHIBIT - #1**

**PAGE(S) - 2**

The Redevelopers assert, that without the use of TIF, the project would not be feasible and could not be developed on the project site. Additionally, the Redevelopers assert that no families will be displaced or relocated from the project site based upon the project.

**APPROVALS:**



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June 4, 2025

Nathan A. Schneider, City Manager



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June 4, 2025

Lea Ann Doak, City Clerk

## **NOTICE OF PUBLIC HEARING**

Public notice is hereby given by the Planning Commission of the City of McCook, Nebraska, that a public hearing will be held at 5:15 p.m. on Monday, June 9, 2025, in the City Council Chambers at the McCook Municipal Center, 505 West C Street, McCook, Nebraska.

The purpose of the hearing is to obtain public comment prior to the review and consideration of a proposed redevelopment plan for certain property within the City of McCook, which plan shall include a redevelopment project that will utilize tax increment financing.

The property which is the subject of this Notice and of the public hearing is legally described as follows:

Part of Block 1, Four Corners Addition, City of McCook, Red Willow County, Nebraska (7.09 acres) Parcel ID: 1080000.

All interested parties shall be afforded at such public hearing a reasonable opportunity to express their views regarding the proposed redevelopment plan. A map of the redevelopment area and a copy of the redevelopment plan and cost-benefit analysis for the project shall be maintained at the office of the City Clerk.

/s/ Lea Ann Doak, City Clerk

Publish: May 23 and 30, 2025

**EXHIBIT - #2**

**PAGE(S) - 1**

COPY OF NOTICE MAILED TO:

McCook Community College  
President  
1205 East 3rd  
McCook, NE 69001

Chairman of the Board  
Educational Service Unit No 15  
344 Main  
PO Box 398  
Trenton, NE 69044

Chairman of the Board  
Middle Republican NRD  
208 Center Ave  
PO Box 81  
Curtis, NE 69025

Chairman of the Board  
Red Willow County Commissioners  
502 Norris Avenue  
McCook, NE 69001

Board President  
McCook School District  
600 West 7th  
McCook, NE 69001

**EXHIBIT - #3**

**PAGE(S) - 1**

CERTIFIED MAIL

Date: May 30, 2025

To: McCook Community College  
President  
1205 East 3rd Street  
McCook NE 69001

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Lea Ann Doak, City Clerk

**EXHIBIT - #4**

**PAGE(S) - 5**

CERTIFIED MAIL

Date: May 30, 2025

To: Chairman of the Board  
Educational Service Unit No. 15  
344 Main  
PO Box 398  
Trenton NE 69044

### **NOTICE OF PUBLIC HEARING**

Public notice is hereby given by the Planning Commission of the City of McCook, Nebraska, that a public hearing will be held at 5:15 p.m. on Monday, June 9, 2025, in the City Council Chambers at the McCook Municipal Center, 505 West C Street, McCook, Nebraska.

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Lea Ann Doak, City Clerk

CERTIFIED MAIL

Date: May 30, 2025

To: Chairman of the Board  
Middle Republican NRD  
208 Center Avenue  
PO Box 81  
Curtis NE 69025

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All interested parties shall be afforded at such public hearing a reasonable opportunity to express their views regarding the proposed redevelopment plan. A map of the redevelopment area and a copy of the redevelopment plan and cost-benefit analysis for the project shall be maintained at the office of the City Clerk.

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Lea Ann Doak, City Clerk

CERTIFIED MAIL

Date: May 30, 2025

To: Chairman of the Board  
Red Willow County Commissioners  
502 Norris Avenue  
McCook NE 69001

**NOTICE OF PUBLIC HEARING**

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All interested parties shall be afforded at such public hearing a reasonable opportunity to express their views regarding the proposed redevelopment plan. A map of the redevelopment area and a copy of the redevelopment plan and cost-benefit analysis for the project shall be maintained at the office of the City Clerk.

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Lea Ann Doak, City Clerk

CERTIFIED MAIL

Date: May 30, 2025

To: Board President  
McCook School District  
600 West 7th Street  
McCook NE 69001

**NOTICE OF PUBLIC HEARING**

Public notice is hereby given by the Planning Commission of the City of McCook, Nebraska, that a public hearing will be held at 5:15 p.m. on Monday, June 9, 2025, in the City Council Chambers at the McCook Municipal Center, 505 West C Street, McCook, Nebraska.

The purpose of the hearing is to obtain public comment prior to the review and consideration of a proposed redevelopment plan for certain property within the City of McCook, which plan shall include a redevelopment project that will utilize tax increment financing.

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All interested parties shall be afforded at such public hearing a reasonable opportunity to express their views regarding the proposed redevelopment plan. A map of the redevelopment area and a copy of the redevelopment plan and cost-benefit analysis for the project shall be maintained at the office of the City Clerk.

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Lea Ann Doak, City Clerk

**PLANNING COMMISSION  
CITY OF MCCOOK, NEBRASKA**

**RESOLUTION NO. PC2025-01**

(Redevelopment Plan Amendment–Wagner Auto Redevelopment Project)

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCCOOK, NEBRASKA, MAKING A RECOMMENDATION TO THE COMMUNITY DEVELOPMENT AGENCY AND THE CITY COUNCIL OF THE CITY OF MCCOOK, NEBRASKA, WITH RESPECT TO THE REDEVELOPMENT PLAN AMENDMENT FOR THE CITY OF MCCOOK, NEBRASKA, INCLUDING THE WAGNER AUTO REDEVELOPMENT PROJECT.**

**RECITALS**

A. The Community Development Agency of the City of McCook, Nebraska (“CDA”) has submitted the question of whether an amendment to the Redevelopment Plan for the City of McCook, should be approved for the redevelopment of certain real property within the Redevelopment Area #3 identified in said plan (the “Project Site”). A copy of the proposed Redevelopment Plan Amendment is on file and available for public inspection with the McCook City Clerk (the “Redevelopment Plan Amendment”).

B. Notice of public hearing regarding the question of whether the Redevelopment Plan Amendment should be recommended to the City Council and ultimately be adopted and approved by the City was provided in conformity with the Open Meetings Act, Neb. Rev. Stat. § 84-1407 et seq., the Community Development Law, Neb. Rev. Stat. §§ 18-2115 and 18-2115.01, and Nebraska law.

C. On June 9, 2025, the Planning Commission held a public hearing relating to the question of whether the Redevelopment Plan Amendment should be recommended to the City Council and ultimately be adopted and approved by the City. All interested parties were afforded at such public hearing a reasonable opportunity to express their views respecting the submitted question.

D. The Planning Commission has reviewed the Redevelopment Plan Amendment and has duly considered all statements made and material submitted related to the submitted question.

NOW THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of McCook, Nebraska, in accordance with the Community Development Law, Neb. Rev. Stat. §§ 18-2101 to 18-2155 (the “Act”), as follows:

1. The Project Site is in need of redevelopment to remove blight and substandard conditions identified pursuant to the Act.
2. The Redevelopment Plan Amendment will, in accordance with the present and future needs of the City of McCook, promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community in conformance with the legislative declarations and determinations set forth in the Act.

**EXHIBIT - #5**

**PAGE(S) - 2**

3. The Redevelopment Plan Amendment is in conformance with the general plan for development of the City of McCook as a whole, as set forth in the City of McCook Comprehensive Plan, as amended.

BE IT FURTHER RESOLVED, that pursuant to the provisions of the Act and in light of the foregoing findings and determinations, the Planning Commission does hereby recommend: (i) recommendation of the Redevelopment Plan Amendment by the CDA to the City Council; and (ii) approval of the Redevelopment Plan Amendment by the City Council as the governing body for the City of McCook.

Passed and approved by the Planning Commission on this 9th day of June, 2025.

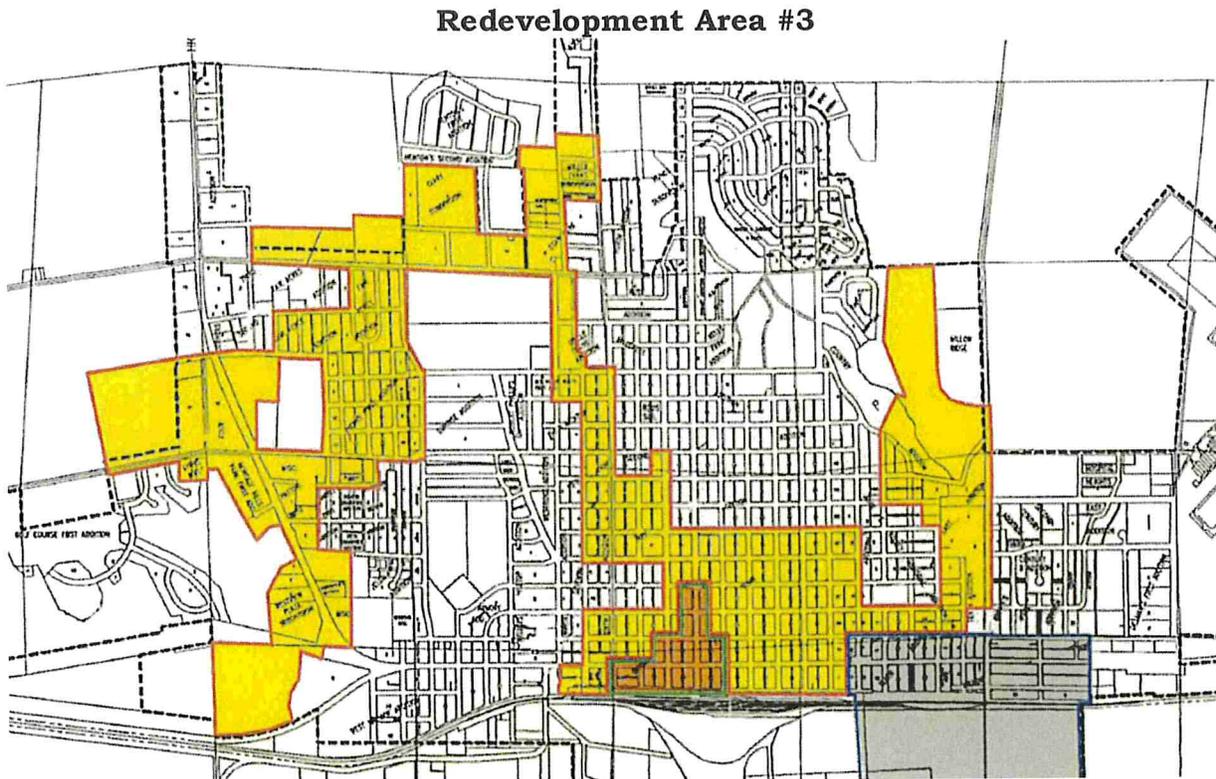
PLANNING COMMISSION OF THE  
CITY OF MCCOOK, NEBRASKA

By: \_\_\_\_\_  
Chad Lyons, Chairman

**AMENDMENT TO THE REDEVELOPMENT PLAN  
OF THE CITY OF MCCOOK, NEBRASKA  
(WAGNER AUTO REDEVELOPMENT PROJECT)**

The City of McCook, Nebraska ("City") has undertaken a plan of redevelopment within the community pursuant to the adoption of the Redevelopment Plan for the City of McCook, as amended (the "Redevelopment Plan"). The Redevelopment Plan was approved by the McCook City Council in January 2013. The Redevelopment Plan serves as a guide for the implementation of redevelopment activities within certain areas of the City, as set forth in the Redevelopment Plan.

Pursuant to the Nebraska Community Development Law codified at NEB. REV. STAT. §§ 18-2101 through 18-2157 (the "Act"), McCook created the Community Development Agency of the City of McCook ("CDA"), which has administered the Redevelopment Plan for the City. The Redevelopment Plan describes Redevelopment Area #3 (the "Redevelopment Area"), which includes the Project Site, which is legally described on the attached Exhibit "A", which is incorporated herein by this reference (the "Project Site").



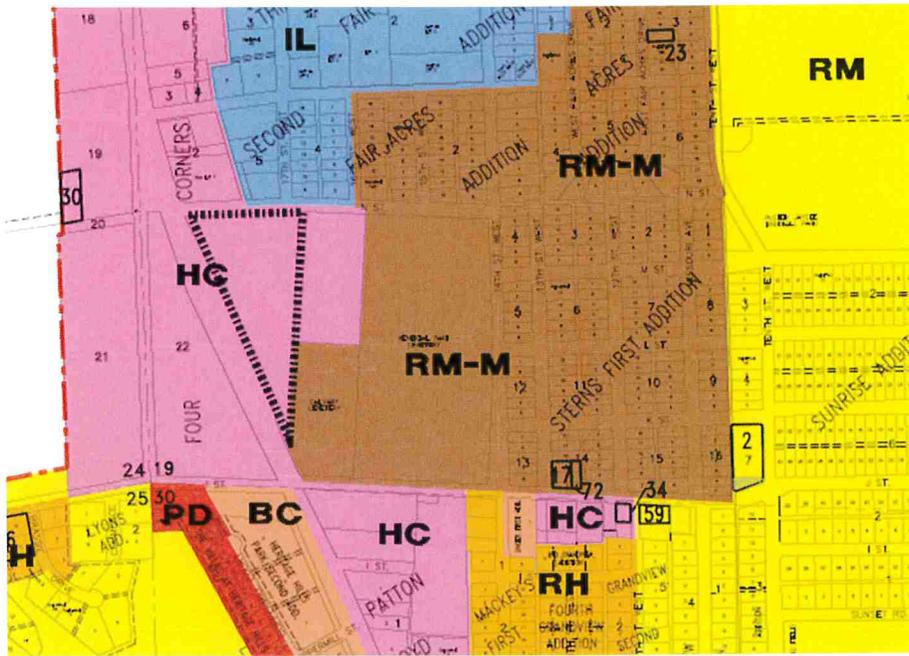
The purpose of this Plan Amendment is to identify a specific region in the Redevelopment Area that is in need of redevelopment and a specific redevelopment project to cause the removal of blight and substandard conditions.

## The Project Site

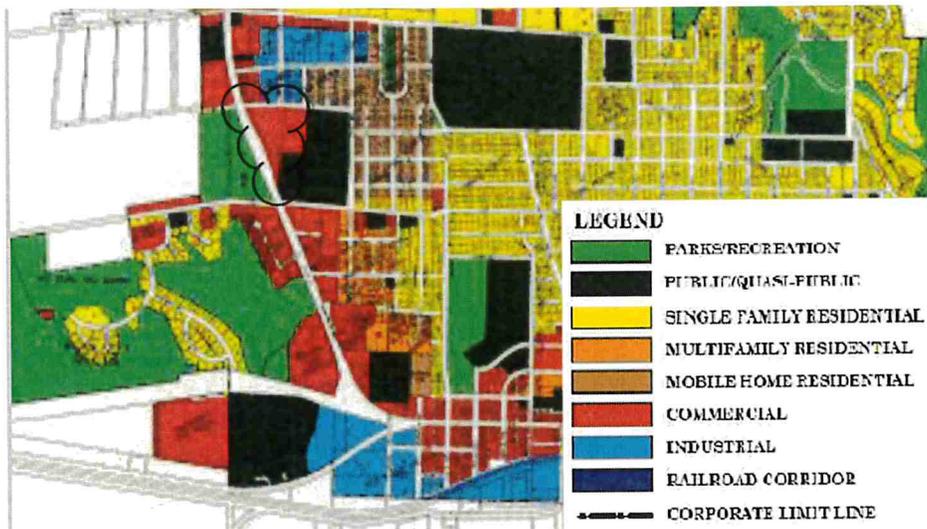
The Project Site is generally located east of North Highway 83 and South of West N Street in McCook, Nebraska, as depicted below:



The Project Site is located in the Redevelopment Area that was declared blighted and substandard by the City in 2013 pursuant to a Blight and Substandard Study prepared by Hanna:Keelan Associates, P.C. The Project Site consists of approximately 7.09 acres of property within the corporate limits of the City. There is an approximately 744 square foot commercial utility building located on the Project Site that was built in 1965 and must be torn down. The Project Site is located within the Highway Commercial (HC) Zoning District. Automobile dealerships, car lots, and service centers are permitted uses in the HC District.



The Project Site has been identified in the Future Land Use Map of the Comprehensive Plan (defined below) as a target area for commercial development.



The Project Site is in need of redevelopment. The CDA has considered whether redevelopment of the Project Site will conform to the general plan and the coordinated, adjusted, and harmonious development of the City and its environs. In this consideration, the CDA finds that such a redevelopment of the Project Site will promote the health, safety, morals, order, convenience, prosperity, and the general welfare of the community including, among other things, the promotion of safety from fire, the promotion of the healthful and convenient distribution of population, 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.

### **The Redevelopment Project**

W.A.G.S. Properties, LLC, a Nebraska limited liability company (“Redeveloper”) currently owns the Project Site. Pending approval of this Plan Amendment, Redeveloper intends to construct an approximately 41,800 square foot automotive dealership building and related improvements (“Project”). Redeveloper’s business has outgrown its current location and needs additional space to serve the automobile sales and service market in the City of McCook.

Redeveloper shall construct and install all the public and private improvements for the Project. The Project Site does not have sufficient public infrastructure and will require a substantial amount of preliminary site work to support the development. Redeveloper will be required to demolish the existing structure on the property, undertake significant grading and earthwork, construct public utility infrastructure improvements including but not limited to extension of water and sewer lines and installation of new fire hydrants, construct storm sewer improvements, as well as other costs for additional TIF eligible expenditures. Redeveloper does not have sufficient funds to pay for the necessary public infrastructure improvements. Redeveloper desires to utilize the tax increment generated by the private improvements constructed on the Project Site to repay the costs of installing the public improvements and associated expenses.

Construction on the public improvements is anticipated to commence as soon as the Project is approved, with a target of in summer 2025, and be completed in summer of 2026, depending on contractor scheduling and Redeveloper’s ability to obtain initial financing.

The preliminary estimated total cost of the Project is \$12,000,000. The total cost includes more than \$1,500,000 of estimated TIF-eligible public costs needed to develop the Project Site and support the private improvements. The breakdown of preliminary estimated TIF-eligible costs is set forth below:

Demolition	\$41,000
Site Development	\$400,000
Storm Sewer	\$153,122

Water and Sewer	\$127,040
<u>Architect and Engineering</u>	<u>\$833,100</u>
total	\$1,513,262

The TIF-eligible costs are estimates, and the actual costs shall be certified upon completion of the work, as further detailed in the Redevelopment Agreement. The Redeveloper is willing to construct the public and private improvements subject to receiving the TIF generated by the Project up to the total cost of the public improvements.

Without TIF, construction of the improvements and renovations on the Project Site would be cost prohibitive and the Redeveloper could not complete the Project.

### **Tax Increment Financing**

As part of the Project, the CDA shall capture available tax increment from the Project Site to assist in payment for the public improvements listed as eligible expenditures under the Act in the Redevelopment Area. Section 18-2147 of the Act authorizes the use of TIF. It provides that any ad valorem tax levied upon real property, or any portion thereof, in a redevelopment project shall be divided, for a period not to exceed fifteen years after the effective date as identified in the redevelopment contract, or amendment thereof, or in the resolution(s) of the authority authorizing the issuance of TIF Indebtedness pursuant to the Act, as follows:

- (a) That portion of the ad valorem tax the levy produces at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body (“Base Tax Amount”); and
- (b) That portion of the ad valorem tax on real property, as provided in the redevelopment contract or bond resolution, in the redevelopment project in excess of the Base Tax Amount, if any, shall be allocated to and, when collected, paid into a special fund of the authority to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such authority for financing or refinancing, in whole or in part, the redevelopment project.

The Project will support approximately \$873,300 in TIF Indebtedness based upon the projected base value of \$285,827, an anticipated completed valuation of \$6,000,000, and a 7.0% interest rate for the TIF Note. The TIF-eligible uses identified by the Redeveloper, together with the CDA administration fee and costs of issuance, which are additional TIF-eligible uses that Redeveloper shall be required to pay, exceed the anticipated TIF amount of \$873,300. The projected TIF Uses and

Sources are set forth in more detail on the attached and incorporated Exhibit “B”. The final, actual cost of all TIF-eligible expenses shall be certified by Redeveloper upon completion of construction.

The first year that the tax increment is anticipated to be captured will be either 2026 or 2027, depending on the construction schedule and any partial valuation in 2026 during construction. The real property ad valorem taxes on the base valuation will continue to be paid to the appropriate taxing jurisdictions. The increase will come from construction of the private improvements on the Project Site for the Project. The costs of the eligible improvements are estimates, and more detail shall be set forth in the Redevelopment Agreement for the Project.

### **Statutory Elements**

#### A. Property Acquisition, Demolition and Disposal

No public acquisition or disposal of private property or relocation of families or businesses is necessary to accomplish the Project. Redeveloper owns the Project Site.

#### B. Population Density

The proposed development of the Project Site is the construction of a commercial business. As such, the Project will not materially increase the population density in the Redevelopment Area.

#### C. Land Coverage

The Project shall include the construction of an approximately 41,800 square foot automotive dealership building on a 7.09-acre parcel. The Project will comply with all land coverage requirements in the City of McCook.

#### D. Traffic Flow, Street Layouts, and Street Grades

The Project is anticipated to increase traffic to and from the Project Site. Nonetheless, the existing public streets are sufficient to support the Project. The Project Site is located along Highway 83, which is classified as a major arterial. Redeveloper will address any traffic and street concerns created by the Project.

#### E. Parking

The project will include a parking lot that will meet or exceed the parking requirements set forth in the applicable zoning district.

#### F. Zoning, Building Code, and Ordinances

The Project Site is located within the corporate boundaries of the City of McCook in the Highway Commercial (HC) Zoning District. Automobile dealerships, car lots, and service centers are permitted uses in the HC District. No additional zoning, building code, or ordinance changes should be necessary for the Project, but Redeveloper shall be responsible for any further zoning changes that are necessary.

### **Comprehensive Plan**

The McCook, Nebraska Comprehensive Plan 2013-2023 was prepared by Hanna:Keelan Associates, P.C. and adopted as the comprehensive plan for the City (the “Comprehensive Plan”). The City is currently in the process of update the Comprehensive Plan or adopting a new comprehensive plan, but that process has not been completed yet and the Comprehensive Plan is still operative. The Project conforms to the Comprehensive Plan. Of particular note are the community goals and action steps identified in Section 2 of the Comprehensive Plan, including:

- The location of future automotive-oriented commercial uses are recommended along the Highway 6/34 and 83 Corridors.
- Create up to 200 new jobs in McCook by 2023. This should be achieved by expanding existing and adding commercial businesses and industrial companies.
- Focus efforts of diversified businesses and employment opportunities to expand existing and attract new companies. Expand the availability of retail commerce development sites and available storefronts for rent or purchase to attract non-local businesses. Maintain and improve both public and private services, businesses and industries in McCook, in an effort to increase and diversify employment opportunities.

The following statements provided in Section 6 of the Comprehensive Plan, relating to community and economic development profile and plans, also provide support for the Project:

- The existing economic conditions in McCook are growing at this time and have the potential for increased activities. The City has recognized the need to continue to diversify its economic base, relying less on agriculture and traditional heavy industry and focusing more on retail and highway commercial and service-oriented businesses, along with additional light manufacturing industries.
- The Highway 83 Corridor is an ideal location for future development for highway commercial oriented businesses
- McCook needs to continue to pursue the service, commercial and industrial businesses needed to serve both the Community and Red Willow County.
- The retention and expansion of existing businesses should have equal priority to that of new developments.
- McCook must also create job opportunities by helping existing businesses in the City to expand their markets and compete more successfully.

The Comprehensive Plan supports the use of TIF:

- Expand efforts to utilize Federal, State and Local Governmental Incentives for promoting economic development in McCook and recruit and retain job/business opportunities.
- Utilize Tax Increment Financing (TIF) in designated “Redevelopment Areas” as a method of funding structural rehabilitation activities for commercial buildings. These activities could include façade renovation, utility and street improvements and mixed use developments. McCook has three designated Redevelopment Areas where TIF can be utilized, including the Downtown and surrounding residential neighborhoods, Highway 6/34 and Highway 83 Corridors and the Industrial Park and residential neighborhood in southeast McCook.
- McCook will need to consider the use of Tax Increment Financing for Community development activities involving the improvement of public utilities, facilities, public utilities, streets, sidewalks and trails.

### **Cost-Benefit Analysis**

Pursuant to section 18-2113 of the Act, the CDA must conduct a cost-benefit analysis for any redevelopment project that will utilize TIF. The Cost-Benefit Analysis for the Project is attached hereto as Exhibit “C” and incorporated by this reference.

### **Additional Project Information from the Redeveloper**

The CDA has determined that: (i) without the use of TIF, this Project would not be feasible and could not be developed on the Project Site; and (ii) no families will be displaced or relocated from the Project Site based upon this Project. Redeveloper has represented that Redeveloper does not intend to file an application with the Department of Revenue to receive tax incentives under the ImagiNE Act for the Project.

**EXHIBIT "A"**  
**Legal Description of the Project Site**

The Project Site is legally described as follows:

Part of Block 1, Four Corners Addition, City of McCook, Red Willow County, Nebraska (7.09 acres) Parcel ID: 1080000.

**EXHIBIT "B"**  
**Projected TIF Sources and Uses**

**TIF SOURCES:** TIF authorized up to the amount of \$873,300, based upon the anticipated cost of the eligible TIF uses described below.

**Assumptions:**

Tax Levy:	1.678752
Project Site Base Value	\$ 285,862
Interest Rate	7.0%

**TIF Calculation:**

	Value	Taxes
Base Year	\$285,862	\$4,799
Completed	\$6,000,000	\$100,725
Increment	\$5,714,138	\$95,926

Annual TIF	\$95,926
Less 1% assessor's fee	\$94,967
Total TIF	\$1,424,504
Present Value	\$873,318
TIF Amount	<b>\$873,300</b>

**TIF USES:** The cost of the TIF Uses shown below are based upon preliminary bids.

CDA Admin Fee	\$10,000
Demolition	\$41,000
Site Development	\$400,000
Storm Sewer	\$153,122
Water and Sewer	\$127,040
Architect and Engineering	\$833,100
total	\$1,564,262

**EXHIBIT “C”**  
**Cost-Benefit Analysis**  
**(Pursuant to Neb. Rev. Stat. § 18-2113)**

The cost-benefit analysis for the Project, as described in the Amendment to the Redevelopment Plan to which this cost-benefit analysis is attached, is presented below. The above-referenced project will utilize Tax Increment Financing funds authorized by NEB. REV. STAT. §18-2147. The costs and benefits of the Project are identified as follows:

**1. Tax shifts resulting from the approval of the use of funds pursuant to Section 18-2147:**

The taxes generated by the current value of the property shall continue to be allocated between taxing jurisdictions pursuant to standard statutory requirements. Only the incremental taxes created by the Project will be captured to pay eligible public expenditures. Since the incremental taxes would not exist without the use of TIF to support the Project, the true tax shift of this Project is a positive shift in taxes after 15 years. However, for the purposes of illustrating the incremental taxes used for TIF, the tax shift is as follows:

a.	Estimated Base Project Area Valuation:	\$285,862
b.	Max. Projected Completed Project Assessed Valuation:	\$6,000,000
c.	Projected Tax Increment Base (b. minus a.):	\$5,714,138
d.	Estimated Tax Levy:	1.678752
e.	Annual Projected Tax Shift:	\$95,926

*NOTE: The Projected Tax Increment is based on assumed values and levy rates; actual amounts and rates will vary from those assumptions, and it is understood that the actual tax shift may vary materially from the projected amount. The levy rate is an assumed levy rate that will vary from year to year. The completed values will depend on the county assessor’s yearly assessment of the Project Site. There has been no accounting for incremental growth or change in the tax levy over the 15-year TIF period.*

**2. Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project:**

a. Public infrastructure improvements and impacts:

No substantial adverse effects are anticipated on the public infrastructure and community public service needs. The Redeveloper anticipates expenditures of approximately \$12,000,000 for the Project, and approximately \$873,300 in eligible public improvements. The public improvements include the construction of water, were, and sanitary sewer improvements necessary for the development of the Project Site. The Project improvements will have a material beneficial impact on the City,

and the Project will not have a material adverse effect on any community public services.

- b. Local Tax impacts (in addition to impacts of Tax Shifts described above):

The redevelopment of the Project Site will create material tax and other public revenue for the City and other local taxing jurisdictions. While the use of tax increment financing will defer receipt of a majority of new ad valorem real property taxes generated by the redevelopment of the Project Site, the Project should generate immediate tax growth for the City. The Project will include an amount of personal property that will be on the property tax rolls upon its acquisition and installation. Additionally, the City should realize revenue from sales tax paid by customers of the automotive dealership operated on the Project Site. The Project will also materially contribute to municipal revenues through excise taxes, fees, licenses, and other taxes that occur and are paid in the course of the normal operation of a business. The Project also will require and pay for City services. It is not anticipated that the Project will have any material adverse impact on such City services, but will generate revenue providing support for those services.

**3. Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project:**

The Project is not anticipated to have a material adverse impact on employers and employees of firms locating or expanding within the boundaries of the Redevelopment Area. The Project will increase automotive sales and services offered to the community, and retain such sales and services in the community, which should have a positive impact throughout the Project Site and Redevelopment Area, and benefit other businesses already located in the City. Redeveloper needs to expand the existing automotive dealership in the community and this Project will assist with the necessary expansion and upgrades to keep the dealership located in the community and viable in the current marketplace.

**4. Impacts on other employers and employees within the City and the immediate area that is located outside of the boundaries of the area of the redevelopment project:**

The Project is not anticipated to impose a burden or have a negative impact on other local area employers. In addition to the general benefits of the Project enhancements already mentioned, the eligible improvements for this Project shall enhance the aesthetics and decrease the blighted and substandard conditions of the Redevelopment Area, all of which will benefit all employers in the area. The Project should increase the need for services and products from existing businesses. The Redeveloper is the franchised dealer for Ford Motor Company, General Motors, and Toyota with a current location in McCook, so there is no anticipated negative impact on the automotive industry in the City.

**5. Impacts on the student populations of school districts within the City:**

It is not anticipated that the Project will have a material adverse impact on the student populations of the school district within the City. While there school district may see a small increase in student population associated with the new employees hired by the Redeveloper, the overall impact on the school district is anticipated to be minimal.

**6. Other impacts determined by the agency to be relevant to the consideration of costs and benefits arising from the redevelopment project:**

The project is not economically feasible as designed without tax increment financing. Redeveloper does not have the capacity to pay for the public improvements without the use of TIF. The site development and construction of the public infrastructure would not occur in the Redevelopment Area without TIF. The Project will include significant aesthetic improvements to the Highway commercial area, which will create a more appealing and inviting character to the Redevelopment Area and the City. These aesthetic enhancements and increased business traffic along the highway should substantially benefit the public and the City.

There are no other material impacts determined by the CDA that are immediately relevant to the consideration of the cost of benefits arising from the Project.

**7. Summary of Findings:**

The Project will increase the City's tax base, without material adverse effects on either public or private entities. The Project will increase property tax revenue in the long-term. The Project will facilitate the development of a blighted and substandard area and the use of TIF will help reduce public cost and City obligations for the cost of public infrastructure improvements. The benefits outweigh the costs of the proposed Project.

**CITY MANAGER'S REPORT  
JUNE 9, 2025 MCCOOK PLANNING COMMISSION MEETING**

ITEM: 2.C. Review and discuss the Chapters 4 and 5 of the proposed City of McCook Zoning Regulations.

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**BACKGROUND:**

As decided at the April 14, 2025 McCook Planning Commission meeting, the proposed City of McCook Zoning Regulations will be discussed monthly until all of the proposed language is vetted by the Planning Commission. It was determined that the June Planning Commission meeting would focus on the chapters 4 and 5 of the proposed McCook Zoning Regulations. Hard copies of electronic copies have been provided by staff. If there is need for City staff to redistribute any materials, please contact Lea Ann Doak or Tera Koetter, and a new copy can be resent.

**APPROVALS:**

  
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Lea Ann Doak, City Clerk

June 4, 2025

  
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Nathan A. Schneider, City Manager

June 4, 2025

  
\_\_\_\_\_  
Tera Koetter, Assistant City Manager

June 4, 2025