



City of York, Nebraska Community Redevelopment Authority

Request for Tax Increment Financing
Send completed form to scrawford@cityofyork.net

Project Information

Business Name:

Bosselman Pump & Pantry, Inc.
1607 S. Locust Street, Suite "A"
PO Box 4905
Grand Island, NE 68802-4905

Contact: Rich Ostdiek
Richard.ostdiek@bosselman.com
Telephone: (308) 218-2375

Brief description of the business:

Bosselman Pump & Pantry, Inc. is a Nebraska corporation wholly owned by Bosselman Holdings, Inc. Founded in 1948, The Bosselman Enterprises has expanded throughout 24 states with over 1,300 employees. A family company in its fourth generation, The Bosselman Enterprises is comprised of 48 convenience stores, 44 truck repair shops, 6 hotels, 4 restaurants, storage, vending, gaming and truck rental services, and Nebraska's premier travel center.

The Bosselman Enterprises corporate headquarters are located in Grand Island, Nebraska.

Present Ownership of the Site:

Parcel #930171640
Bosselman Pump & Pantry, Inc.
Pump #46

Proposed Project:

The redevelopment of the Pump & Pantry convenience store located at 3901 South Lincoln Avenue, in the interstate commerce district, into a larger, contemporary retail location with a wider offering of convenience items and food products. Also, this project will double the number of fuel dispensers available for use.

We propose to build a 5,265 square foot convenience store with the look and feel of the flagship prototype Pump & Pantry locations recently built in Grand Island. This will replace the current 2,779 square foot building. This larger building will allow for a wider offering of product and the inclusion of a quick service restaurant (QSR), providing more diverse food options for our customers. In addition, we will have six fuel dispensers with twelve fueling stations compared with the current three dispensers with six fueling stations. The new dispensers will also allow us to increase the offering of fuel grades. We currently offer various grades of ethanol, this will change to an offering of not only the same grades of ethanol but will also include premium and regular unleaded as well as diesel.

The rebuilt store is expected to create over three full-time equivalent (FTE) positions, contributing to local employment and economic growth. The redesign is also intended to increase the fuel supply at a location with the company's most utilized dispensers, ensuring we can meet the current high demand and continue to serve our customers efficiently at the interstate commerce district.

The rebuilt convenience store will provide a refreshed and welcoming entrance to the interstate commerce district. This project aims to enhance the aesthetic appeal of our establishment with a more updated design. The new store will serve as an inviting landmark for both locals and visitors. Additionally, the redesign will optimize the utilization of the entire parcel of land, ensuring that every square foot is efficiently used to maximize both functionality and customer experience. The new layout will also improve ingress and egress at the location, facilitating smoother traffic flow and safer access for customers.

The new layout will also provide easy access to and from a proposed trail and bike network, encouraging sustainable transportation options and further integrating our store into the community's infrastructure. Moreover, if additional grant money is secured, we plan to include an EV charging station, further promoting environmentally friendly initiatives and supporting the growing number of electric vehicle users. This comprehensive approach will significantly contribute to the overall vitality and economic growth of the interstate commerce district.

We are pursuing additional funding and grant monies to offset the cost of this project and improve the rate of return to the level required by company policy. These programs include:

- US Dept. of Transportation - Charging and Fueling Infrastructure Grant Program
- US Dept. of Energy - Property Assessed Clean Energy (PACE) Loan
- US Dept. of Agriculture – Higher Blends Infrastructure Incentive Program

If Property is to be subdivided, show division Planned:

Property will not be subdivided.

Estimated Project Costs:

A. Land Acquisition:	\$0
B. Site Development:	\$474,654
C. Building Costs:	\$4,272,620
D. Equipment	\$495,123
E. Architectural & Engineering	\$60,000
F. Legal Fees	\$0
G. Broker Costs	\$0
H. Financing Costs	\$57,064
I. Contingencies	\$106,048
J. Other	\$0

TOTAL \$5,465,509

Total Estimated Market Value at Completion: \$2,143,314

Source of Funding:

A. Developer Equity:	\$1,886,509
B. Commercial Bank Loan:	\$2,700,000
B. PACE Loan	\$250,000
C. Tax Increment Financing	\$354,000
D. Industrial Revenue Bonds	\$0
E. USDA HBIIP Grant	\$275,000

Architect:

Ryan Sterns
Hewgley and Associates
702 S. Bailey
North Platte, NE 69101
308-534-4983

Engineer:

Subcontracted through our Architect

General Contractor:

Kevin Kreger
On Point Construction
2202 Central Ave, #9
Kearney, NE 68847
308/440-3547

Estimated real estate taxes on project site upon completion of project:

Base \$843,314
Expected value \$2,143,314
Annual Tax Increment \$21,000
15 year \$354,000

Project Construction Schedule: Construction Start Date: 8/16/2024
Construction Completion Date: 4/15/2025

Form of tax increment financing: Pay as you go

Describe Amount and Purpose for which tax increment financing is required:

Bosselman Pump & Pantry, Inc. is requesting tax increment financing in the amount of \$354,000 over 15 years. The purpose is to raze the current convenience store, develop the remainder of the parcel, build a new, larger convenience store and add 3 additional fueling dispensers at the current location of 3901 South Lincoln Avenue, York, Nebraska.

Statement of necessity for use of tax increment financing project:

The tax increment financing is necessary to achieve the modernization and expanded offering goals of this project and to not only ensure its financial viability but also meet the required return on investment threshold as mandated by our company policy.

Municipal Reference (if applicable). Please name any other municipalities where in the Applicant, or other corporations the applicant had been involved with, has completed development within the last five years:

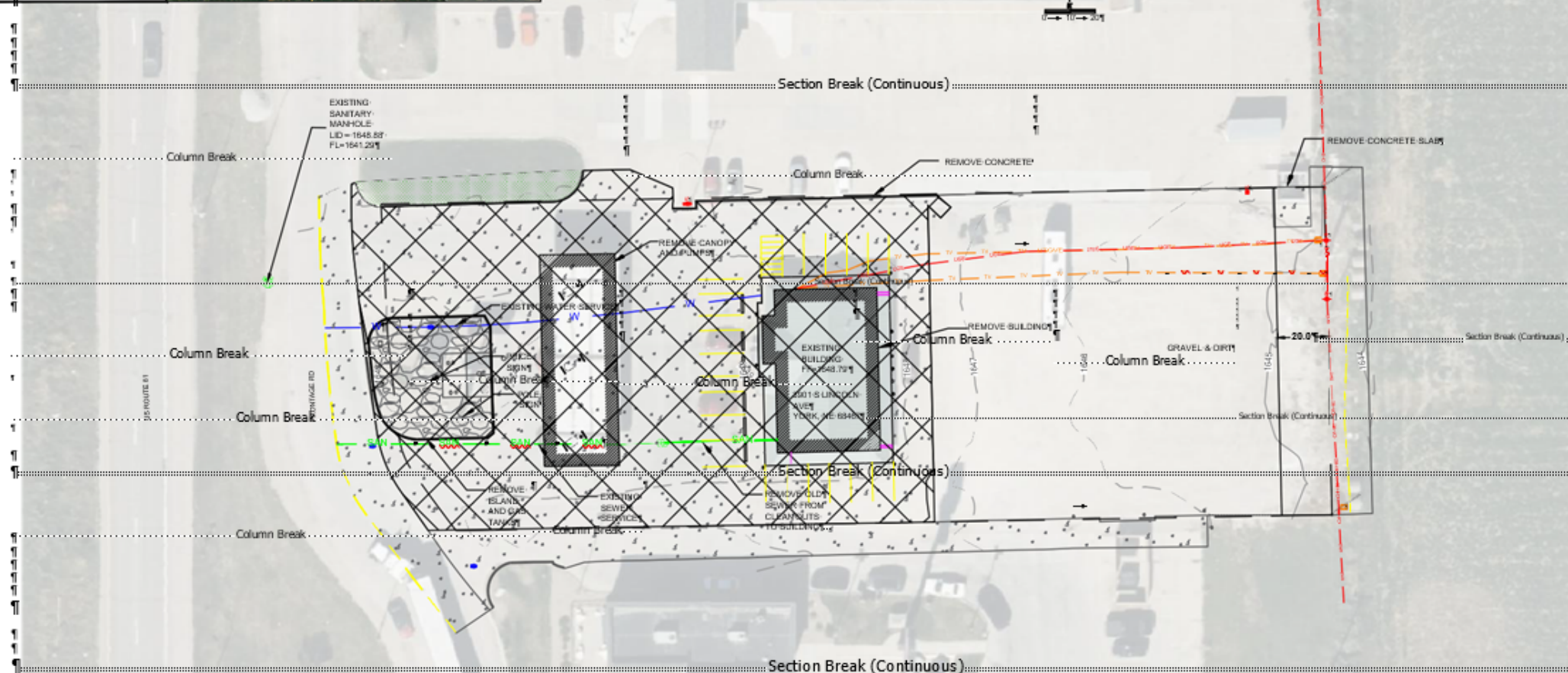
City of Grand Island, NE
City of Alma, NE

Attached are the following:

- Site Drawing of the Current Pump & Pantry
- Site Drawing of the Proposed Pump & Pantry
- Site Drawing of the Current Pump & Pantry also showing the locations of the new fuel dispensers
- Elevation Drawings of the sides of the proposed Pump & Pantry
- Floor Plan of the Proposed Pump & Pantry
- Current Data Sheet of the parcel from the York County GIS

LEGEND

[Symbol]	1. FULL DEPTH SAWCUT - ALL REMOVALS
[Symbol]	2. COORDINATE REMOVALS WITH OWNER AND ARCHITECT
[Symbol]	3. COORDINATE TREE REMOVALS WITH OWNER AND ARCHITECT
[Symbol]	4. PHASE COORDINATE REMOVALS WITH OWNER AND ARCHITECT
[Symbol]	5. COORDINATE UTILITY RELOCATIONS WITH UTILITY COMPANY AND ARCHITECT
[Symbol]	6. ASPHALT CONCRETE REMOVAL - 28,750 SQUARE FEET
[Symbol]	7. BILLBOARDS - COORDINATE RELOCATION OR REMOVAL WITH OWNER
[Symbol]	8. UTILITIES ACCORDANCE WITH LOCAL & STATE REQUIREMENTS
[Symbol]	9. VERIFY SURVEY AND COORDINATE THEM TO REMOVALS
[Symbol]	10. CONTRACTOR TO LOCATE AND MAINTAIN PROPERTY CORNERS THROUGHOUT PROJECT



NOTES

- FULL DEPTH SAWCUT - ALL REMOVALS
- COORDINATE REMOVALS WITH OWNER AND ARCHITECT
- COORDINATE TREE REMOVALS WITH OWNER AND ARCHITECT
- PHASE COORDINATE REMOVALS WITH OWNER AND ARCHITECT
- COORDINATE UTILITY RELOCATIONS WITH UTILITY COMPANY AND ARCHITECT
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- UTILITIES ACCORDANCE WITH LOCAL & STATE REQUIREMENTS
- VERIFY SURVEY AND COORDINATE THEM TO REMOVALS
- CONTRACTOR TO LOCATE AND MAINTAIN PROPERTY CORNERS THROUGHOUT PROJECT

EXISTING/REMOVALS



YORK PUMP AND PANTRY 2024
 FOR
 YORK, NEBRASKA

PROJECT NO:
 DATE: 08/20/2024
 DRAWN:

DATE	DATE PLOTTED

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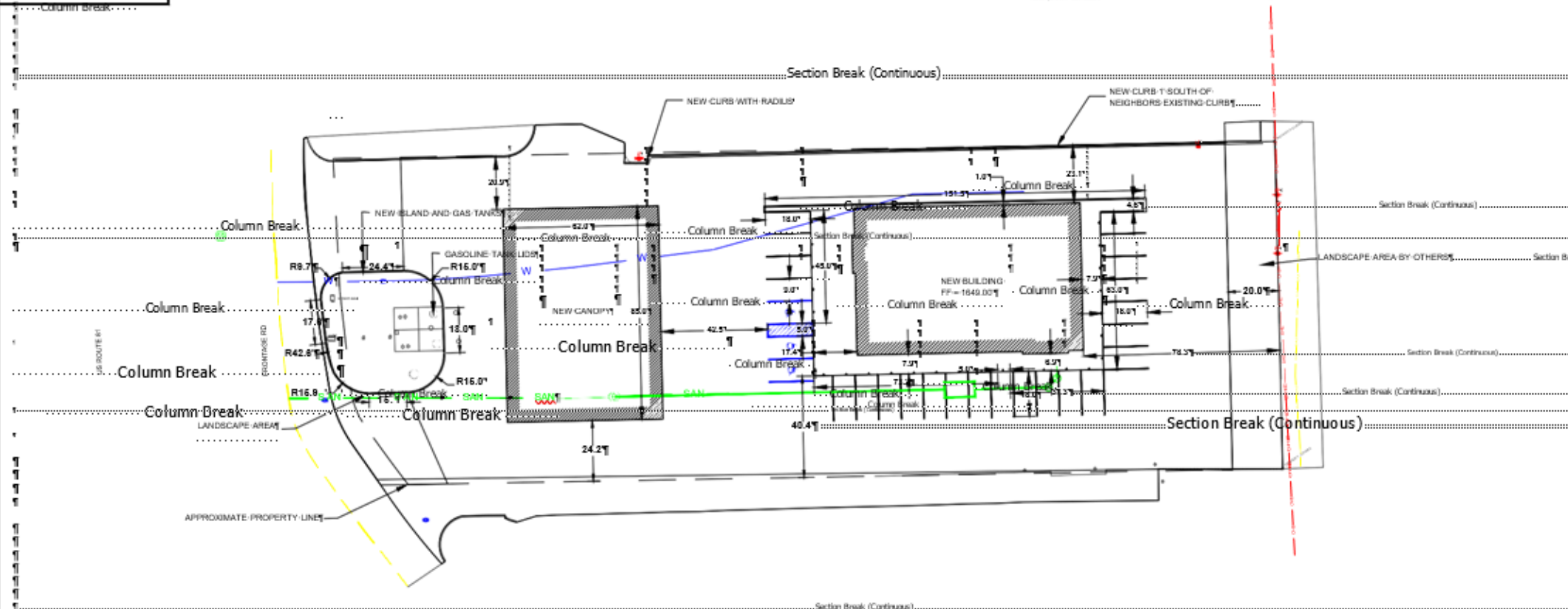
SHEET
C100

YORK PUMP AND PANTRY 2024

YORK, NEBRASKA

LEGEND

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	294\"/>
	300\"/>



- SITE PLAN NOTES**
- ALL SITE PREPARATION AND REMOVALS SHALL BE IN ACCORDANCE WITH ARCHITECT AND GOVERNING ENTITIES RECOMMENDATIONS.
 - ALL DIMENSIONS ARE TO BACK OF CURB OR EDGE OF PAVING UNLESS NOTED.
 - ALL UTILITY CONNECTIONS/SERVICES TO BE TO CITY OF YORK'S STANDARDS.
 - SEE ARCHITECTURAL PLANS FOR BUILDING DETAILS AND DIMENSIONS.
 - WATER AND SEWER SERVICES TO MEET CITY OF YORK STANDARDS.
 - FIELD LOCATE CURBS (O.P.).
 - FULL DEPTH SAW CUT ALL REMOVALS.
 - FIELD LOCATE SEWER MAINS FOR SEPARATION/CLEANOUTS; WATER MAINS; SEE MEP PLANS FOR DETAILS.
 - FITTINGS FOR UTILITIES USE AS NEEDED.
 - THIRST BLOCK FOR WATER MAINS TO MEET CITY OF YORK; SEE STANDARD DETAIL 124.

SITE PLAN



PROJECT #
 DATE: 8/30/2024
 DRAWN:
 REVISIONS
 DATE: 8/30/2024
 C-202 COPY RIGHT
 JOSEPH HENGELEY & ASSOCIATES, INC.
 MEMBER
 AMERICAN
 INSTITUTE
 OF ARCHITECTS
 SHEET
C101



**CURRENT TANK PAD -
(2) TANKS TO BE REMOVED.
RE-USE TANK HOLE**

ESTIMATED PROPERTY LINE

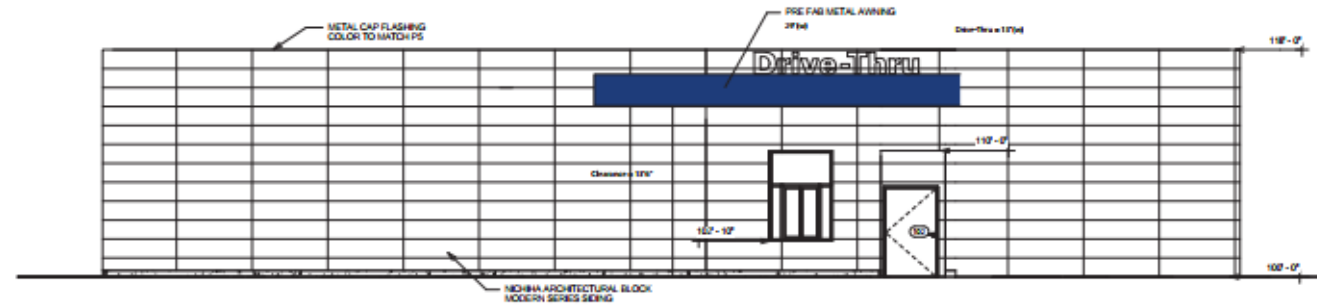
© 2024 Microsoft Corporation © 2024 Maxar © CNES (2024) Distribution Airbus DS

NOTES:

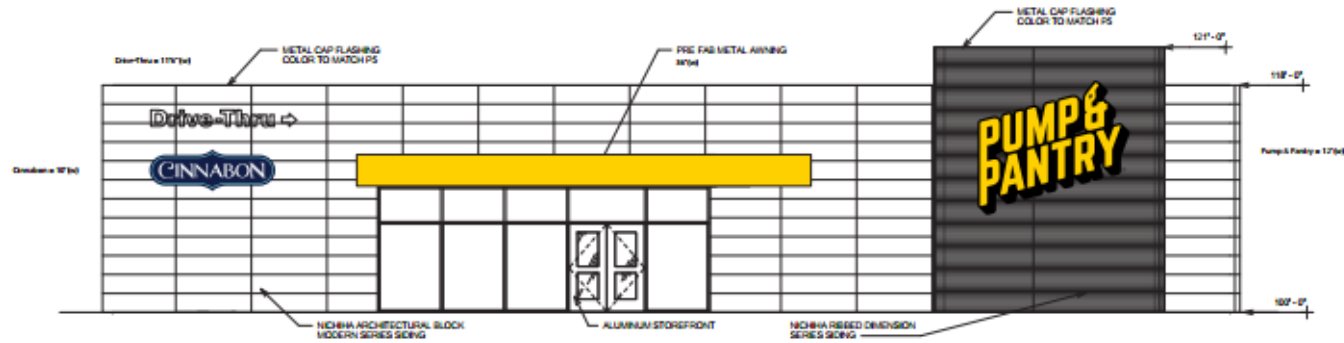
Midwest Petroleum Equipment has prepared this drawing based on the information provided. This drawing is intended to depict a proposed fuel setup and/or its components. MPE has not performed any engineering or design services for this project. The designs provided herein are recommendations only. The design engineer shall review these details prior to construction. It is the design engineers responsibility to ensure that the details provided herein meets or exceeds the applicable National, State, or Local requirements and to ensure that the details provided herein are acceptable for this project.



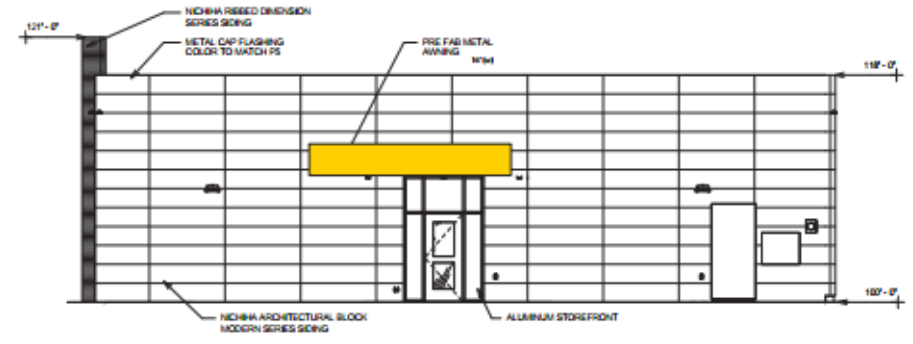
PROPOSED FUEL LAYOUT		
PUMP & PANTRY #46		
3901 SOUTH LINCOLN AVENUE, YORK, NE		
DRAWN BY: SB1	DATE: 09/06/23	PAGE:
REV: B	REV DATE: 11/09/2023	1 OF 1



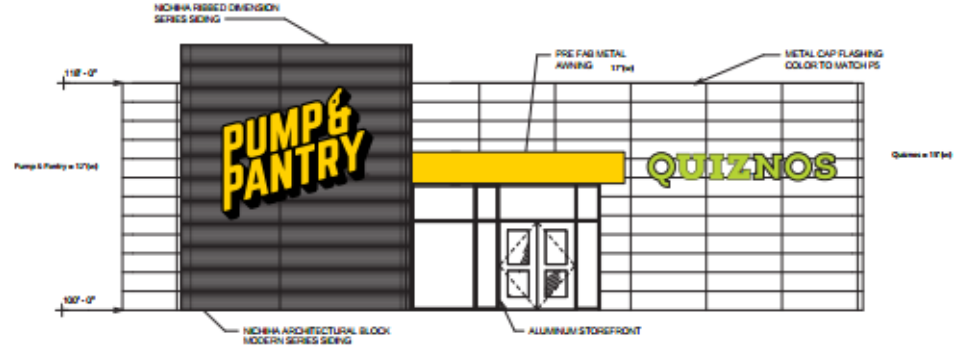
NORTH ELEVATION
 3/16" = 1'-0"



SOUTH ELEVATION
 3/16" = 1'-0"



EAST ELEVATION
 3/16" = 1'-0"



WEST ELEVATION
 3/16" = 1'-0"

NEW PUMP & PANTRY
 BOSSELMAN ENTERPRISES

PROJECT #:
DATE: 6-3-24
DRAWN: RDS

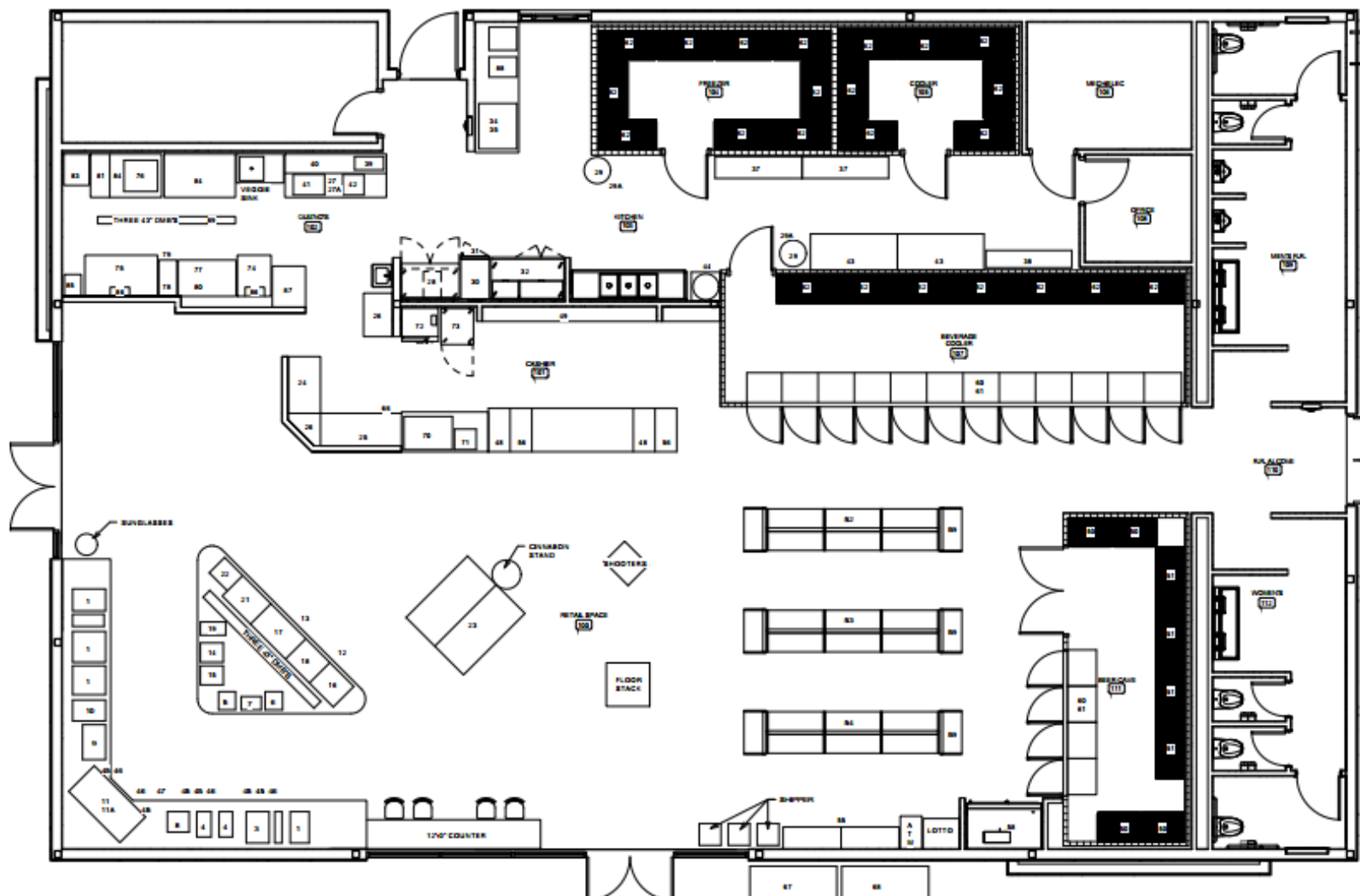
REVISIONS	
DATE	DESCRIPTION

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 ASSOCIATES, INC.

DESIGN
 ARCHITECT
 INTERIORS
 & LANDSCAPE



NEW #46 PUMP & PANTRY
BOSELMAN ENTERPRISES



EQUIPMENT PLAN
1/2" = 1'-0"

EQUIPMENT SCHEDULE

MARK	ITEM	BRAND	MODEL
1	Fryer/Cat. Machine	Blue	Ultra NA
2	Case/cooling machine	Whisper/Cutler	
3	BTC machine	Blue	Fast Cup
4	Condiment Dispenser	Perfect serving	
5	Whisper cooling dispenser	Rocky	
6	Flavor syringe racks (hold 9 each)	Dualink	
7	Condiment holder (holds 3)	Combro	
8	3 bowl bubbler	Lancer	605H16
9	Shredded ice machine	Blue	R2050021
10	Fountain machine (DC PRO)	Combus	FTS Dual/Galvan
11	Ice Maker for D.C. Pro	Combus	DC Pro
11A	Ice Maker for D.C. Pro	Combus	WCC700
12	1500 watt microwave	Arana	RC1805E
13	Undercounter refrigerator	TRUS	504-TUC7LP
14	Nacho machine	Galla	
15	Popcorn maker	Gold Metal	ULTRA80
16	Chafin case	Call Me	3485-15
17	Roller grill (on hot grease guard)	RR4EX	
18	Condiment holder (holds 12)	Combro	Creative Sensing
19	Utensil dispenser	Combro	119511
20	Napkin holders		
21	Hot Case	Nepco	645-WFSTEX
22	Pizza slice display	Gold Metal	
23	Open air cooler	Husman	81XWCM 151A
24	8 hole ice cream buffer	Nelson	80P 47"
25	12 hole ice cream buffer	Nelson	11CP, 47"
26	Ice Cream Cone holder		
26A	Ice Cream Dish Holder		
27	Prep Table	Racopy	60TS338MG
27A	Drawer (for under table above)	Racopy	60SR-200
28	"MPT" Fryer*	TRUS	TW1-485-NC
29	55 gallon can	Carlisle	8110503
29A	Dish for above	Carlisle	36H100
30	Hot Steam oven		
31	Equipment stand		
32	Pizza Prep Table	TRUS	TPP-AT-48-HC
34	Fountain Machine Flavor Fusion	Combus	Flavor Fusion
35	Ice Maker for above Fountain machine	Combus	W750
36	Shell units 1848		
37	36 rack system 20 bays+1 extra		
38	1500 watt microwave	Arana	HDC1342
39	Refrigerator shelf		
40	Grill press	Globe	605-65G110
41	Label machine	DCG	DCG12
42	Shelf unit JET3		
44	Hot cart 261	Carlisle	366804
45	16 cabinet hot/cold cup holder	Dispense-Rite	SL4-1F
46	16 cabinet 18 round 60 dispenser	Dispense-Rite	SL4-LE-2
47	16 cabinet straw dispenser	Dispense-Rite	SL4-STRAW-2
48	UNICO COUNTER CANDY MERCHANDISER	Royco	
49	13FT TORGOCO MERCHANDISING SYSTEM 7M	Royco	RTMS
50	"MPT" BEER DAVE SHELVING*	ACCO	
51	"MPT" BEER DAVE SHELVING*	ACCO	
52	"GONDOLA LIGHTING 17 Island (G-Selct) Union/Soda/Water"	LFI	
53	"GONDOLA LIGHTING 17 Island (G-Selct) Candy/Gum/Rainbow"	LFI	
54	"GONDOLA LIGHTING 17 Island (G-Selct) Cookie/Cracker/Popsicle"	LFI	
55	GONDOLA LIGHTING 17 Island (G-Selct) Candy/Gum	LFI	
56	GONDOLA LIGHTING 17 Undercounter Candy/Gum	LFI	
57	GONDOLA LIGHTING 17 Undercounter Candy/Gum	LFI	
58	2 DOOR FREEZER	ZERO ZONE	ZRVL136
59	LOGSKR GONDOLA	LOGSKR	
60	FLEX ROLLER KIT - ALL COOLER SHELVES	FLEX ROLLER	
61	PRO PUSHER SYSTEM	PRO PUSHER	
62	WRIS SHELVING FREEZER	MERT	
63			
64			
65	DIPPER WELL	REGENCY	11"
67	Ice Merchandiser (South side east of entrance)		
68	Ice Merchandiser (South side west of entrance)		
69			
70	Crabapple display case	Arana	DCN-800
71	Crabapple double bowl bubbler	Combro	DUS-4
72	Crabapple Microbar	Lang	MB-AP
73	Crabapple prep top refrigerator	Hobart	UR176
74	Quincy's refrigerated meat table	MOTAK	MST-38-13-X
75	Quincy's refrigerated meat & cheese table	MOTAK	MST-60-24-X
76	Quincy's slicer	Globe	S1A
77	Quincy's conveyor oven	TacoChef	HMC108
78	Quincy's Au Jus warmer	Namco	605A-CW
79	Quincy's Au Jus table	SK	VET5-153
80	Quincy's conveyor oven table	SK	VET5-103
81	Quincy's soup warmer	Namco	605A-CW
82	Quincy's package table	SK	VET5-153
83	Quincy's bread rack	Winco	ALAK-26K
84	37 stainless steel case table	Racopy	
85	*Toast Rack for counter/Toast, presser & cash drawer*	Toast	Rack for Guest
86	*Toast Rack for kitchen	Toast	Rack for Kitchen
87	Spain Thermal Label Printer	Spain	TM-L96
88	*Toast Rack w/Toast Tap, presser & cash drawer*	Toast	Rack
89	Quincy's DVD player	DT Research	MR153DL

PROJECT #: 1-3-24
DATE: 6-3-24
DRAWN: RDS

REVISIONS

DATE	DESCRIPTION

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REGISTERED PROFESSIONAL ARCHITECT, VA
MICHELE JACOBSON, REGISTERED PROFESSIONAL ARCHITECT, VA

3901 S LINCOLN AVE, YORK
 Mail To: PO BOX 4905
 GRAND ISLAND , NE 68802-0000

Deed: BOSSELMAN PUMP & PANTRY INC
 Contract:
 CID#: 3453-00-0-10125-000-0002
 DBA:
 MLS: 2000

Map Area: 6-Com/Ind
 Route: 000-000-000
 Tax Dist: YORK C
 Plat Page: 1
 Subdiv: 10125-BOSSELMAN SUB

Checks/Tags:
 Lister/Date:
 Review/Date:
 Entry Status:

Legal: LOT 2 BOSSELMAN SUB CITY OF YORK

Dist TIF Fund: NONE Neighborhood: Status: 01 - Improved Location: 01 - Urban
 School Base: 93-0012 Greenbelt Acres: Use: 03 - Commercial City Size: 04 - 5,001 - 12,000
 Affiliated Code: [EMPTY] Greenbelt Loss: Zoning: 03 - Commercial Lot Size: 04 - 1.01 acres - 2.0 acres

Land

Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres										
Acre X Rate						84,070.80	1.930										
Subtotal						84,070.80	1.930										
Grand Total						84,070.80	1.930										

Street		Utilities		Zoning		Land Use	
Acre X Rate	Hd Surface	All		Single-family dwellings		Not Applicable	

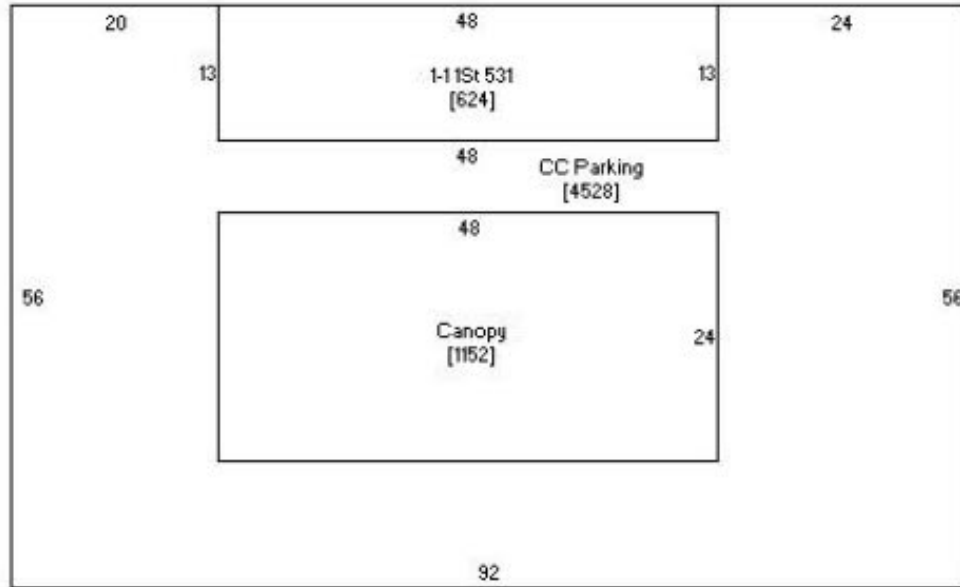
Sales			Building Permits					Values				
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type			
07/02/2013	\$0	D4	1 394						Land			
09/28/2011	\$65,000	D1	198 765						Dwlg			
12/07/2007	\$0	DX	193 515						Impr			
									Exempt			
									Total			

Precomputed Structure		Verticals					Plumbing		
							B	Ext	
Occ. Code	204	Ftg & Fdtn							
Occ. Descr.	Store - Convenience	Exterior wall							
		Interior wall							
		Pilasters							
		Wall facing							
		Windows							
		Fronts/Doors							
Year Built	2012								
EFF Age/Yr	12/ 2012								
Condition	A NML								
		Horizontals							
		Basement							
		Roof							
		Ceiling							
		Struct. Floor							
		Floor Cover							
		Partitions							
		Framing							
		HVAC							
		Electrical							
		Sprinkler							
Description	MARKET, CONVENIENCE~STOR								
Style	C.Blk - Steel								
Stories	1								
Base	2,779								
Basement	0								
GBA	2779								
		Adjustments							

Bldg / Addn	Description	Units	Year
Bldg O 204	Store - Convenience		
90	Pre P 204 Store - Convenience	2,779	
1 of 2	Ex Canopy	1	1900
2 of 2	Ex A Misc. Extra	1	1900

	Description	Units	Cond	Year
Yrd	1 Tank - Underground		NML	2012
Yrd	1 Tank - Underground		NML	2012
Yrd	1 Paving - Concrete		NML	2012
Yrd	1 Canopy - Lighted		NML	2018

Prior Year	Comment	Value Type	Location	Class	Land	Dwlg	Impr	PP	Total Value
2024	2024 Abstract 3/19/24	BofE	Urban	Comm	\$386,000	\$0	\$457,314		\$843,314
2023	FINAL VALUE 11/22/23	BofE	Urban	Comm	\$386,000	\$0	\$457,314		\$843,314
2023	2023 Abstract 3-20-2023	BofE	Urban	Comm	\$386,000	\$0	\$457,314		\$843,314
2022	CTL 12-5-2022	Appr	Urban	Comm	\$386,000	\$0	\$475,510		\$861,510
2022	ABSTRACT 5 18 2022	Appr	Urban	Comm	\$386,000	\$0	\$475,510		\$861,510
2021	CTL 11-18-2021	Appr	Urban	Comm	\$386,000	\$0	\$466,186		\$852,186
2021	ABSTRACT 3-15-2021	Appr	Urban	Comm	\$386,000	\$0	\$466,186		\$852,186
2020	FINAL VALUE 12-1-2020	Appr	Urban	Comm	\$386,000	\$0	\$466,186		\$852,186
2020	sync 2020 from certified	Appr	Urban	Comm	\$386,000	\$0	\$466,186		\$852,186
2019	FINAL VALUE 11-8-19	BofE	Urban	Comm	\$386,000	\$0	\$422,829		\$808,829



Sketch 1 of 1



