



# Community Redevelopment Authority (CRA)

**Wednesday, April 11, 2012  
Regular Meeting**

## **Item F1**

### **Facade Request**

Staff Contact: Chad Nabity



## Facade Improvement Program Application

### Project Redeveloper Information

I. Applicant Name: The Chocolate Bar  
Address: 116 W 3<sup>rd</sup>  
Telephone No.: 308-675-0664  
Contact: Sharena Arriola Anson

II. Legal Street Address of Project Site: 118 W 3<sup>rd</sup>

III. Zoning of Project Site: Commercial

IV. Current and Contemplated Use of Project: Restaurant

V. Present Ownership of Project Site: F Amos Const

VI. Proposed Project: Describe in detail; attach plans and specifications:  
See Attached "Proposed Project"  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### VII. Estimated Project Costs

#### Acquisition Costs:

A. Land \$ \_\_\_\_\_  
B. Building \$ \_\_\_\_\_

Construction Costs:

- A. Renovation or Building Costs Attributable to Façade Improvements (attach detail): \$ 116,535.66
- B. Other Construction Costs: \$ \_\_\_\_\_

**VIII. Source of Financing:**

- A. Developer Equity: \$ 370,000
- B. Commercial Bank Loan: \$ 116,535.66
- C. Historic Tax Credits: \$ \_\_\_\_\_
- D. Tax Increment Assistance: \$ \_\_\_\_\_
- E. Other (Describe \_\_\_\_\_) \$ \_\_\_\_\_

**IX. Name & Address of Architect, Engineer and General Contractor:**

Webb and Company Architects  
387 North Walnut st.  
Grand Island, NE 68801  
(308) 381-8013

**X. Project Construction Schedule:**

- A. Construction Start Date: 45 days from Feb 24<sup>th</sup>, 2012
- B. Construction Completion Date: 6 months

**Financing Request Information**

**I. Describe Amount and Purpose for Which Façade Improvement Program Funds are Requested:**

See Attached "financial request & information"

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**II. Statement Identifying Financial Gap and Necessity for use of Façade Improvement Program Funds or Proposed Project:** \_\_\_\_\_

*See attached "Financial request & information"*

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**III. Application of Grant Funds:**

\_\_\_\_\_ Grant to Redeveloper; or  
 \_\_\_\_\_ Interest Rate Buy-Down

Post Office Box 1968  
Grand Island, Nebraska 68802-1968  
Phone: 308 385-5240  
Fax: 308 385-5423  
Email: [cnabity@grand-island.com](mailto:cnabity@grand-island.com)

## Proposed Project:

118 w 3<sup>rd</sup>'s street level façade will be removed in its entirety. Four columns will be placed to hold two 5' x 12' panes of glass. Below each pane of glass will be a portion of wall framing. A sign board will be placed on top of the columns for a new "The Chocolate Bar" sign. The pavers and handrail will be extended to the west to match the east side minus the ramp. In order to keep costs down, the stucco will be repaired. We would have liked to go back to the 1920's façade but that would have entirely to cost prohibitive, that is why we decided to embrace the 1940's-1950's look of the stucco. We also like the idea of keeping the "EMPIRE" lettering as a throw back to that era.

## Financing request and information...

As \$370,000 has already been invested into 116 W 3<sup>rd</sup> we are looking to CRA funds to help expand The Chocolate Bar. There has been a demand for additional meeting space and therefore expansion is needed.

The goal as it stands today is to build-out the first 48' of 118 W 3<sup>rd</sup> to accommodate larger groups. With an improved façade it will be possible to acquire more funds from a lending institution to complete the expansion.

## CRA Application

Previous investment by owner:

Money spent on The Chocolate Bar	\$ 270,000.00
Equity in The Chocolate Bar	\$ 100,000.00
Money & Equity spent YTD:	\$ 370,000.00

Construction costs:

Carpentry	\$ 13,219.00
Demo	\$ 1,700.00
Architect	\$ 1,500.00
Electrical	\$ 2,000.00
Materials	\$ 14,350.82
Patio	\$ 10,492.00
Glass	\$ 9,000.00
Interest, permits, rentals	\$ 7,300.00
Painting	\$ 1,983.00
Masonry	\$ 11,850.00
Sign and columns	\$ 16,248.00
Contractor	\$ 26,892.85
Total	\$116,535.66

**Taxes paid from 11-28-11 to 2-23-12 (almost 3 months) To  
the City Of Grand Island**

2011 tax value \$ 63,426.00  
2012 tax value \$ 118,222.00

2011 taxes paid \$ 1,402.92  
2012 taxes to be paid \$ 2,614.96

Property tax increase: \$ 1,212.04  
Sales Tax: \$ 5,807.22  
Occupation Tax: \$ 1,175.15  
Payroll Tax:

One years estimate \$ 29,141.52

Full time jobs created: 7  
Part time jobs created: 7

Current façade





Improvements to date: Since the last façade request we have completely remodeled the basement and main floor to make The Chocolate Bar a reality.





