



Community Redevelopment Authority (CRA)

**Wednesday, October 12, 2016
Regular Meeting**

Item F3

Facade Request for 210 N. Walnut

Staff Contact: Chad Nabity



Facade Improvement Program Application

Project Redeveloper Information

- I. Applicant Name: Thomas Ziller
Address: 324 W. 18th St.
Telephone No.: 308-380-0579
Contact: Thomas Ziller
- II. Legal Street Address of Project Site: 210 N. Walnut St.
- III. Zoning of Project Site: B-3
- IV. Current and Contemplated Use of Project: Office building converted to apartments
- V. Present Ownership of Project Site: TW Ziller Properties, LLC
- VI. Proposed Project: Describe in detail; attach plans and specifications:
The Labor Temple building will be converted into 9 one bedroom and 2 two bedroom
loft style apartments. Each apartment will feature washer and dryer hookups, tall
ceiling and windows, exposed brick walls, granite countertops, and ceramic tile.
Two apartments will have rooftop patios overlooking the intersection of Walnut and
2nd Streets.
- VII. Estimated Project Costs
- Acquisition Costs:
- A. Land \$ -
- B. Building \$ 2,500

Construction Costs:

A. Renovation or Building Costs Attributable

to Façade Improvements (attach detail):

\$ 53,200

B. Other Construction Costs:

\$ 1,308,593

VIII. Source of Financing:

A. Developer Equity:

\$ 278,691

B. Commercial Bank Loan:

\$ 645,202

C. Historic Tax Credits:

\$ 0

D. Tax Increment Assistance:

\$ 159,000

E. Other (Describe CRA Fire & Life Safety Grant)

\$ 175,000

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

Architect: Alley Poyner Macchietto Architecture - Jay Palu - 1516 Cuming St., Omaha, NE 68102

Engineer: Olsson Associates - Mike Spilinek - 1515 W. 2nd St., Grand Island, NE 68801

Contractor: Ziller Tile Inc. - Thomas W. Ziller - 318 N. Madison, Grand Island, NE 68801

X. Project Construction Schedule:

A. Construction Start Date: 5/1/16

B. Construction Completion Date: 3/1/17

Financing Request Information

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

Fabricate metal freeze board and paint cornice \$6,200

Repair west wall from demolition of St. Stephens \$8,500

Sign and Exterior Lighting \$750,

Windows \$82,900

Total \$98,350 30% Facade Grant request \$29,500

New Water Main from 2nd St. to Building \$45,000	
Abandon existing water service \$2,400	
Total \$47,400	50% Water Main Grant request \$23,700
TOTAL GRANT REQUEST \$53,200	

II. Statement Identifying Financial Gap and Necessity for use of Façade Improvement Program
Funds or Proposed Project: The conversion of a 105 year old historic office building into living spaces requires extensive remodeling and repairs. When completed, the building will have a major impact to the downtown area by providing apartments for residents who will in turn provide an economic boost to the neighborhood by becoming consumers and employees for downtown businesses. Although rental rates have been steadily increasing, they are not at a point where the renovation cost can be offset by the revenue generated by leasing the apartments. Thus creating a financial gap and a need for the use of Facade Grants, Tax Increment Financing and other incentive programs.

III. Application of Grant Funds:

\$53,200 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

Repair and paint cornice and freezeboard

Replace boarded up window openings with windows

Remove iron bars over windows



Expand the size of the windows on the 3rd floor on the north side to meet building code.

Replace windows on all floors with full-sized replacements.

Remove vines



Remove mortar and stucco
the concrete block



Clean mortar off wall
from demolition of St.
Stephen's Annex

Cut out brick to install
full sized windows

