Community Redevelopment Authority (CRA)

Wednesday, April 12, 2017
Regular Meeting Packet

Board Members:

Tom Gdowski - Chairman

Glen Murray – Vice Chairman

Sue Pirnie

Glenn Wilson

Krae Dutoit

4:00 PM
City Hall

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

Individuals who have appropriate items for City Council consideration should complete the Request for Future Agenda Items form located at the Information Booth. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given.

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

DIRECTOR COMMUNICATION

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.

Community Redevelopment Authority (CRA)

Wednesday, April 12, 2017
Regular Meeting

Item A1

Agenda 4-12-17

Staff Contact: Chad Nabity

AGENDA
Wednesday April 12, 2017
4:00 p.m.
Grand Island City Hall

Open Meetings Notifications

1. Call to Order.
   This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone that wants to find out what those are is welcome to read through them. The CRA may vote to go into Closed Session on any Agenda Item as allowed by State Law.

2. Approval of Minutes of March 15, 2017 Meeting.

3. Approval of Financial Reports.

4. Approval of Bills.

5. Review of Committed Projects and CRA Properties.

6. Façade Request – Auto America

7. Façade Request – Elk's Lodge

8. Update on CAAP Blight Study.

9. Date and topic for retreat.

10. Approve Resolution to Purchase/Sell Real Estate.

11. Director's Report.

12. Adjournment.

Next Meeting 4 p.m. May 17, 2017

COMMUNITY REDEVELOPMENT AUTHORITY
AGENDA MEMORANDUM
4 p.m. April 12, 2017

1. CALL TO ORDER. The meeting will be called to order by Chairman Tom Gdowski. This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone that wants to find out what those are is welcome to read through them.

2. APPROVAL OF MINUTES. The minutes of the Community Redevelopment Authority meeting March 15, 2017, are submitted for approval. A MOTION is in order.

3. APPROVAL OF FINANCIAL REPORTS. Financial reports for the period of March 1, 2017 through March 31, 2017 are submitted for approval. A MOTION is in order.

4. APPROVAL OF BILLS. Payment of bills in the amount of $12,901.80 is submitted for approval. A MOTION is in order.

5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.

6. FAÇADE GRANT REQUEST – AUTO AMERICA. Rex and Jonadyne Carpenter, owners of Auto America at 3036 S. Locust St. have requested an $80,000 façade grant toward a $160,000 update of the mansard on the front portion of the building. A MOTION is in order.

7. FAÇADE GRANT REQUEST – ELK'S LODGE. Elk's Lodge No. 604 at 631 S. Locust has requested a $53,400 façade grant toward a $185,000 façade improvement to upgrade the exterior lighting, awning, flag pole and sign. A MOTION is in order.

8. CAAP BLIGHT STUDY. Funding is being sought for a blight and substandard study at the former Cornhusker Army Ammunition Plant site. Nabity and Gdowski will provide an update.

9. RETREAT TOPICS. This is a brainstorming session to outline some of the potential topics for the retreat.

10. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE OR SELL REAL ESTATE.
None.

11. DIRECTOR'S REPORT.

This is an opportunity for the director to communicate on going actions and activities to the board and public.

12. ADJOURNMENT.

Chad Nabity
Director

Community Redevelopment Authority (CRA)

Wednesday, April 12, 2017
Regular Meeting

Item B1

Minutes 3-15-17

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF
COMMUNITY REDEVELOPMENT AUTHORITY
MEETING OF
March 15, 2017

Pursuant to due call and notice thereof, a Regular Meeting of the Community Redevelopment Authority of the City of Grand Island, Nebraska was conducted on March 15, 2017 at City Hall 100 E. First Street. Notice of the meeting was given in the March 8, 2017 Grand Island Independent.

1. CALL TO ORDER. Tom Gdowski called the meeting to order at 4:01 p.m. The following members were present: Gdowski, Glen Murray, Glenn Wilson, Sue Pirnie and Krae Dutoit. Also present were: Director, Chad Nabity; Planning Administrative Assistant Tracy Overstreet; Billy Clingman and Brian Schultz from the Grand Island Finance Department; Grand Island City Council President Vaughn Minton; developers John Anson, Amos Anson, Heath Reinders and Timothy Lindell; and Austin Koeller of the Grand Island Independent.

   Gdowski stated this was a public meeting subject to the open meeting laws of the State of Nebraska. He noted that the requirements for an open meeting were posted on the wall easily accessible to anyone who would like to read through them.

2. APPROVAL OF MINUTES. A motion for approval of Minutes for the February 8, 2017 meeting was made by Wilson and seconded by Dutoit. Upon roll call vote, all present voted aye. Motion carried.

3. APPROVAL OF FINANCIAL REPORTS. Clingman reviewed the financial reports for the period of February 1, 2017 through February 28, 2017. A motion was made by Murray and seconded by Pirnie to approve the financial reports. Upon roll call vote, all present voted aye. Motion carried.

4. APPROVAL OF BILLS. The bills were reviewed, including tax-increment financing pass-throughs. Minton asked whether the TIF payments for Gordman's would change due to that company's recent bankruptcy filing. Nabity said the retail Gordman's is the one that filed the bankruptcy and that is different than the Gordman's with the TIF project that is the landlord for the YMCA Express and the former Hastings Bookstore area. A motion was made by Pirnie and seconded by Wilson to approve the bills in the amount of $257,198.63. Upon roll call vote, all present voted aye. Motion carried.

5. REVIEW OF COMMITTED PROJECTS & CRA PROPERTY. Nabity provided a review of the committed projects The Bosselman project on South Locust Street is moving forward. The Temple Lofts at the former Federation of Labor building

had recent Facebook postings of the spiral staircases and rooftop garden areas that have been added. The sign canopy is up for Master Stylists and will be paid out in two phases as the owner inadvertently omitted the architect's fees in the March 15 claims. The sign is up for Othy's Place at Third and Eddy. Owner Lindell said there was a slight change in the type of letters for the sign because the size of letters originally proposed were no longer available. He had to go with a larger letter and thus expanded the length of the size face from 8 feet to 10 feet in order to post words longer than eight characters. He is awaiting Vitrolite samples for the second phase of the façade project. The South Locust BID has been re-created and projects should be forthcoming. Wing Properties façade work has started. Maggie Tiehen, owner of the Fonner View, has turned back the $90,000 façade grant awarded in 2015 so Nabity said there are two other façade applications that will be reviewed next week to use those funds. The Nebraska Legislature has a proposal to defund the State Historical Tax Credit program, which is one of the proposed funding sources for the Hedde Building that the CRA has pledged Life Safety dollars for. The legislative session ends June 2 and the CRA will need to watch what action is taken. Nabity expects additional life safety grant requests to come forward. He said two individuals have inquired about the South Locust property that the CRA has for sale.

6. FONNER VIEW FACADE. Nabity said the $90,000 façade grant there has been turned back. No money was paid out, so none needs to be returned. The money simply becomes available to other developers. Two other applications will be considered by the Façade Review Committee next week. He said no formal action from the CRA is needed.

7. THINK SMART REDEVELOPMENT CONTRACT. Think Smart Properties, LLC, has proposed to redevelop an area within the city limits of the City of Grand Island at 204 N. Carey (four-plex) and is seeking $48,150 in tax-increment financing. The CRA passed Resolution 231 notifying the City Council of its intent to enter into a redevelopment contract at the December 14, 2016, meeting. The Hall County Regional Planning Commission met on January 4, 2017, and passed Resolution 2017-02 finding that this plan amendment is consistent with the comprehensive plan for the City of Grand Island. The Grand Island City Council passed Resolution 2017-38 at its meeting on February 14, 2017. The CRA is to consider passage of Resolution 236 and the supporting documents, including the Think Smart Redevelopment Contract.

   A motion was made by Pirnie and seconded by Dutoit to approve Resolution 236 and supporting documents. Upon roll call vote, all present voted aye. Motion carried.

8. PEACEFUL ROOT REDEVELOPMENT CONTRACT. Peaceful Root, LLC, has proposed to redevelop an area within the city limits of the City of Grand Island at 112 W. Second St. (parking garage/retail/apartments) and is seeking $263,000 in tax-increment financing. The CRA passed Resolution 234 notifying

the City Council of its intent to enter into a redevelopment contract at the January 11, 2017, meeting. The Hall County Regional Planning Commission met on February 1, 2017, and passed Resolution 2017-06 finding that this plan amendment is consistent with the comprehensive plan for the City of Grand Island. The Grand Island City Council passed Resolution 2017-39 at its meeting on February 14, 2017. The CRA is to consider passage of Resolution 237 and the supporting documents, including the Peaceful Root Redevelopment Contract.

A motion was made by Dutoit and seconded by Wilson to approve Resolution 237 and supporting documents. Upon roll call vote, all present voted aye. Motion carried.

9. CHAAP BLIGHT STUDY

Nabity reported that the Grand Island Grow Foundation, which is overseen by the Grand Island Economic Development Corp., appears to be moving forward with a blight and substandard study on the balance of the 20-square mile former Cornhusker Army Ammunition Plant site west of Grand Island that isn't under study already. The foundation is not seeking a funding partnership on the study, Nabity said. The CRA may want to consider recouping some of the foundation's study expense from future TIF applicants at the former defense site, if applications are submitted, he said. Wilson said this study and the former ordnance plant land has "huge potential." A few key projects need to be landed to serve as a catalyst for additional development, he said. Nabity said there are two projects currently underway. Pat O'Neill of O'Neill Wood Resources will likely be seeking tax-increment financing for a construction and demolition landfill there if he first obtains a siting permit from the Nebraska Department of Environmental Quality. Hornady Manufacturing is already working on an expansion project there too, Nabity said, but will not be seeking tax-increment financing because the project needs to move faster than what can be accomplished using TIF.

10 SET RETREAT DATE AND TOPICS. Nabity said an electronic poll will be sent out to CRA members to select preferred meeting times in May or June for a four-hour retreat.

11. APPROVE RESOLUTION TO PURCHASE/SELL REAL ESTATE.

No resolutions.

12. DIRECTORS REPORT.

Nabity reported that CRA work was honored at the Nebraska Planning and Zoning Association Conference in Kearney last week. The City of Grand Island and Downtown Improvement Board received the "Implementation" award for implementing the 2013 Downtown Grand Island Redevelopment Plan. That included the Railside branding, upper-story housing, façade grants, infrastructure updates with water lines, sewer improvements and historic lighting – much of which the CRA helped fund. The city also received awards for the tax-increment

financing workshop and the tax-increment financing educational game. Nabity also provided a legislative update. Many of the bills introduced by Sen. Groene of North Platte that would change current TIF regulations appear to not have support to get out of committee. There is a constitutional amendment that could extend tax-increment financing to 20 years from the current 15 for "extremely blighted" areas. If Nebraska voters would approve that constitutional amendment, the legislature would then need to define "extremely blighted."

11. ADJOURNMENT. Gdowski adjourned the meeting at 4:32 p.m.

The next meeting is scheduled for April 12, 2017.

Respectfully submitted
Chad Nabity
Director

Community Redevelopment Authority (CRA)

Wednesday, April 12, 2017
Regular Meeting

Item C1

Financials 4-12-17

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2017

CONSOLIDATED	MONTH ENDED March-17	2016-2017 YEAR TO DATE	2017 BUDGET	REMAINING BALANCE	% OF BUDGET USED
Beginning Cash	949,866		843,818		
REVENUE:					
Property Taxes - CRA	10,738	123,889	566,972	424,752	21.85%
Property Taxes - Lincoln Pool	2,039	38,245	195,863	159,805	19.53%
Property Taxes -TIF's	4,586	274,264	1,809,856	1,535,592	15.15%
Loan Income (Poplar Street Water Line)	-	-	8,000	8,000	0.00%
Interest Income - CRA	20	106	300	194	35.46%
Interest Income - TIF'S	1	5,119	23,720	18,601	21.58%
Land Sales	-	-	250,000	250,000	0.00%
Other Revenue - CRA	419	(105)	130,000	130,105	-0.08%
Other Revenue - TIF's	-	-	-	-	#DIV/0!
TOTAL REVENUE	17,803	441,518	2,984,710	2,527,049	14.79%
TOTAL RESOURCES	967,668	441,518	3,828,529	2,527,049	
EXPENSES					
Auditing & Accounting	-	4,475	5,000	525	89.50%
Legal Services	-	613	3,000	2,387	20.43%
Consulting Services	-	-	5,000	5,000	0.00%
Contract Services	3,198	25,836	75,000	49,164	34.45%
Printing & Binding	-	-	1,000	1,000	0.00%
Other Professional Services	-	4,953	16,000	11,047	30.96%
General Liability Insurance	-	-	250	250	0.00%
Postage	-	59	200	141	29.47%
Life Safety	-	-	265,000	265,000	0.00%
Legal Notices	13	90	500	410	17.91%
Travel & Training	-	100	1,000	900	10.02%
Other Expenditures	-	-	-	-	#DIV/0!
Office Supplies	-	72	1,000	928	7.17%
Supplies	-	-	300	300	0.00%
Land	-	-	50,000	50,000	0.00%
Bond Principal - Lincoln Pool	-	175,000	175,000	-	100.00%
Bond Interest	-	11,306	20,863	9,557	54.19%
Façade Improvement	-	-	200,000	200,000	0.00%
Building Improvement	56,771	76,771	835,148	758,377	9.19%
Other Projects	-	-	50,000	50,000	0.00%
Bond Principal-TIF's	197,217	266,313	1,815,774	1,549,461	14.67%
Bond Interest-TIF's	-	9,403	17,463	8,060	53.85%
Interest Expense	-	-	-	-	#DIV/0!
TOTAL EXPENSES	257,199	574,992	3,537,498	2,962,506	16.25%
INCREASE(DECREASE) IN CASH	(239,396)	(133,473)	(552,788)		
ENDING CASH	710,470	(133,473)	291,031	-	
CRA CASH	**560,001**				
Lincoln Pool Tax Income Balance	**100,972**				
TIF CASH	**49,497**				
Total Cash	**710,470**				

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2017

	MONTH ENDED March-17	2016-2017 YEAR TO DATE	2017 BUDGET	REMAINING BALANCE	% OF BUDGET USED
CRA					
GENERAL OPERATIONS:					
Property Taxes - CRA	10,738	123,889	548,641	424,752	22.58%
Property Taxes - Lincoln Pool	2,039	38,245	198,050	159,805	19.31%
Interest Income	20	106	300	194	35.46%
Loan Income (Poplar Street Water Line)		-	8,000	8,000	0.00%
Land Sales		-	250,000	250,000	0.00%
Other Revenue & Motor Vehicle Tax	419	(105)	130,000	130,105	-0.08%
TOTAL	13,216	162,135	1,134,991	972,856	14.29%
GENTLE DENTAL					
Property Taxes		118	3,598	3,480	3.27%
Interest Income	0	1	404	403	0.24%
TOTAL	0	119	4,002	3,883	2.97%
PROCON TIF					
Property Taxes		9,252	15,601	6,349	59.31%
Interest Income	0	2	4,101	4,099	0.06%
TOTAL	0	9,255	19,702	10,447	46.97%
WALNUT HOUSING PROJECT					
Property Taxes		33,141	55,257	22,116	59.98%
Interest Income	0	5,116	19,215	14,099	26.62%
TOTAL	0	38,257	74,472	36,215	51.37%
BRUNS PET GROOMING					
Property Taxes		6,787	13,500	6,714	50.27%
TOTAL	-	6,787	13,500	6,714	50.27%
GIRARD VET CLINIC					
Property Taxes		218	14,500	14,282	1.50%
TOTAL	-	218	14,500	14,282	1.50%
GEDDES ST APTS-PROCON					
Property Taxes		575	30,000	29,425	1.92%
TOTAL	-	575	30,000	29,425	1.92%
SOUTHEAST CROSSING					
Property Taxes		9,279	18,000	8,721	51.55%
TOTAL	-	9,279	18,000	8,721	51.55%
POPLAR STREET WATER					
Property Taxes	430	826	8,000	7,174	10.33%
TOTAL	430	826	8,000	7,174	10.33%
CASEY'S @ FIVE POINTS					
Property Taxes		290	10,000	9,710	2.90%
TOTAL	-	290	10,000	9,710	2.90%
SOUTH POINTE HOTEL PROJECT					
Property Taxes		1,725	90,000	88,275	1.92%
TOTAL	-	1,725	90,000	88,275	1.92%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2017

	MONTH ENDED March-17	2016-2017 YEAR TO DATE	2017 BUDGET	REMAINING BALANCE	% OF BUDGET USED
TODD ENCK PROJECT					
Property Taxes		133	6,000	5,867	2.21%
TOTAL	-	133	6,000	5,867	2.21%
JOHN SCHULTE CONSTRUCTION					
Property Taxes		2,562	6,000	3,438	42.71%
TOTAL	-	2,562	6,000	3,438	42.71%
PHARMACY PROPERTIES INC					
Property Taxes		244	11,000	10,756	2.22%
TOTAL	-	244	11,000	10,756	2.22%
KEN-RAY LLC					
Property Taxes		935	85,000	84,065	1.10%
TOTAL	-	935	85,000	84,065	1.10%
TOKEN PROPERTIES RUBY					
Property Taxes		61	1,500	1,439	4.04%
TOTAL	-	61	1,500	1,439	4.04%
GORDMAN GRAND ISLAND					
Property Taxes		1,097	40,000	38,903	2.74%
TOTAL	-	1,097	40,000	38,903	2.74%
BAKER DEVELOPMENT INC					
Property Taxes		1,758	3,000	1,242	58.61%
TOTAL	-	1,758	3,000	1,242	58.61%
STRATFORD PLAZA INC					
Property Taxes		680	35,000	34,320	1.94%
TOTAL	-	680	35,000	34,320	1.94%
COPPER CREEK 2013 HOUSES					
Property Taxes	261	7,222	80,000	72,778	0.00%
TOTAL	261	7,222	80,000	72,778	0.00%
FUTURE TIF'S					
Property Taxes		-	900,000	900,000	0.00%
TOTAL	-	-	900,000	900,000	0.00%
CHIEF INDUSTRIES AURORA COOP					
Property Taxes		746	40,000	39,254	1.86%
TOTAL	-	746	40,000	39,254	0.00%
TOKEN PROPERTIES KIMBALL ST					
Property Taxes		1,323	2,700	1,377	49.00%
TOTAL	-	1,323	2,700	1,377	0.00%
GI HABITAT OF HUMANITY					
Property Taxes		85	8,000	7,915	1.06%
TOTAL	-	85	8,000	7,915	0.00%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2017

	MONTH ENDED March-17	2016-2017 YEAR TO DATE	2017 BUDGET	REMAINING BALANCE	% OF BUDGET USED
AUTO ONE INC					
Property Taxes		245	11,000	10,755	2.22%
TOTAL	-	245	11,000	10,755	0.00%
EIG GRAND ISLAND					
Property Taxes		1,464	50,000	48,536	2.93%
TOTAL	-	1,464	50,000	48,536	0.00%
TOKEN PROPERTIES CARY ST					
Property Taxes		3,807	8,000	4,193	47.59%
TOTAL	-	3,807	8,000	4,193	0.00%
WENN HOUSING PROJECT					
Property Taxes		89	4,200	4,111	2.12%
TOTAL	-	89	4,200	4,111	0.00%
COPPER CREEK 2014 HOUSES					
Property Taxes	3,892	24,919	200,000	175,081	12.46%
TOTAL	3,892	24,919	200,000	175,081	0.00%
TC ENCK BUILDERS					
Property Taxes		9	3,000	2,992	0.28%
TOTAL	-	9	3,000	2,992	0.00%
SUPER MARKET DEVELOPERS					
Property Taxes		-	20,000	20,000	0.00%
TOTAL	-	-	20,000	20,000	0.00%
MAINSTAY SUITES					
Property Taxes		13,219	25,000	11,781	52.87%
TOTAL	-	13,219	25,000	11,781	0.00%
TOWER 217					
Property Taxes		14,186	12,000	(2,186)	118.22%
TOTAL	-	14,186	12,000	(2,186)	0.00%
COPPER CREEK 2015 HOUSES					
Property Taxes	3	3,352	-	(3,352)	
TOTAL	3	3,352	-	(3,352)	
NORTHWEST COMMONS					
Property Taxes		133,919	-	(133,919)	
TOTAL	-	133,919	-	(133,919)	
HABITAT - 8TH & SUPERIOR					
Property Taxes		90		(90)	
TOTAL	-	90	-	(90)	
KAUFMAN BUILDING					
Property Taxes		35		(35)	
TOTAL	-	35	-	(35)	
TOTAL REVENUE	17,803	441,518	2,968,567	2,527,049	14.87%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2017

	MONTH ENDED March-17	2016-2017 YEAR TO DATE	2017 BUDGET	REMAINING BALANCE	% OF BUDGET USED
EXPENSES					
CRA					
GENERAL OPERATIONS:					
Auditing & Accounting		4,475	5,000	525	89.50%
Legal Services		613	3,000	2,387	20.43%
Consulting Services		-	5,000	5,000	0.00%
Contract Services	3,198	25,836	75,000	49,164	34.45%
Printing & Binding		-	1,000	1,000	0.00%
Other Professional Services		4,953	16,000	11,047	30.96%
General Liability Insurance		-	250	250	0.00%
Postage		59	200	141	29.47%
Lifesafety Grant		-	265,000	265,000	0.00%
Legal Notices	13	90	500	410	17.91%
Travel & Training		100	1,000	900	10.02%
Office Supplies		72	1,000	928	7.17%
Supplies		-	300	300	0.00%
Land		-	50,000	50,000	0.00%
Bond Principal - Lincoln Pool		175,000	175,000	-	100.00%
Bond Interest - Lincoln Pool		11,306	20,863	9,557	54.19%
PROJECTS					
Façade Improvement		-	200,000	200,000	0.00%
Building Improvement	56,771	76,771	835,148	758,377	0.00%
Other Projects		-	50,000	50,000	0.00%
TOTAL CRA EXPENSES	59,982	299,275	1,704,261	1,404,986	17.56%
GENTLE DENTAL					
Bond Principal		1,925	3,917	1,992	49.15%
Bond Interest		176	285	109	61.72%
TOTAL GENTLE DENTAL	-	2,101	4,202	2,101	50.00%
PROCON TIF					
Bond Principal		8,067	16,416	8,349	49.14%
Bond Interest		1,514	2,747	1,233	55.12%
TOTAL PROCON TIF	-	9,581	19,163	9,582	50.00%
WALNUT HOUSING PROJECT					
Bond Principal		29,523	60,041	30,518	49.17%
Bond Interest		7,713	14,431	6,718	53.45%
TOTAL	-	37,236	74,472	37,236	50.00%
BRUNS PET GROOMING					
Bond Principal	293	6,787	13,500	6,714	50.27%
TOTAL	293	6,787	13,500	6,714	50.27%
GIRARD VET CLINIC					
Bond Principal	218	218	14,500	14,282	1.50%
TOTAL	218	218	14,500	14,282	1.50%
GEDDES ST APTS - PROCON					
Bond Principal	575	575	30,000	29,425	1.92%
TOTAL	575	575	30,000	29,425	1.92%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2017

	MONTH ENDED March-17	2016-2017 YEAR TO DATE	2017 BUDGET	REMAINING BALANCE	% OF BUDGET USED
SOUTHEAST CROSSINGS					
Bond Principal	9,279	9,279	18,000	8,721	51.55%
TOTAL	9,279	9,279	18,000	8,721	51.55%
POPLAR STREET WATER					
Bond Principal	397	397	8,000	7,603	4.96%
TOTAL	397	397	8,000	7,603	4.96%
CASEY'S @ FIVE POINTS					
Bond Principal	290	290	10,000	9,710	2.90%
TOTAL	290	290	10,000	9,710	2.90%
SOUTH POINTE HOTEL PROJECT					
Bond Principal	1,725	1,725	90,000	88,275	1.92%
TOTAL	1,725	1,725	90,000	88,275	1.92%
TODD ENCK PROJECT					
Bond Principal	133	133	6,000	5,867	2.21%
TOTAL	133	133	6,000	5,867	2.21%
JOHN SCHULTE CONSTRUCTION					
Bond Principal	146	2,562	6,000	3,438	42.71%
TOTAL	146	2,562	6,000	3,438	42.71%
PHARMACY PROPERTIES INC					
Bond Principal	244	244	11,000	10,756	2.22%
TOTAL	244	244	11,000	10,756	2.22%
KEN-RAY LLC					
Bond Principal	935	935	85,000	84,065	1.10%
TOTAL	935	935	85,000	84,065	1.10%
TOKEN PROPERTIES RUBY					
Bond Principal		-	1,500	1,500	0.00%
TOTAL	-	-	1,500	1,500	0.00%
GORDMAN GRAND ISLAND					
Bond Principal	1,097	1,097	40,000	38,903	2.74%
TOTAL	1,097	1,097	40,000	38,903	2.74%
BAKER DEVELOPMENT INC					
Bond Principal		1,687	3,000	1,313	56.23%
TOTAL	-	1,687	3,000	1,313	56.23%
STRATFORD PLAZA LLC					
Bond Principal	680	680	35,000	34,320	1.94%
TOTAL	680	680	35,000	34,320	1.94%
COPPER CREEK 2013 HOUSES					
Bond Principal	5,359	6,961	80,000	73,039	8.70%
TOTAL	5,359	6,961	80,000	73,039	8.70%

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2017

	MONTH ENDED March-17	2016-2017 YEAR TO DATE	2017 BUDGET	REMAINING BALANCE	% OF BUDGET USED
CHIEF INDUSTRIES AURORA COOP					
Bond Principal	746	746	40,000	39,254	1.86%
TOTAL	746	746	40,000	39,254	1.86%
TOKEN PROPERTIES KIMBALL STREET					
Bond Principal		1,269	2,700	1,431	47.01%
TOTAL	-	1,269	2,700	1,431	47.01%
GI HABITAT FOR HUMANITY					
Bond Principal		-	8,000	8,000	0.00%
TOTAL	-	-	8,000	8,000	0.00%
AUTO ONE INC					
Bond Principal	245	245	11,000	10,755	2.22%
TOTAL	245	245	11,000	10,755	2.22%
EIG GRAND ISLAND					
Bond Principal	1,464	1,464	50,000	48,536	2.93%
TOTAL	1,464	1,464	50,000	48,536	2.93%
TOKEN PROPERTIES CARY STREET					
Bond Principal	172	3,807	8,000	4,193	47.59%
TOTAL	172	3,807	8,000	4,193	47.59%
WENN HOUSING PROJECT					
Bond Principal		-	4,200	4,200	0.00%
TOTAL	-	-	4,200	4,200	0.00%
COPPER CREEK 2014 HOUSES					
Bond Principal	21,027	21,027	200,000	178,973	10.51%
TOTAL	21,027	21,027	200,000	178,973	10.51%
TC ENCK BUILDERS					
Bond Principal		-	3,000	3,000	0.00%
TOTAL	-	-	3,000	3,000	0.00%
SUPER MARKET DEVELOPERS					
Bond Principal		-	20,000	20,000	0.00%
TOTAL	-	-	20,000	20,000	0.00%
MAINSTAY SUITES					
Bond Principal	1,317	13,219	25,000	11,781	52.87%
TOTAL	1,317	13,219	25,000	11,781	52.87%
TOWER 217					
Bond Principal	13,611	14,186	12,000	(2,186)	118.22%
TOTAL	13,611	14,186	12,000	(2,186)	118.22%
COPPER CREEK 2015 HOUSES					
Bond Principal	3,349	3,349	-	(3,349)	
TOTAL	3,349	3,349		(3,349)	

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MARCH 2017

	MONTH ENDED March-17	2016-2017 YEAR TO DATE	2017 BUDGET	REMAINING BALANCE	% OF BUDGET USED
NORTHWEST COMMONS					
Bond Principal	133,919	133,919	-	(133,919)	
TOTAL	133,919	133,919		(133,919)	
HABITAT - 8TH & SUPERIOR					
Bond Principal	-	-	-	-	
TOTAL	-	-		-	
KAUFMAN BUILDING					
Bond Principal	-	-	-	-	
TOTAL	-	-		-	
FUTURE TIF'S					
Bond Principal	-	-	900,000	900,000	0.00%
TOTAL	-	-	900,000	900,000	0.00%
TOTAL EXPENSES	257,199	574,992	3,537,498	2,962,506	16.25%

FUND: 900 COMMUNITY REDEVELOPMENT AUTHOR			NET CHANGE FOR PERIOD	ACCOUNT BALANCE
ASSETS				
900	11110	OPERATING CASH	-239,395.88	710,469.85
900	11120	COUNTY TREASURER CASH	.00	114,460.48
900	11305	PROPERTY TAXES RECEIVABLE	.00	80,176.00
900	14100	NOTES RECEIVABLE	.00	365,077.58
900	14700	LAND	.00	575,369.33
	TOTAL ASSETS		-239,395.88	1,845,553.24
LIABILITIES				
900	22100	LONG TERM DEBT	.00	-281,669.00
900	22200	ACCOUNTS PAYABLE	.00	-2,500.00
900	22400	OTHER LONG TERM DEBT	.00	-1,280,000.00
900	22900	ACCRUED INTEREST PAYABLE	.00	-6,289.06
900	25100	ACCOUNTS PAYABLE	.00	-2,587.06
900	25315	DEFERRED REVENUE-PROPERY TAX	.00	-5,914.00
900	25316	DEFERRED REVENUE-YR END ADJ	.00	67,933.18
	TOTAL LIABILITIES		.00	-1,511,025.94
FUND BALANCE				
900	39107	BUDGETARY FUND BAL - UNRESERVD	.00	552,787.93
900	39110	INVESTMENT IN FIXED ASSETS	.00	-575,369.33
900	39112	FUND BALANCE-BONDS	.00	1,250,994.94
900	39120	UNRESTRICTED FUND BALANCE	.00	-1,143,501.54
900	39130	ESTIMATED REVENUES	.00	2,984,710.07
900	39140	ESTIMATED EXPENSES	.00	-3,537,498.00
900	39500	REVENUE CONTROL	-17,802.75	-441,643.07
900	39600	EXPENDITURE CONTROL	257,198.63	574,991.70
	TOTAL FUND BALANCE		239,395.88	-334,527.30
TOTAL LIABILITIES + FUND BALANCE			239,395.88	-1,845,553.24

** END OF REPORT - Generated by Brian Schultz **

Community Redevelopment Authority (CRA)

Wednesday, April 12, 2017
Regular Meeting

Item D1

Bills 4-12-17

Staff Contact: Chad Nabity

April 12-17

TO: Community Redevelopment Authority Board Members

FROM: Chad Nabity, Planning Department Director

RE: Bills Submitted for Payment

The following bills have been submitted to the Community Redevelopment Authority Treasurer for preparation of payment.

City of Grand Island		
Administration Fees	February	$ 3,319.15
Administration Fees	March	$ 3,319.14
Accounting Fees	April, May, June	$ 450.00
South Locust Business District	Desert Rose frontage	$ 3,797.50
Grand Island Independent		$ 16.01
Façade grant	Master Stylists	$2,000.00
Total:		**$ 12,901.80**

Community Redevelopment Authority (CRA)

Wednesday, April 12, 2017
Regular Meeting

Item E1

Committed Projects

Staff Contact: Chad Nabity

COMMITTED PROJECTS	REMAINING GRANT AMOUNT	2017 FISCAL YR	2018 FISCAL YR	2019 FISCAL YR	ESTIMATED COMP
Bosselman Real Estate	**$ 300,000.00**	$ 100,000.00	$ 100,000.00	$ 100,000.00	2019
Federation of Labor - Ziller Residential Grant (10/12/16)	**$ 60,000.00**	$ 60,000.00			2017
Federation of Labor - Ziller Facade Grant (10/12/16)	**$ 53,200.00**	$ 53,200.00			2017
Habitat for Humanity - Demolition Grant 2403 W. North Front (2-8-17)	**$ 15,000.00**	$ 15,000.00			2017
Master Stylists - 114 W. 3rd - Jeanene Campos (10/12/16)	**$ 2,019.15**	$ 2,019.15			2017
Othy's Place - 724 W. 3rd - Lindell (10/12/16)	**$ 26,961.00**	$ -	$ 26,961.00		2017 façade, 2018 sign
South Locust/Fonner Park BID (7/13/16)	**$ 30,000.00**	$ 15,000.00	$ 15,000.00		2018
Wing Properties - 116 E 3rd St (9/9/15)	**$ 68,132.00**	$ 68,132.00			2017
Wing Properties - 110-114 E 3rd St (9/9/15)	**$ 167,016.00**	$ 167,016.00			2017
Total Committed	**$ 722,328.15**	**$ 480,367.15**	**$ 141,961.00**	**$ 100,000.00**	

FIRE & LIFE SAFETY GRANT	TOTAL AMOUNT	2017 FISCAL YR	2018 FISCAL YR	2019 FISCAL YR	ESTIMATED COMP
201-203 W. 3rd St. Anson (8/24/16)	**$200,000**		$ 200,000.00		2018
Federation of Labor - Tom Ziller (5/13/15)	**$115,000**	$ 115,000.00			2017
Peaceful Root - 112 W. 2nd St. (1/11/17)	**$50,000**		$ 50,000.00		2018 - Q1
Total Committed F&L Safety Grant	**$365,000**	$ 115,000.00	$ 250,000.00	$ -	

Life Safety - Budget $ Remaining	**$ 265,000.00**	
Façade - Budget $ Remaining	**$ 200,000.00**	
Other Projects - Budget $ Remaining	**$ 808,376.97**	
Land - Budget $ Remaining	**$ 50,000.00**	
Land Sales - Budget $ Remaining	**($250,000.00)**	
subtotal	**$ 1,073,376.97**	**$ -**
Less committed	**($595,367.15)**	**($391,961.00)**
Balance remaining	**$ 478,009.82**	**$ (391,961.00)**

CRA PROPERTIES

Address	Purchase Price	Purchase Date	Demo Cost	Status
408 E 2nd St	$4,869	11/11/2005	$7,500	Surplus
3235 S Locust	$450,000	4/2/2010	$39,764	Surplus
604-612 W 3rd	$80,000	6/10/2015		Surplus

March 31, 2017

2017 BUDGET AVAILABLE TO COMMIT

EXPENSES	2017 AVAILABLE TO COMMIT	COMMITTED	AVAILABLE TO COMMIT
Life Safety	**$ 265,000.00**		$ 265,000.00
Façade	**$ 200,000.00**	**$ 55,219.15**	$ 144,780.85
Building Improvements	**$ 835,148.00**		$ 835,148.00
Other Projects	**$ 50,000.00**	**$ (90,000.00)**	$ 140,000.00
Land	**$ 50,000.00**	**$ -**	$ 50,000.00
	$ 1,400,148.00	**$ (34,780.85)**	**$ 1,434,928.85**

Community Redevelopment Authority (CRA)

Wednesday, April 12, 2017
Regular Meeting

Item F1

Auto America

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY

Rec 10-11-16

Facade Improvement Program Application

Project Redeveloper Information

I. Applicant Name: Auto America Inc. (Rex Carpenter/Jonadyne Carpenter)

Address: 3036 S. Locust Street Grand Island, NE 68801

Telephone No.: 384-1500

Contact: Scott Carpenter

II. Legal Street Address of Project Site: Woodland First Sub Lt1 and Lt2

III. Zoning of Project Site: B2-AC

IV. Current and Contemplated Use of Project: Automobile Dealership

V. Present Ownership of Project Site: Rex & Jonadyne Carpenter

VI. Proposed Project: Describe in detail; attach plans and specifications:

Update / Replace mansard on front portion of building.....see attachment

VII. Estimated Project Costs

Acquisition Costs:

A. Land $ N/A

B. Building $ N/A

Construction Costs:

A. Renovation or Building Costs Attributable to Façade Improvements (attach detail): $ 160,222.50

B. Other Construction Costs: $ N/A

VIII. Source of Financing:

A. Developer Equity: $ N/A

B. Commercial Bank Loan: $ N/A

C. Historic Tax Credits: $ N/A

D. Tax Increment Assistance: $ N/A

E. Other (Describe Building Owner Portion - CASH) $ 80,222.50

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

Webb & Company Architects (Marvin Webb()) 387 N. Walnut Grand Island

Gen. Contractor- Integrated Construction Mgmt. Services (Kelly Rafferty)
717 W. Anna Grand Island

Engineer- N/A

X. Project Construction Schedule:

A. Construction Start Date: ASAP (Est 01/15/17)

B. Construction Completion Date: Est @ 60 days after start date

Financing Request Information

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

Replace existing mansard with up-to-date appearance and create arched type entryway to imitate the style of today's new-car dealerships. AutoAmerica is one of the first (non-lodging) business' most people see when entering Grand Island from the South on Locust Street. We have owned this property since 1991 and have spent over $260,000

(see attachment) on building updates and improvements.

II. Statement Identifying Financial Gap and Necessity for use of Façade Improvement Program Funds or Proposed Project: Total cost of this project alone is slightly over $160,000. We feel that an $80,000 facade grant would make this project affordable and we are prepared to go ahead with our contribution of $80,222.50 now. We have a local architect on board (Marvin Webb), and are using a local contractor (I.C.M.S.). We feel that this would definitely improve the building appearance and in turn, also the S. Locust corridor.

III. Application of Grant Funds:

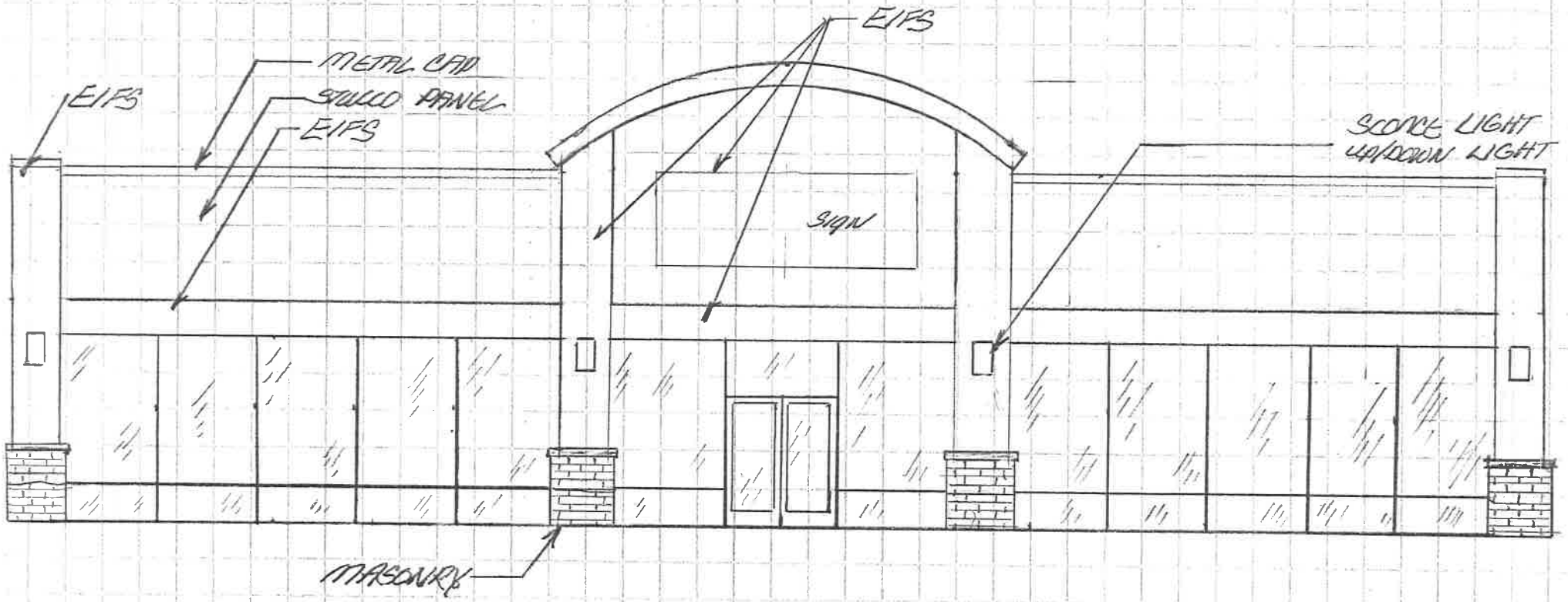
X Grant to Redeveloper; or

N/A Interest Rate Buy-Down

Post Office Box 1968
Grand Island, Nebraska 68802-1968
Phone: 308 385-5240
Fax: 308 385-5423
Email: cnability@grand-island.com

ICMS INC
9/4/16

AUTO AMERICA

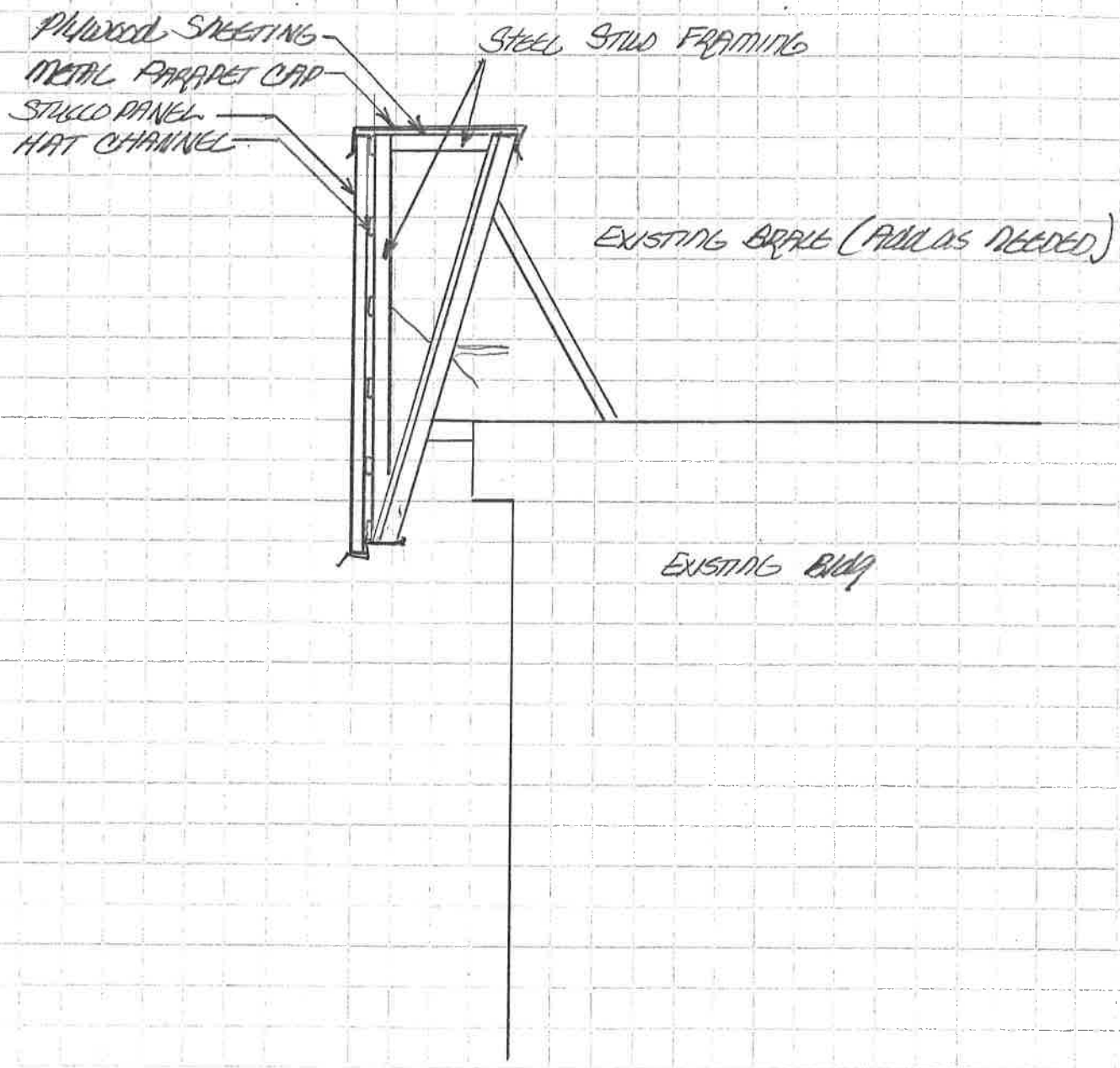


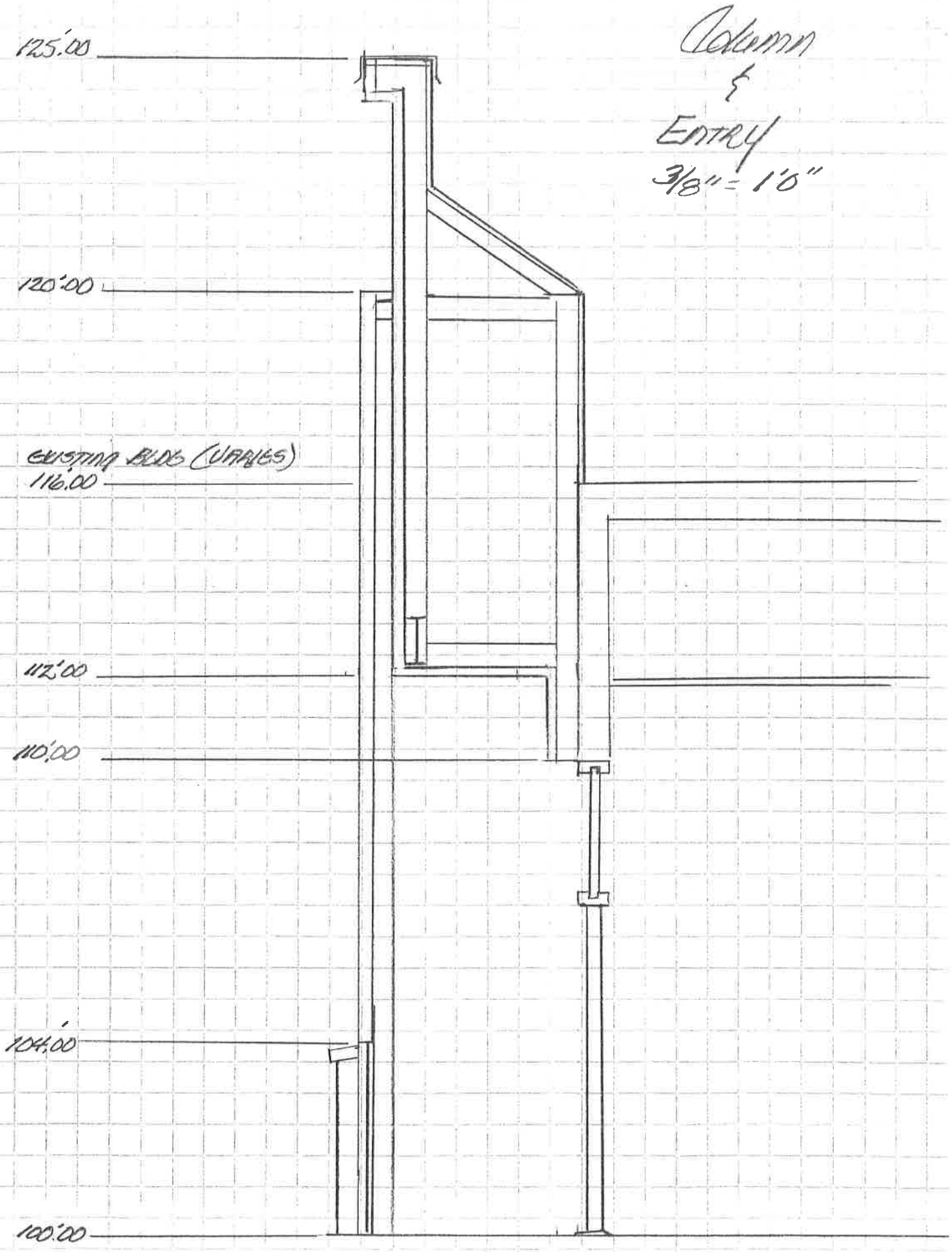
EAST ELEVATION

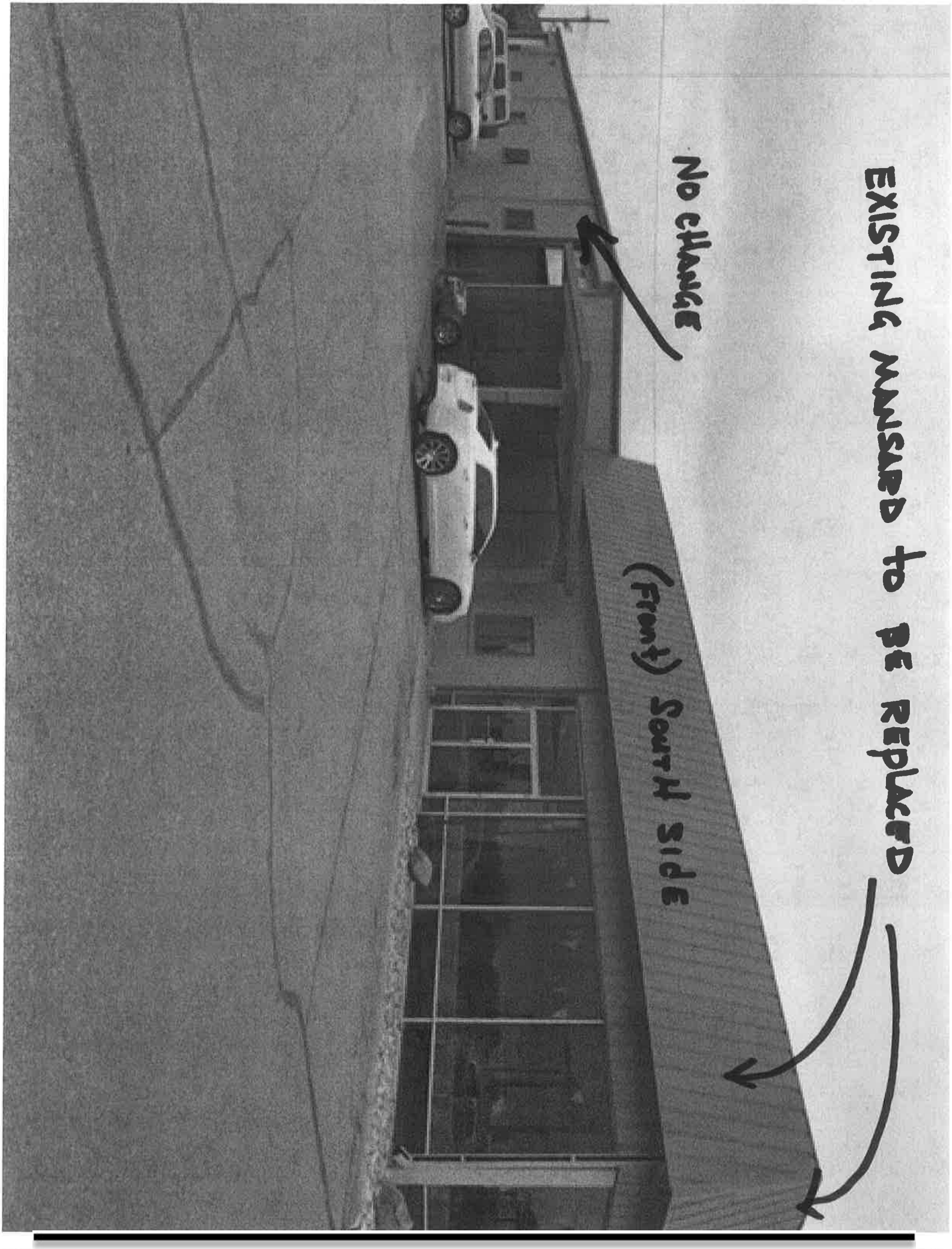
1/8" = 1'0"

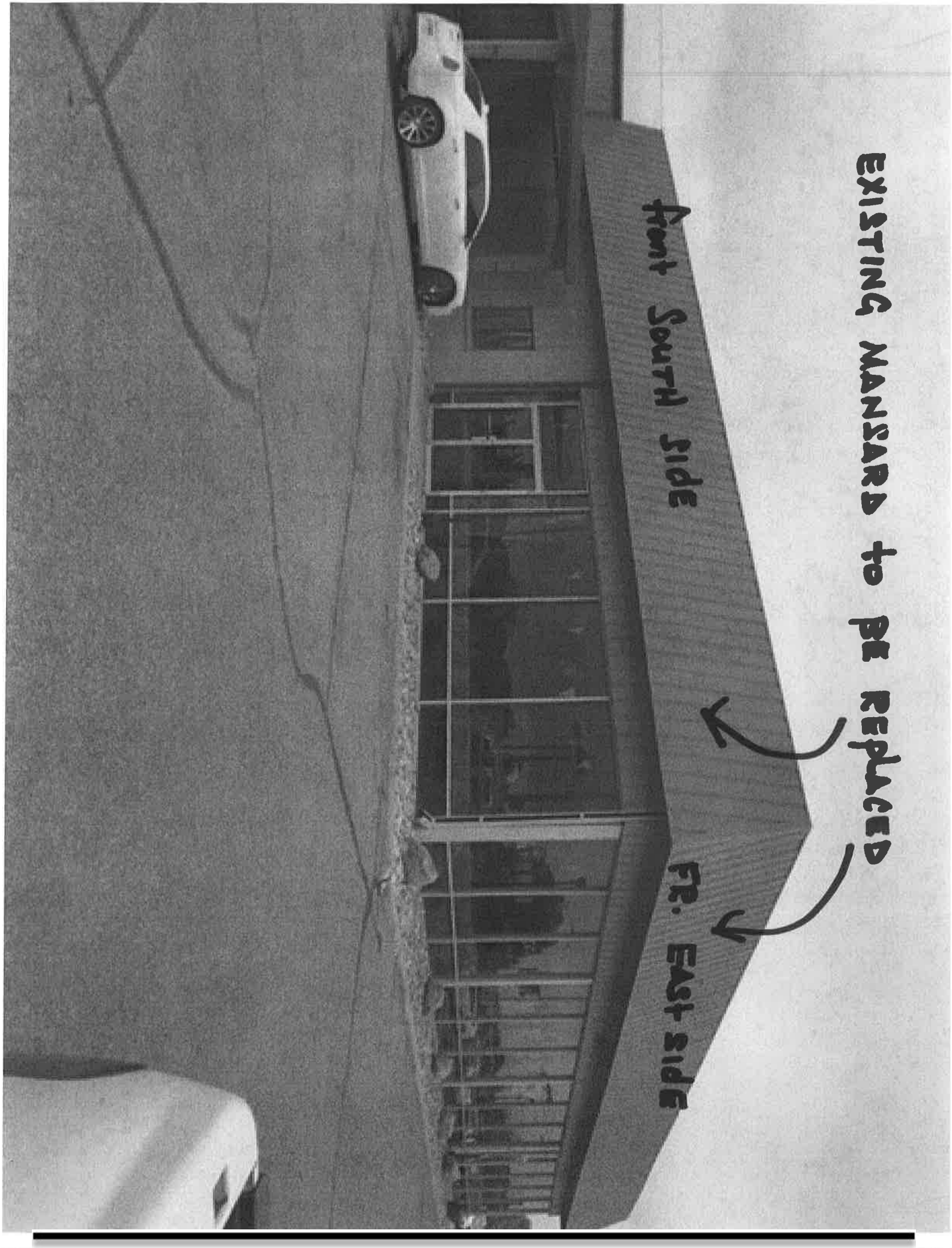
PARAPET DETAIL

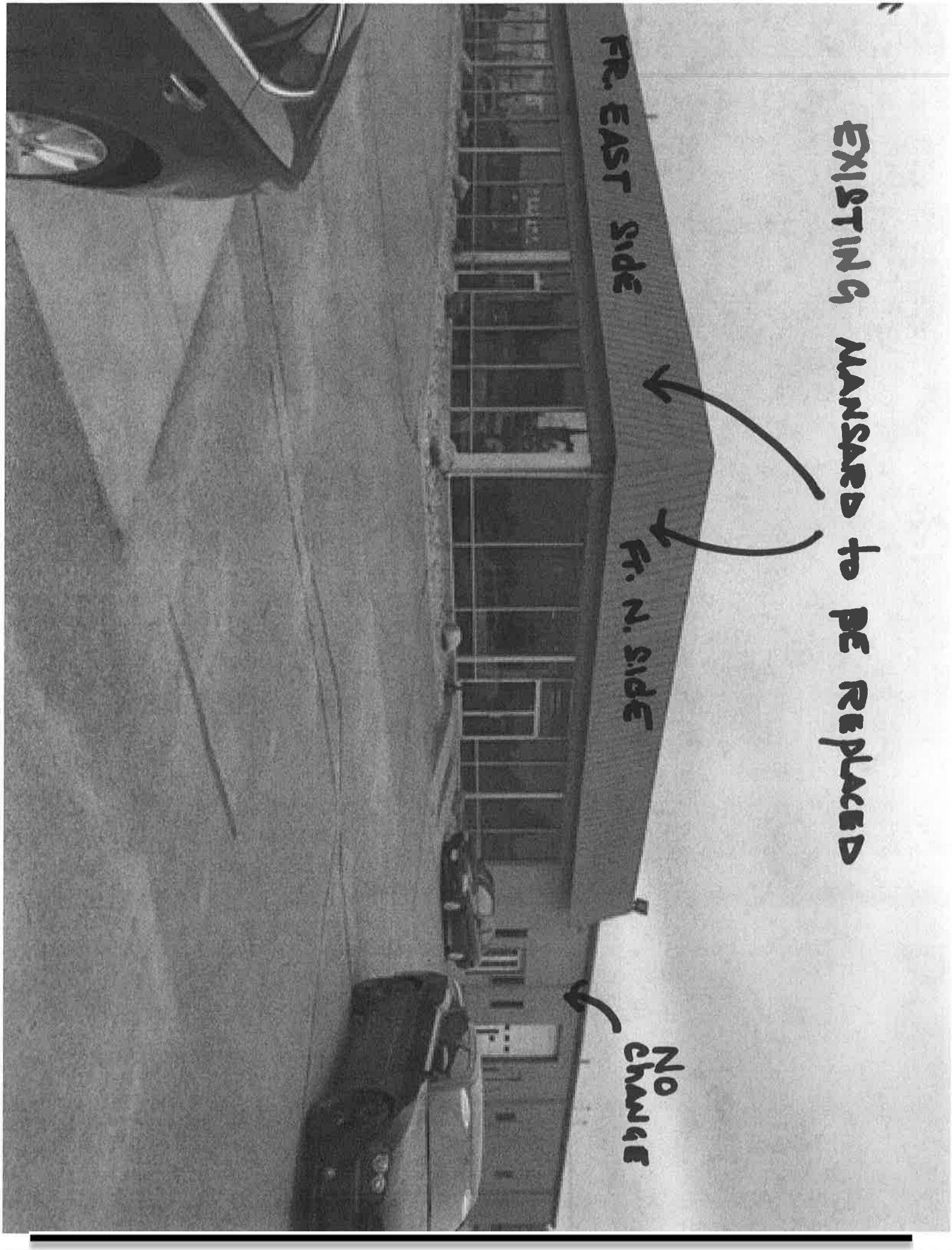
3/8" = 1'0"




Column
℄
ENTRY
3/8" = 1'0"
125.00
120.00
EXISTING BLDG (VARIES)
116.00
112.00
110.00
104.00
100.00


EXISTING MANSARD to BE REPLACED
NO CHANGE
(FRONT) SOUTH SIDE


EXISTING MANSARD to BE REPLACED
Front South side
FR. EAST side


EXISTING MANSARD to BE REPLACED
FR. EAST SIDE
FR. N. SIDE
NO CHANGE

Integrated Construction Management Services Inc.
717 West Anna
Grand Island NE 68801
308-382-1977
308-382-1978 Fax
23 E 24th St. Ste 5
Kearney NE 68847
308-236-5642
308-236-1353 Fax
www.icmsbuild.com

PROJECT BUDGET - Auto America
Façade Renovation

DATE: 9/9/2016
REVISED:
JOB #: Preliminary

Contract/PO Issued

COST CODE #	COST CODE DESCRIPTION	AUTO AMERICA BUDGET	ACTUAL COST	VARIENCE	NOTES
01.000	**GENERAL CONDITIONS**				
01.001	ARCHITECTURAL FEES	$2,000.00	$0.00	$2,000.00	Engineering for verification of existing façade to support new finishes, column foundations
01.065	PERMITS	$800.00	$0.00	$800.00	Demo & Building Permit
01.520	TEMP CONSTRUCTION/TEMP STORAGE	$950.00	$0.00	$950.00	Barricades, Temp Fencing
01.565	CLEAN UP	$950.00	$0.00	$950.00	
01.565	TRASH HAUL FEES	$900.00	$0.00	$900.00	
01.630	EQUIPMENT RENTAL	$2,000.00	$0.00	$2,000.00	Lift
01.720	PROJECT DOCUMENTS	$150.00	$0.00	$150.00	
01.820	PROJECT MANAGER	$4,000.00	$0.00	$4,000.00	
01.820	SUPERINTENDENT	$8,900.00	$0.00	$8,900.00	
01.880	GENERAL LABOR	$1,100.00	$0.00	$1,100.00	
01.880	OFFICE LABOR	$550.00	$0.00	$550.00	
01.650	TRAVEL/FUEL	$200.00	$0.00	$200.00	
	TOTALS	**$22,500.00**	**$0.00**	**$22,500.00**	
02.000	**SITEWORK**				
02.052	EXTERIOR DEMOLITION	$3,600.00	$0.00	$3,600.00	Concrete for footings, Façade at entry
02.520	PAVING/CURB/SIDEWALKS	$1,200.00	$0.00	$1,200.00	Sidewalk Patching
	TOTALS	**$4,800.00**	**$0.00**	**$4,800.00**	
03.000	**CONCRETE**				
03.318	FOUNDATIONS/FOOTINGS/SLAB	$4,400.00	$0.00	$4,400.00	Exterior Footings for Columns, Brick
	TOTALS	**$4,400.00**	**$0.00**	**$4,400.00**	
04.000	**MASONRY**				
04.210	CMU/BRICK	$5,450.00	$0.00	$5,450.00	
	TOTALS	**$5,450.00**	**$0.00**	**$5,450.00**	
05.000	**METALS**				
05.120	STRUCTURAL STEEL	$3,000.00	$0.00	$3,000.00	bracing to support new entry façade, header beam at entry
	TOTALS	**$3,000.00**	**$0.00**	**$3,000.00**	
06.000	**WOOD & PLASTIC**				
06.110	FRAMING/METAL STUD	$28,000.00	$0.00	$28,000.00	Columns, Parapets
06.110	BLOCKING/BACKING	$2,000.00	$0.00	$2,000.00	
	TOTALS	**$30,000.00**	**$0.00**	**$30,000.00**	

07.000	THERMAL & MOISTURE PROTECTION				
07.600	METAL SOFFIT/COPING	$3,700.00	$0.00	$3,700.00	Façade
07.635	MEMBRANE ROOFING	$2,500.00		$2,500.00	Back of entry tower
07.650	EIFS	$30,000.00	$0.00	$30,000.00	Façade band, entry - HRC, Inc
07.750	STUCCO PANELS	$19,000.00		$19,000.00	M & L
07.920	SEALANTS & CAULKING	$800.00	$0.00	$800.00	
	TOTALS	$56,000.00	$0.00	$56,000.00	
08.000	DOORS/WINDOWS				
08.800	STOREFRONT SYSTEM	$4,500.00	$0.00	$4,500.00	relocate/renovate entry storefront
08.820	SPECIALTY DOORS	$0.00	$0.00	$0.00	
	TOTALS	$4,500.00	$0.00	$4,500.00	
09.000	FINISHES				
	TOTALS	$0.00	$0.00	$0.00	
10.000	SPECIALTIES				
	TOTAL	$0.00	$0.00	$0.00	
15.000	MECHANICAL				
15.400	PLUMBING	$0.00	$0.00	$0.00	
15.500	HVAC	$0.00	$0.00	$0.00	
	TOTALS	$0.00	$0.00	$0.00	
16.000	ELECTRICAL				
16.001	ELECTRICAL	$6,500.00	$0.00	$6,500.00	Signage, Sconce lighting on columns
	TOTALS	$6,500.00	$0.00	$6,500.00	
TOTALS DIVISIONS		$137,150.00	$0.00	$137,150.00	
19.000	PROJECT MGMT FEE	$20,572.50	$0.00	$20,572.50	
	TOTALS	$157,722.50	$0.00	$157,722.50	

Marvin Webb 2500.00

$160,222.50

AUTO AMERICA

BUILDING IMROVEMENTS

Property Description	Date In Service	Amount
Tile installation	10/7/16	1,575.00
Painting outside of building	9/29/16	3,373.32
Paint for outside	9/20/16	621.53
New carpet	9/8/16	4,426.23
Carpet installation	9/8/16	1,500.00
New tile	9/8/16	2,073.59
Tile installation	9/8/16	3,275.00
Carpet removal	8/30/16	930.64
Painting showroom	8/25/16	414.43
Restroom plumbing	8/6/16	676.61
Gutter repair	12/9/15	360.00
Tile repair	11/10/15	800.00
Landscaping	8/6/15	3,160.93
Roof coating	6/19/14	28,185.00
North shop lights	6/13/14	4,690.86
Lighting update	12/16/13	2,815.00
North shop metal	12/13/13	3,700.00
North shop painting	11/20/13	1,000.00
Electrical - New Offices	10/31/12	782.00
New Office (Lawhorne)	10/24/12	12,015.00
Wood Trim - Rex Office	10/17/12	374.77
Door/Patio Door	8/27/12	960.66
20 Parking Lot Lights	1/27/12	6,836.65
2 new shop furnaces	11/19/10	4,953.00
South shop lights	10/1/10	13,467.00
South shop remodel - metal	10/1/10	12,816.47
Asphalt Parking Lot	9/21/10	2,850.00
Exterior Sign	8/27/10	4,823.28
Remodel	11/18/09	25,351.87
5-Ton Roof AC Unit	7/26/05	3,993.76
Sidewalks	6/30/05	1,856.98
Sidewalks	6/30/05	1,999.97
Roof Repairs	3/12/04	810.00
Phone Upgrade	12/31/03	394.05
Repair Ploe Lights	10/27/03	594.88

Bathroom Improvements	9/22/03	914.33
Light Repair	4/30/03	611.39
3036 South Locust Remodel	3/26/03	3,000.00
Seal Parking Lot Cracks	7/2/02	3,500.00
3036 S Locust Remodel	3/31/02	38,791.50
Exterior Lights (Repairs)	2/5/02	2,481.25
Lighting for Sales Lot	1/16/02	3,900.00
Furnace/Air conditioning	5/16/01	2,960.00
Furnace	1/3/01	4,440.00
Office Remodel	6/15/00	1,700.00
Furnace	2/29/00	1,000.00
Asphalt	7/29/99	37,500.00
Furnace	2/9/99	930.00
Asphalt	6/10/96	4,612.00
		$ 264,798.95

Au
Ame

AUTOAMERICA
Auto America

Community Redevelopment Authority (CRA)

Wednesday, April 12, 2017
Regular Meeting

Item F2

Elk's Lodge

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY

Facade Improvement Program Application

Project Redeveloper Information

I. Applicant Name: Elks Lodge #604

Address: 631 South Locust OPTION C

Telephone No.: 308 382-8014

Contact: Bill Carstens, Sean Hansen, Jermy Brandt,

II. Legal Street Address of Project Site: _____

III. Zoning of Project Site: _____

IV. Current and Contemplated Use of Project: _____

V. Present Ownership of Project Site: Elks Lodge #604

VI. Proposed Project: Describe in detail; attach plans and specifications:

Design And Manufacture one double face sign with red electronic
message center according to design of 3/21/2017 .
Remove roof pylon and apply elastomeric stucco to north face of tile block wall
Replace with new LED awning, Flag pole lighting, area lighting,
remove old awnings and dispose.

VII. Estimated Project Costs

Acquisition Costs:

A. Land $ _____

B. Building $ _____

Construction Costs:

A. Renovation or Building Costs Attributable to Facade Improvements (attach detail) $ 53,450.40

B. Other Construction Costs: ARCHITECTURAL DESIGN FEE $ 2,500.00

VIII. Source of Financing:

A. Developer Equity: $ 128,000.00

B. Commercial Bank Loan: $ 112, 000.00

C. Historic Tax Credits: $ -0-

D. Tax Increment Assistance: $ -0-

E. Other (Describe_____) $ -0-

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

WEBB & COMPANY ARCHITECTS 387 N. WALNUT 381 8013

CARL MAYHEW, PROFESSIONAL DESIGNER 383 3025

MAYHEW SIGNS, INC. CONSRUCTION SERVICES 382 7230

4413 E HWY 30 GRAND ISLAND, NE

X. Project Construction Schedule:

A. Construction Start Date: APRIL 13. 2017

B. Construction Comp etion Late: JULY 22. 2017

Financing Request Information

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

Replacement of exterior facade elements according to drawings and specifications submited with this application.

II. **Statement Identifying Financial Gap and Necessity for use of Facade Improvement Program Funds or Proposed Project:** _____

THE TOTAL AMOUNT OF THIS PROJECT IS $181,450.00 INCLUDING SIGNAGE IMPROVEMENTS. OWNER PARTICIPATION AMOUNTS TO $132,00,000 LEAVING A BALANCE OF $53,450.00TO COMPLETE THIS FACADE REDEVELOPMENT.

III. **Application of Grant Funds:**

YES **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

Mayhew Signs Inc
4413 E US Hwy 30 STE 2
PO BOX 729
Grand Island NE 68802-0729
1-308-382-7230 • FAX 1-308-382-7100
www.mayhewsigns.com

Tuesday, March 21, 2017

SALES ORDER

Sales Rep Carl Mayhew
Email: carl@mayhewsigns.com

Location of Project 308 382 8014

Elks Lodge # 604
631 South Locust
Grand Island, NE 68801

Buyer 308 382 8014

Elks Lodge # 604
631 South Locust
Grand Island, NE 68801

Sales Order Number: CM 20170322-070332-2 Design Number: 3 /21/2017

OPTION C

Manufacture one double face illuminated sign with a reconditioned red LED Daktronics 32 x 144 20 mm electronic display 760 watts per face. 200 8" pronto style black change 200 *" pronto style black change letters according to design of 3/21/2017.	14,250.00
Installtion of sign and footing.	1,000.00
4" x 20' x 6' project LED illuminated awning with Elks logo on 3 sides of awning.	6,684.00
Installtion of awning	450.00
Stuco flex 11' high x 133' on North side of the building.	8,456.00
120' of neon channel perimiter lighting	3,400.00
Installtion	600.00
25' Concord tapered spun aluminum flag pole with flag pole light	2,640.00
Installtion.	275.00
4- 250 watt induction Fullham light fixtures and 2- 4" square tube 20' pole	3,668.00
Installtion	1,260.00
Side door window tint and glass treatment.	85.00
Acm panels with Eks graphics applied to fence.	1,685.00
Electrical run from existing service at light pole to sign 20 amps required	1,800.00
Architectural fees	2,500.00
Remove awnings and roof pylon and cap opening.	1,678.00

Buyer agrees to buy and Seller agrees to sell the signage described above based on the terms and conditions set forth on Page 1, 2, and 3.
The Purchaser is to provide adequate electrical power feeder and final hook-up to the sign unless included above.
Installation prices are based upon normal conditions, obstructions are extra.

		Sales Price
Total Manufactured Price		32,412.00
Total Installation		18,019.00
☑ Estimated Sign Permit Services.		588.50
☐ Freight, Shipping & Handling, Delivery		-
Estimated Sales Tax Rate		2,430.90
Todays Total Sales Price	$	**53,450.40**
Amount Required to Place Order		26,725.20

Terms: 50% down w/order. Balance due on receipt of invoice

Seller: **Mayhew Signs Inc.**

Buyers Signature

Corporate Acceptance

Title

Date

Date

Page 1

Please Initial All Pages

8" HIGH 3" DEEP CHANNEL RACE WAY PAINTED BLUE WITH PURPLE TUBING, ELASTOMERIC FINISH ON NORTH SIDE OF BUILDING, POLE SIGN,AWNING,TWO POLE LIGHTS , FENCE SIGN, REMOVAL OF ROOF PYLON , 25' FLAGPOLE.

CHECK ALL SIZES, COLORS, AND PLACEMENT CAREFULLY!!
COLORS MAY VARY FROM CONCEPT TO MANUFACTURED SUBSTRATE
DRAWINGS AND SURVEYS WILL BE BILLED 30 DAYS FROM THIS DATE IF NO ORDER IS PLACED.

Client: ELKS LODGE #604
Address: 631 SOUTH LOCUST
GRAND ISLAND NE

Date: 10/20/ 2016 Client Approval

REVISION INFO

	Customer Request	CM
3 /21/2017	Customer Revision Request	

THIS RENDERING IS THE PROPERTY OF MAYHEW SIGNS INC.THIS IS A ORIGINAL UNPUBLISHED DRAWING NOT TO BE DISTRIBUTED REPRODUCED OR EXHIBITED WITH OUT THE CONCENT OF MAYHEW SIGNS, INC.

BBB ACCREDITED BUSINESS
A+ RATED
UL

mayhew Signs Inc.
1.800.726.4092

Community Redevelopment Authority (CRA)

Wednesday, April 12, 2017
Regular Meeting

Item X1

Update on Cornhusker Army Ammunition Plant Blight Study

Staff Contact: Chad Nabity

Community Redevelopment Authority (CRA)

Wednesday, April 12, 2017
Regular Meeting

Item X2

Retreat Discussion

Staff Contact: Chad Nabity