



Community Redevelopment Authority (CRA)

**Wednesday, October 18, 2017
Regular Meeting**

Item F1

Facade grant request-Urban Island/Kinkaider

Staff Contact: Chad Nabity



RECEIVED
9-6-17

Façade Improvement Program Application

Project Redeveloper Information

I. Applicant Name: Urban Island LLC
Address: 7315 Thomasbrook Ct Lincoln NE 68516
Telephone No.: (308) 227-6213
Contact: Jon Myers

II. Legal Street Address of Project Site: 320-322 North Pine

III. Zoning of Project Site: Commercial

IV. Current and Contemplated Use Of Project: Party room/future commercial

V. Present Ownership of Project Site: Urban Island LLC

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

VI. Estimated Project Costs:

Acquisition Costs:

A. Land	\$ 210,000
B. Building	\$

Construction Costs:

- A. Renovation or Building Costs Attributable to Façade Improvements (attach detail): \$ 168,677
- B. Other Construction Costs: \$ 576,720 (est.)

VIII. Source of Financing:

- A. Developer Equity: \$260,000
- B. Commercial Bank Loan: \$576,720 (est.)
- C. Historic Tax Credits \$
- D. Tax Increment Assistance: \$ 164,181 (est.)
- E. Other (Describe: FLS___) \$ 105,000 (est.)

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

General Contractor: Amos Anson, Empire Development, PO Box 1665 Grand Island NE 68802 308-390-2455
Architect: Stacy J Spotanski/ Toby Gay, Gay & Associates, 1470 31st Ave, Columbus, NE (308) 850-8186

X. Project Construction Schedule:

- A. Construction Start Date: Upon CRA Façade/TIF Approval
- B. Construction Completion Date: 2018

FINANCING REQUEST INFORMATION

- I. Describe Amount and Purpose for Which Façade Improvement Program funds is Requested: The amount of Façade dollars being asked for is \$168,677. These funds will be used to renovate the front of the former Nathan Detroit's Building.

Façade build-out costs

Permits	\$1,800
Carpentry	\$30,800
Demo	\$4,000
Materials	\$6,283
Architect	\$1,500
Granite	\$20,753
Glass	\$75,428
O&P	\$28,113
Total	\$168,677







