



Community Redevelopment Authority (CRA)

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

Item F3

Facade grant request - Fonner Court

Staff Contact: Chad Nabity

RECEIVED
4-19-17

4/12/17



COMMUNITY REDEVELOPMENT AUTHORITY

Facade Improvement Program Application

mstaab@windstream.net

Project Redeveloper Information

I. Applicant Name: Locust Street LLC
 Address: 1512-1608 S Locust
 Telephone No.: (402) 430-5791 (Mike)
 Contact: Mike & Ken Staab

II. Legal Street Address of Project Site: 1516 S Locust Parcel # 400078813

III. Zoning of Project Site: _____

IV. Current and Contemplated Use of Project: Retail

V. Present Ownership of Project Site: We currently own this property

VI. Proposed Project: Describe in detail; attach plans and specifications:
Redoing existing (19,500 sf) blding w/ exterior and facade improvements. (see attached)

We are adding an additional 8,700 sf of new retail space to the south of existing blding. None of the proposed 300K ^{costs} are related to new portions of blding.

VII. Estimated Project Costs

Acquisition Costs:

A. Land \$ 0
 B. Building \$ 0

Construction Costs:

A. Renovation or Building Costs Attributable to Façade Improvements (attach detail):

\$ 300,000

B. Other Construction Costs:

Signage

\$ 55,000

VIII. Source of Financing:

A. Developer Equity:

\$ _____

B. Commercial Bank Loan:

\$ _____

C. Historic Tax Credits:

\$ 0

D. Tax Increment Assistance:

\$ _____

E. Other (Describe _____)

\$ _____

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

Proj. Mgr - Chief Construction Comp. - Chad Micek (308) 238-2754
Arch. Designer " " Rob Stoppkotte (308) 389-7423

X. Project Construction Schedule:

A. Construction Start Date: 2Q-3Q 2017

B. Construction Completion Date: 4Q 2017

Financing Request Information

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

We will be redoing the existing exterior/facade on existing building (19,500 sf).
Include new ~~sign~~ property sign on South Locust.

existing Includes adding column design figures, ~~the~~ resurfacing ~~the~~ front curb drive & front EIFS, painting whole building.

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

Market rents (even w/ improvements) will not cover long term costs.

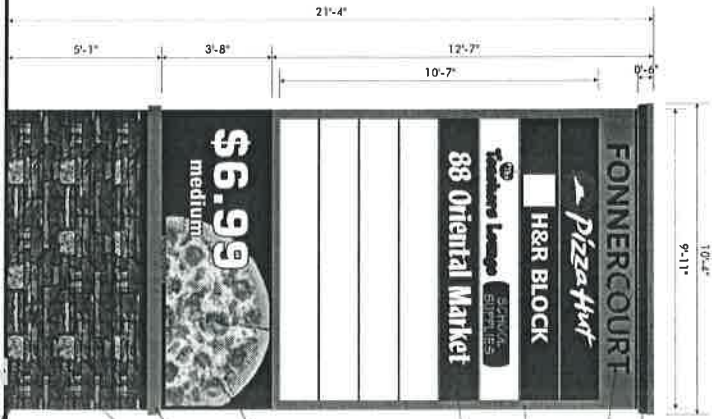
III. Application of Grant Funds:

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



B1 TENANT SIGN W/ LED DISPLAY
SCALE: 1/4"=1'-0"



B2 SIDE VIEW
SCALE: 1/4"=1'-0"

ACCENT TO MATCH COLOR AND STYLE ON BUILDING.

FONNERCOURT LETTERS WILL BE ROUTED PUSH THRU ACRYLIC WITH BLACK PERFORATED VINYL APPLIED TO THE FACES. INTERNALLY ILLUMINATED WITH WHITE LEDS.

CABINET BUILT FROM AN ALUMINUM AND STEEL ANGLE FRAME. SIGN FRAME WITH .080 ALUMINUM PAINTED BEIGE COLOR TO MATCH THE BUILDING.

1'-3" X 9'-4" TENANT PANELS TO BE WHITE 3/16" ACRYLIC WITH VINYL GRAPHICS APPLIED FIRST SURFACE TO MATCH DRAWING. INTERNALLY ILLUMINATED WITH WHITE LEDS.

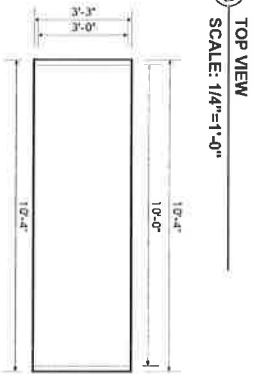
DOUBLE FACE DAKTRONICS 15.85MM LED DISPLAY. 60X175 ACTIVE PIXEL MATRIX CAN DISPLAY MESSAGES, TEXT AND VIDEO AS WELL AS GRAPHICS. SUPPORTS MULTIMEDIA SOFTWARE IS CLOUD BASE AND CAN USED ANYWHERE, ON ANY DEVICE WITH INTERNET.

5" ALUMINUM CAP PAINTED BEIGE

STONE COVER TO BE DONE BY OTHERS USING STONE TO MATCH BUILDING.

GENERAL NOTES

1. POLE STRUCTURE IS EXISTING.
2. REMOVE AND DISCARD EXISTING SIGN.
3. DAKTRONICS DISPLAY WILL REQUIRE A NEW 120V CIRCUIT DONE BY OTHERS.



COLOR / MATERIAL	
	Black 230-22
	White
	Light Beige 468
	Alum
	Acrylic

Handwritten signature in blue ink



3000 W OR HWY 20
Grand Island, NE 68028
308.881.8525
14677 15th St, NE
Grand Island, NE 68801

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Developers
Designers

Designer: D. Beck
Sales: Derek Beck
Location: Grand Island, NE
Date: 12-15-16
Approved by:

Project:
TENANT SIGN
W/ LED DISPLAY
Client:
FONNER COURT
STAAB MANAGEMENT

Revisions:

#	DATE	REASON

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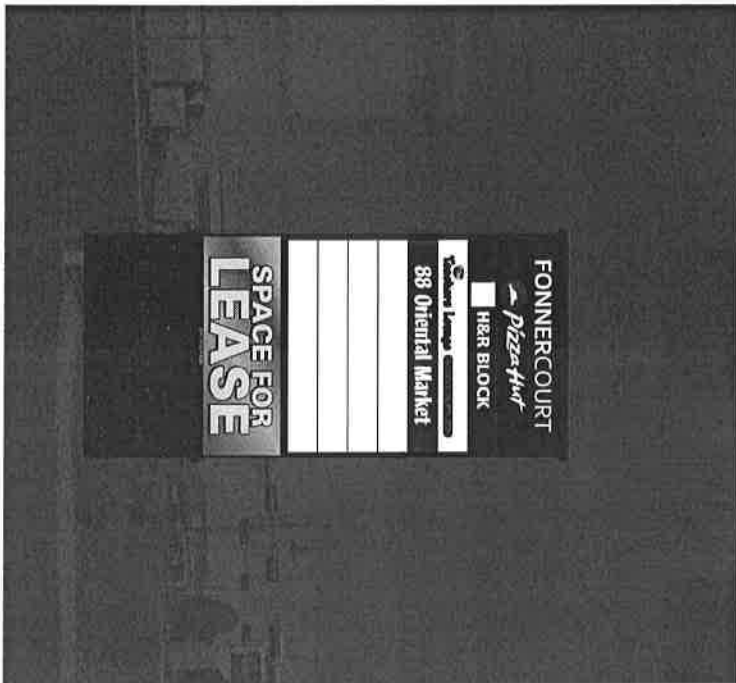
WSM

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B4 ELEVATION DAY VIEW
SCALE: 3/16"=1'-0"



B5 NIGHT VIEW
SCALE: 3/16"=1'-0"



COLOR / MATERIAL

	Black-230-22
	Pen Ink
	Light Beige-466
	Alum



3000 W Old Hwy 30
Grand Island, NE 68802
308.381.5525
1477.281.5300
FOLLOW US
Facebook: Love Signs, Inc
Twitter: @lovesigns
Pinterest: @lovesigns

Designer: D. Beck
Sales: Derek Beck
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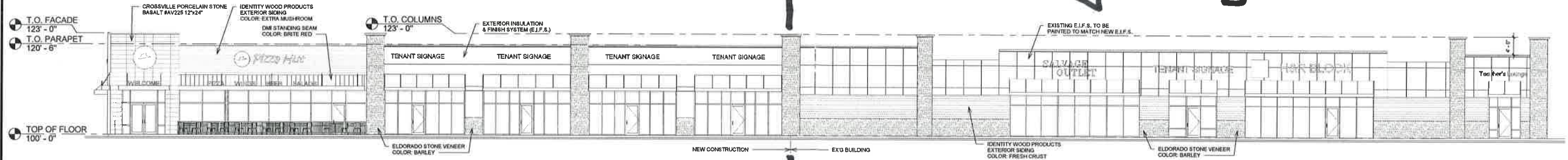
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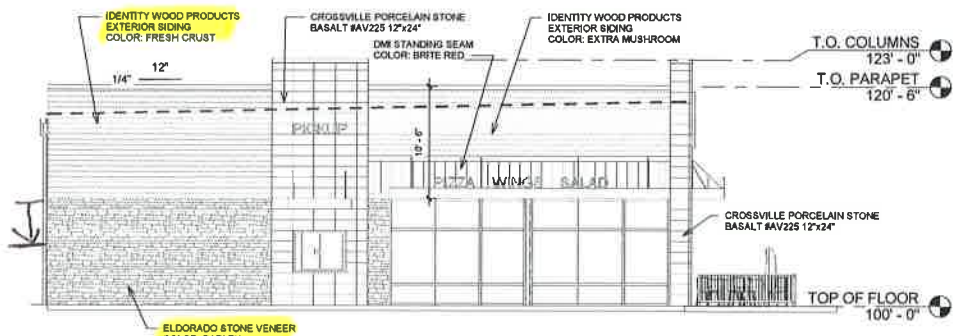
Existing Building



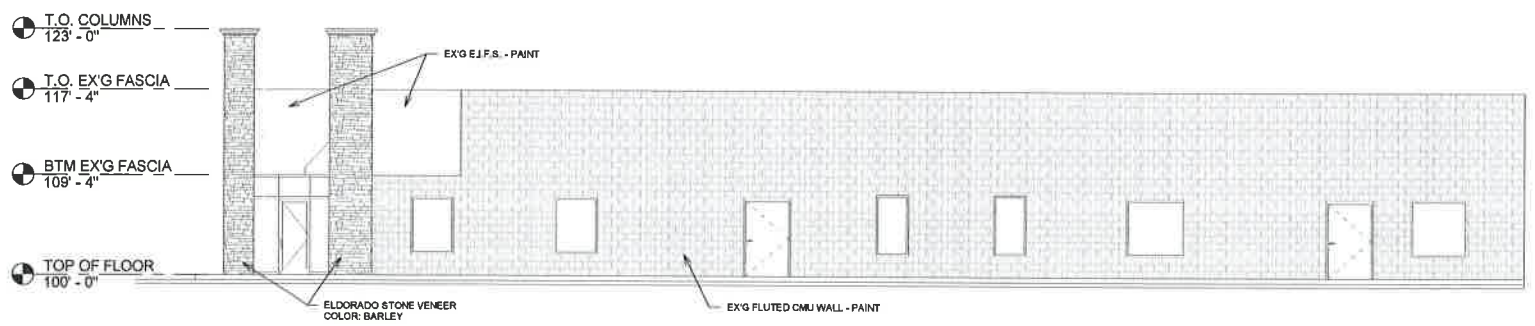
EAST ELEVATION
3/32" = 1'-0"



WEST ELEVATION
3/32" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



PERSPECTIVE VIEW

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DESIGN/BUILD - GENERAL CONTRACTORS
GRAND ISLAND, NE (308) 389-7222
KEARNEY, NE (308) 238-2755
http://www.chiefconstruction.us



PROJECT NAME:
STAAB MANAGEMENT
GRAND ISLAND, NEBRASKA

DRAWN BY:
RAS
DATE:
3-10-2017
PROJECT NO:
16077 VE
SCALE:
As Indicated
SHEET NO:

A-2.0

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