



# Community Redevelopment Authority (CRA)

**Wednesday, December 13, 2017**  
**Regular Meeting**

## **Item F1**

**Facade request-Mendez**

Staff Contact: Chad Nabity

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11-15-17



## Facade Improvement Program Application

### Project Redeveloper Information

November 10, 2017

- I. **Applicant Name:** Mendez Enterprises  
**Address:** 2404 West Lincoln Hwy  
**Telephone No.:** 308-398-0580  
**Contact:** Vince Mendez
- II. **Legal Street Address of Project Site:** See attached Redevelopment Plan
- III. **Zoning of Project Site:** M-3, Mixed Use Manufacturing Zone
- IV. **Previous & Contemplated Use of Project:**

### PHASE I

- 1) Auto parts storage to Diner,
- 2) Delapidated Residential to Office Space,
- 3) Vacant Building (previously Midwest Heating & Air) to Educational Occupancy (Grand Island Technical Institute)
- 4) Body Shop improvements,
- 5) Campus Sidewalks/Paving and Landscaping/Green Space Improvements

- V. **Present Ownership of Project Site:**  
Personal Automotive & Mendez Enterprises plus various Owners in the redevelopment area.
- VI. **Proposed Project: Describe in detail; attach plans and specifications:**  
Phase I Projects – See attached Site Plan along with proposed exterior images
- VII. **Estimated Project Costs (Phases I only) See Attached Estimated Costs.**

### Acquisition Costs:

A. Land & Buildings \$ 638,120

**Construction Costs:**

A. Renovation or Building Costs Attributable to Facade Improvements (see attached detail):	20.23%	\$ 300,000
B. Other Construction/Acquisition Costs:		\$ 544,732
Total:		\$1,482,852

**VIII. Source of Financing**

A. Developer Equity:	\$ 296,570
B. Commercial Bank Loan:	\$ 681,337
C. Historic Tax Credits:	\$ 0
D. Tax Increment Assistance:	\$ 204,945
E. Other (CRA Façade Improvement Program Grant)	\$ 300,000
Total:	\$1,482,852

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

Master Builder Associates – Architects  
Kenneth L. Frederick, AIA  
602 W 6<sup>th</sup> Street PO Box 433  
Doniphan, NE 68832

**X. Project Construction Schedule:**

A. Construction Start Date:	<u>Phase I - November 2017</u>
B. Construction Completion Date:	<u>Phase I – 2018</u>

**Financing Request Information**

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

See Attached Estimated Costs.

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

**Phase I** – The Façade improvement funds will make possible the site development changes plus the existing building exteriors and interiors improvements possible along with code compliance of converting current occupancies into proposed uses. The existing buildings will receive new windows, doors, exterior siding, signage, landscaping, sidewalks, and paving along with interior remodeling as required.

**III. Application of Grant Funds:**

\$300,000 Grant to Redeveloper

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)

## MENDEZ ENTERPRISES PHASE I PROJECTS

	MWHA - GI Tech	Diner/Café	Existing Body Shop	House/Office
<b>Facade Improvements</b>				
Siding/Masonry/Windows/Ext. Paint	\$41,789	\$13,000	\$15,000	\$5,000
Other/Signage	\$55,000	\$10,000	\$10,000	\$2,500
Doors/Awnings	\$112,500	\$10,211	\$20,000	\$5,000
<b>TOTAL Facade</b>	<b>\$209,289</b>	<b>\$33,211</b>	<b>\$45,000</b>	<b>\$12,500</b>
<b>TIF Improvements</b>				
Interior (Remodel/Structures)	\$98,350	\$46,139	\$20,000	\$3,400
Plumbing/Electrical	\$89,000	\$78,000	\$20,000	\$5,000
Concrete Paving	\$45,200	\$0	\$9,450	\$39,093
Other Building Improvements	\$9,000	\$5,000	\$7,000	\$2,000
Shingles/Roofing	\$8,400	\$3,500	\$5,200	\$5,000
Landscaping	\$10,000	\$2,000	\$5,000	\$20,000
Architectural Fees	\$5,500	\$1,500	\$500	\$1,500
Acquisition/Start Up Costs/Other	\$300,000	\$51,120	\$250,000	\$37,000
<b>TOTAL TIF</b>	<b>\$565,450</b>	<b>\$187,259</b>	<b>\$317,150</b>	<b>\$112,993</b>
<b>TOTAL Phase I Estimated Costs</b>	<b>\$774,739</b>	<b>\$220,470</b>	<b>\$362,150</b>	<b>\$125,493</b>

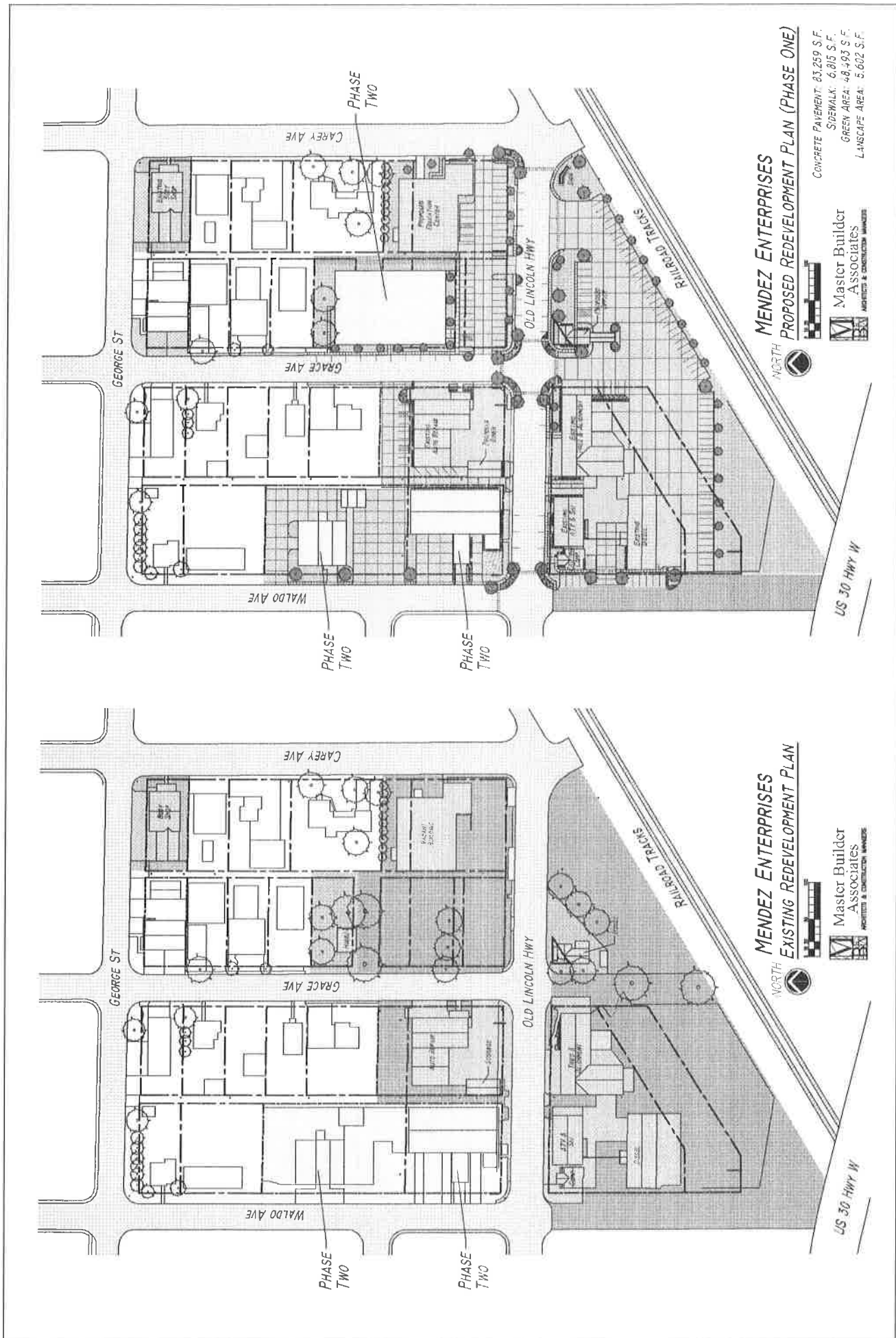
PHASE I TOTALS
\$74,789
\$77,500
\$147,711
\$300,000
\$167,889
\$192,000
\$93,783
\$23,000
\$22,100
\$37,000
\$9,000
\$638,120
\$1,182,852
\$1,482,852

## MENDEZ ENTERPRISES PHASE II PROJECTS

	Current ATV/Computers	Woody's Welding Shop	Dan's Machine Shop	Sky Zone	Current Diesel	Current Automotive	Current Tires & Alignment
<b>Facade Improvements</b>							
Siding/Masonry/Windows/Ext. Paint	\$25,000	\$22,000	\$12,000		\$30,000	\$35,000	\$30,000
Other/Signage	\$10,000	\$10,000	\$10,000		\$5,000	\$0	\$5,000
Doors/Awnings	\$10,474	\$30,000	\$8,500		\$19,769	\$10,442	\$16,474
<b>TOTAL Facade</b>	<b>\$45,474</b>	<b>\$62,000</b>	<b>\$30,500</b>	<b>\$0</b>	<b>\$54,769</b>	<b>\$45,442</b>	<b>\$51,474</b>
<b>TIF Improvements</b>							
Interior (Remodel/Structures)	\$5,000	\$100,000	\$10,000	\$114,000	\$9,000	\$0	\$9,000
Plumbing/Electrical	\$30,000	\$70,000	\$34,000	\$155,000	\$15,000	\$0	\$15,000
Concrete Paving	\$13,050	\$20,000	\$13,000	\$79,000	\$48,000	\$21,440	\$17,900
Other Building Improvements	\$5,000	\$20,000	\$5,000	\$856,000	\$22,000	\$0	\$5,000
Shingles/Roofing	\$7,000	\$6,500	\$4,300	\$0	\$6,500	\$0	\$6,500
Landscaping	\$7,000	\$10,000	\$5,000	\$8,000	\$7,000	\$3,000	\$7,000
Architectural Fees	\$500	\$500	\$500	\$120,000	\$500	\$0	\$500
Acquisition/Start Up Costs/Other	\$182,000	\$550,000	\$160,000	\$215,000	\$220,000	\$303,880	\$339,000
<b>TOTAL TIF</b>	<b>\$249,550</b>	<b>\$777,000</b>	<b>\$231,800</b>	<b>\$1,547,000</b>	<b>\$328,000</b>	<b>\$328,320</b>	<b>\$399,900</b>
<b>TOTAL Phase II Estimated Costs</b>	<b>\$295,024</b>	<b>\$839,000</b>	<b>\$262,300</b>	<b>\$1,547,000</b>	<b>\$382,769</b>	<b>\$373,762</b>	<b>\$451,374</b>

PHASE II TOTALS
\$154,000
\$40,000
\$95,659
\$289,659
\$247,000
\$319,000
\$212,390
\$913,000
\$30,800
\$47,000
\$122,500
\$1,969,880
\$3,861,570

**TOTAL Estimated Costs** \$5,634,081



**MELENDEZ ENTERPRISES  
CURRENT PROPOSED VALUES WITH ESTIMATED NEW TAX**

PHASE #1	PARCEL ID#	ADDRESS	CURRENT VALUE	ESTIMATED TAX	WHAT IF PARCEL ID#	PROPOSED NEW VALUE	ESTIMATED NEW TAX	CURRENT USE	PROPOSED USE
	400072254	2304 W OLD LINCOLN HWY	\$182,335	\$3,799.04	999972254	\$500,276	\$10,423.48	Vacated MWWHA	GI Technical Institute
	400111144	2323 W OLD LINCOLN HWY	\$36,690	\$764.46	999111144	\$224,374	\$4,674.92	Vacant Residential	Office Building
	400072211	2406 W OLD LINCOLN HWY	\$38,840	\$809.24	(2406) BLDG 999972211	\$169,440	\$3,530.94	Storage Shed	Updated Café/Diner
	400071886	136 N CAREY & 2315 W GEORGE	\$201,423	\$4,196.74	999111155	\$220,910	\$4,602.78	Current Body Shop	Welding/Mfg Facility
<b>Phase 1 Totals</b>			<b>\$459,288</b>	<b>\$9,569</b>		<b>\$1,115,000</b>	<b>\$23,232</b>		
PHASE #2	PARCEL ID#	ADDRESS	CURRENT VALUE	ESTIMATED TAX	WHAT IF PARCEL ID#	PROPOSED NEW VALUE	ESTIMATED NEW TAX		
	400072041	121 N WALDO	\$103,512	\$2,149.22	999111157	\$391,149	\$8,149.76	Welding/Fab Facility	Welding/Fab Facility
	400072246	2422 W OLD LINCOLN HWY	\$203,001	\$4,229.62	999111156	\$511,302	\$10,653.20	Woody's Welding	Future Body Shop
	400071932,	103 N GRACE	\$41,482	\$ 864.30					
	400072270,	2322 W OLD LINCOLN HWY	9,668	\$ 201.44					
	400072262	N GRACE	\$15,000	\$312.52					
		TOTAL	\$66,150	\$ 1,378.26	999972270	\$1,118,196	\$23,298.14	Vacant Lot Next to MWWHA	Sky Zone Trampoline Park
	400111152	2403 W OLD LINCOLN HWY	\$180,822	\$3,625.84	999111152	\$351,285	\$7,319.20	Tire & Alignment	Same, Updated
	400111179	2417 W OLD LINCOLN HWY	\$189,505	\$3,948.02	999111158	\$329,720	\$6,869.86	Diesel Shop	Same, Updated
	400072211	2404 W OLD LINCOLN HWY	\$230,886	\$4,810.62	2404 SHOP 999972211	\$390,102	\$8,127.94	Current Automotive	Same, Updated
	400111160	2421 & 2423 W OLD LINCOLN HWY	\$132,540	\$2,761.52	2421 Comp 2323 ATV 999111160	\$141,729 \$48,026 = \$189,775	\$2,953.42 \$1,000.64 = \$3,954.06	ATV/Computers	Same, Updated
<b>Phase 2 Totals</b>			<b>\$1,106,416</b>	<b>\$22,903</b>		<b>\$3,281,529</b>	<b>\$68,372</b>		
<b>TOTALS</b>			<b>\$1,565,704</b>	<b>\$32,472.58</b>		<b>\$4,396,529</b>	<b>\$91,604.28</b>		