



Community Redevelopment Authority (CRA)

Wednesday, November 8, 2017
Regular Meeting

Item F1

Facade application - Mendez

Staff Contact: Chad Nabity



Facade Improvement Program Application

Project Redeveloper Information

October 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 Use of Project:**
 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) Campus Sidewalks/Paving and Landscaping/Green Space Improvements
- 5) Vacant Lot Surface Storage and Residential to Sky Zone Trampoline Park
- 6) Façade & Site Improvements to Other Existing Buildings

PHASE II

- 1) Body Shop improvements,
- 2) Welding Shop exterior improvements,
- 3) Detailing Shop exterior 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

Phase II Projects - Exterior improvements to four existing structures

VII. Estimated Project Costs (Phases I & II) See Attached Estimated Costs.

Acquisition Costs:

A. Land	\$ 472,429
B. Buildings	\$1,475,000

Construction Costs:

A. Renovation or Building Costs Attributable to Facade Improvements (see attached detail):	10.47%	\$ 589,659
B. Other Construction/Acquisition Costs:		\$3,096,993
Total:		\$5,634,081

VIII. Source of Financing

A. Developer Equity:	\$1,126,816
B. Commercial Bank Loan:	\$3,030,641
C. Historic Tax Credits:	\$ 0
D. Tax Increment Assistance:	\$ 886,965
E. Other (CRA Façade Improvement Program Grant)	\$ 589,659
Total:	\$5,634,081

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

Master Builder Associates
Kenn Frederick AIA
602 W 6th Street PO Box 433
Doniphan, NE 68832

X. Project Construction Schedule:

A. Construction Start Date:	<u>Phase I - November 2017</u> <u>Phase II - 2018</u>
B. Construction Completion Date:	<u>Phase I – 2018</u> <u>Phase II - 2019</u>

Financing Request Information

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

Requested:

See Attached Estimated Costs.

II. Statement Identifying Financial Gap and Necessity for use of Facade 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.

Phase II – Exterior signage, landscaping project, exterior concrete, gutters, downspouts, snow retention devices, and other interior improvements are still envisioned and required for the four additional buildings.

III. Application of Grant Funds:

_____ \$589,659 _____ Grant to Redeveloper; or
_____ Interest Rate Buy-Down

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MELENDEZ ENTERPRISES PHASE I PROJECTS

	MWHA - GI Tech	Diner/Café & Current Automotive	Current ATV/Computers	House/Office	Sky Zone	Current Diesel	Current Tire & Alignment
Façade Improvements							
Siding/Masonry/Windows/Ext.Paint	\$41,789	\$48,000	\$25,000	\$5,000		\$30,000	\$30,000
Other/Signage	\$55,000	\$10,000	\$10,000	\$2,500		\$5,000	\$5,000
Doors/Awnings	\$112,500	\$20,653	\$10,474	\$5,000		\$19,769	\$16,474
TOTAL Façade	\$209,289	\$78,653	\$45,474	\$12,500	\$0	\$54,769	\$51,474
TIF Improvements							
Interior (Remodel/Structures)	\$98,350	\$46,139	\$5,000	\$3,400	\$114,000	\$9,000	\$9,000
Plumbing/Electrical	\$89,000	\$78,000	\$30,000	\$5,000	\$155,000	\$15,000	\$15,000
Concrete Paving	\$45,200	\$21,440	\$13,050	\$39,093	\$79,000	\$48,000	\$17,900
Other Building Improvements	\$9,000	\$5,000	\$5,000	\$2,000	\$856,000	\$22,000	\$5,000
Shingles/Roofing	\$8,400	\$3,500	\$7,000	\$5,000	\$0	\$6,500	\$6,500
Landscaping	\$10,000	\$5,000	\$7,000	\$20,000	\$8,000	\$7,000	\$7,000
Architectural Fees	\$5,500	\$1,500	\$500	\$1,500	\$120,000	\$500	\$500
Acquistion/Start Up Costs/Other	\$300,000	\$355,000	\$182,000	\$37,000	\$215,000	\$220,000	\$339,000
TOTAL TIF	\$565,450	\$515,579	\$249,550	\$112,993	\$1,547,000	\$328,000	\$399,900
TOTAL Phase I Estimated Costs	\$774,739	\$594,232	\$295,024	\$125,493	\$1,547,000	\$382,769	\$451,374

MELENDEZ ENTERPRISES PHASE II PROJECTS

	Body Shop	Woody's Welding	Dan's Machine Shop	TOTALS
Façade Improvements				
Siding/Masonry/Windows/Ext.Paint	\$15,000	\$22,000	\$12,000	\$228,789
Other/Signage	\$10,000	\$10,000	\$10,000	\$117,500
Doors/Awnings	\$20,000	\$30,000	\$8,500	\$243,370
TOTAL Façade	\$45,000	\$62,000	\$30,500	\$589,659
TIF Improvements				
Interior (Remodel/Structures)	\$20,000	\$100,000	\$10,000	\$414,889
Plumbing/Electrical	\$20,000	\$70,000	\$34,000	\$511,000
Concrete Paving	\$9,450	\$20,000	\$13,000	\$306,133
Other Building Improvements	\$7,000	\$20,000	\$5,000	\$936,000
Shingles/Roofing	\$5,200	\$6,500	\$4,300	\$52,900
Landscaping	\$5,000	\$10,000	\$5,000	\$84,000
Architectural Fees	\$500	\$500	\$500	\$131,500
Acquistion/Start Up Costs/Other	\$250,000	\$550,000	\$160,000	\$2,608,000
TOTAL TIF	\$317,150	\$777,000	\$231,800	\$5,044,422
TOTAL Phase II Estimated Costs	\$362,150	\$839,000	\$262,300	\$5,634,081

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

