



# Community Redevelopment Authority (CRA)

**Wednesday, November 14, 2018**  
**Regular Meeting**

## **Item F2**

**Facade Improvement Grant Bosselman Real Estate LLC 1607 S.  
Locust (South End of Building)**

Staff Contact:



## Facade Improvement Program Application

### Project Redeveloper Information

- I. Applicant Name: Bosselman Real Estate, LLC  
Address: 1607 S. Locust St. Grand Island, Ne. 68802  
Telephone No.: 308-382-5501  
Contact: Gus Patsios  
Email: gus.patsios@bosselman.com
- II. Legal Street Address of Project Site:  
1607 South Locust St.- Tenant Space
- III. Zoning of Project Site: 03 commercial- Blighted
- IV. Current and Contemplated Use of Project:  
Retail Center to stay as Retail Center
- V. Present Ownership of Project Site: Bosselman Real Estate LLC
- VI. Proposed Project: Describe in detail; attach plans and specifications:  
The current facade will be completely overhauled by adding to the roof top accents  
to create a flow that would tie in with the Bosselman Enterprises Corporate Office. An eight  
foot canopy with down lighting is desired. Cultured stone will replace the  
dilapidated existing brick. Replace 10' x 100' of raised sidewalk. The existing fascia  
will be re-coated and painted. The existing signs will be removed.  
Once the fascia is completed the signs will be reinstalled.

VII. Estimated Project Costs

Acquisition Costs:

A. Land \$ \$185,000  
B. Building \$ \$365,000

Construction Costs:

A. Renovation or Building Costs Attributable  
to Façade Improvements (attach detail): \$ \$187,835  
B. Other Construction Costs: \$ \_\_\_\_\_

VIII. Source of Financing:

A. Developer Equity: \$ Internal  
B. Commercial Bank Loan: \$ \_\_\_\_\_  
C. Historic Tax Credits: \$ \_\_\_\_\_  
D. Tax Increment Assistance: \$ \_\_\_\_\_  
E. Other (Describe \_\_\_\_\_) \$ \_\_\_\_\_

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

Ryan Sterns	Matt krieser
Hewgley and Associates	Bosselman Administrative Services Inc,
702 Bailey	1607 S. Locust Street
North Platte, NE 69101	Grand Island, NE 68802
308-534-4983	308-382-5501 ext 170

X. Project Construction Schedule:

A. Construction Start Date: Feb. 2019  
B. Construction Completion Date: May 2018

## Financing Request Information

- I. Describe Amount and Purpose for Which Façade Improvement Program Funds are Requested: Bosselman Real Estate LLC is requesting \$75,000 in facade improvement program funds for the design, engineering, demolition, renovation and facade installation for retail space-better known as Snap Fitness, Joe Morton and Son Inc., Advanced Check Cash with two additional 3,000 Square foot bays that are available.

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

While doing the renovation for Bosselman Enterprises there where several unforeseen cost. The project came in considerably over budget. The intent was to renovate the facade in question in a timely matter. With the assistance of the Facade Improvement Program this project could come to fruition in the Spring of 2019. The parking area has been completed with an asphalt overlay as part of this project.

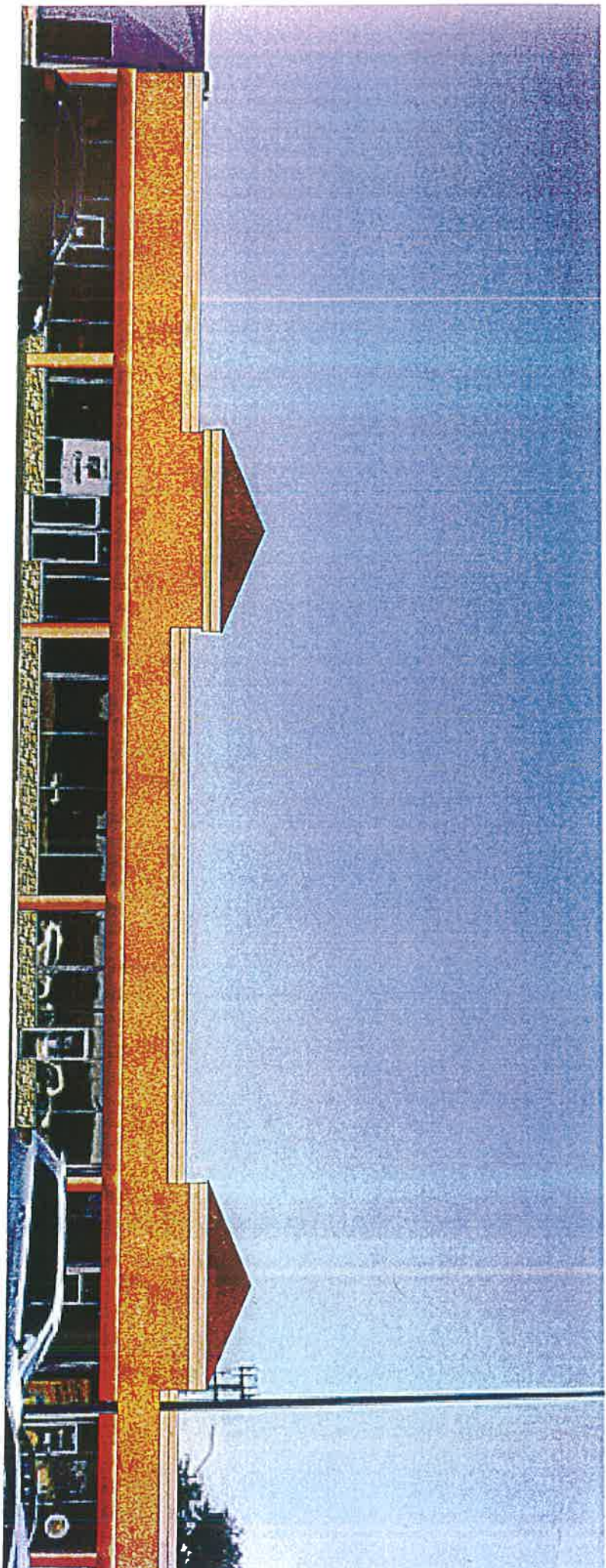
- III. Application of Grant Funds:

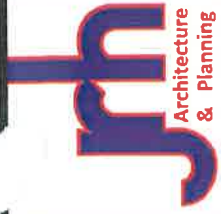
Grant to Redeveloper; or  
Interest Rate Buy-Down

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

## Facade Improvements Cost Breakdown

Architectural	- \$ 2,500
Engineering	- \$ 2,000
Demo	- \$10,000
Substructure	- \$45,000
Facade Materials	- \$63,000
Facade Installation	- \$27,000
Signage	- \$ 7,000
Asphalt	- \$30,235
<u>Lot Striping</u>	<u>- \$ 1,100</u>
Total	\$187,835





Architecture  
& Planning

Joseph L. Newgley & Associates, Inc.  
102 South 84th Street, Omaha, NE 68114  
Phone: 402.334.0881 • Fax: 402.334.0882

BOSELLMAN'S CORPORATE

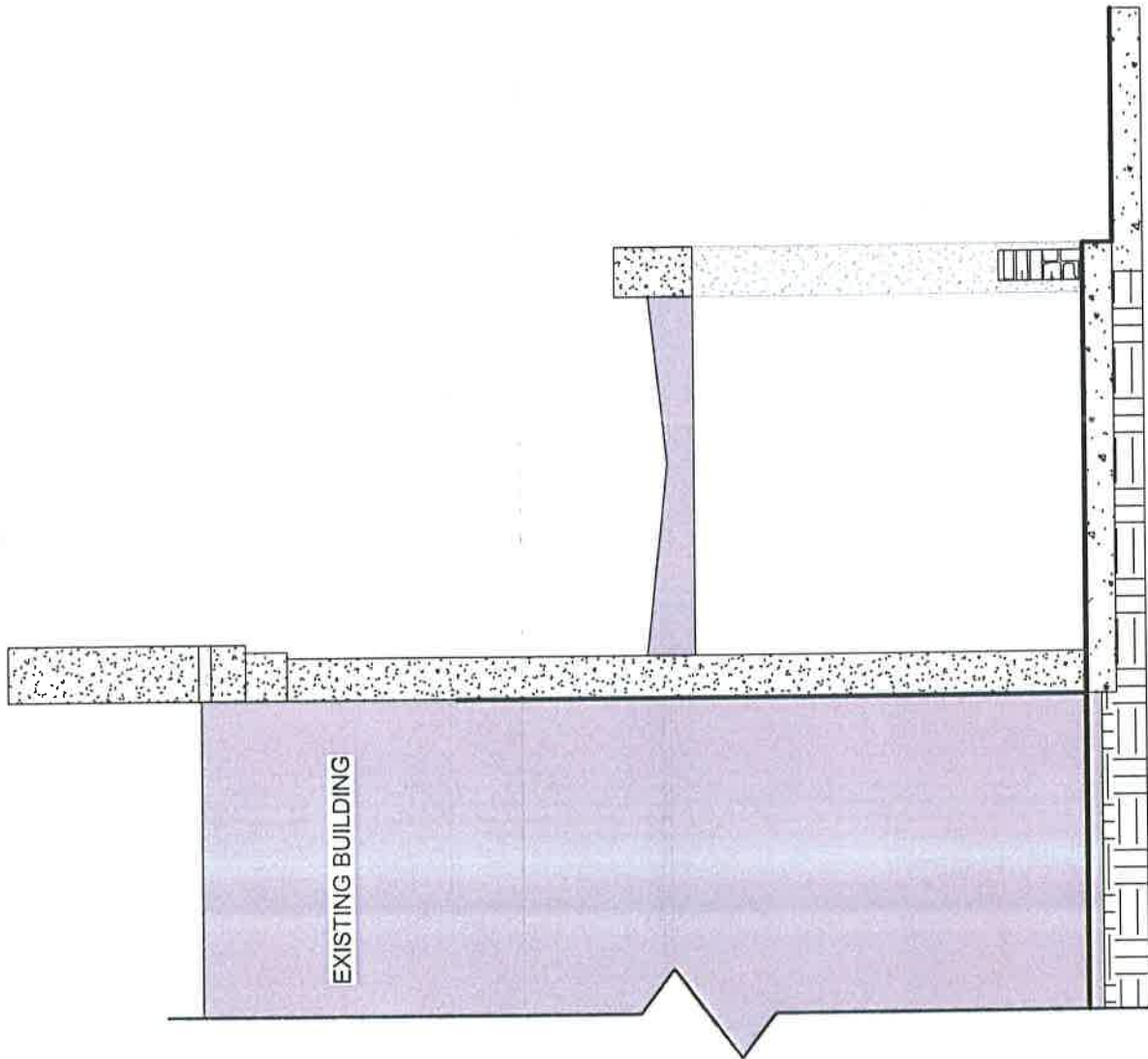
PROJECT #: R-XX17  
DATE: 11/21/17

DRAWN: MJH

REVISIONS



A101



EXISTING BUILDING

1 canopy section  
1/4" = 1'-0"





