



Community Redevelopment Authority (CRA)

Wednesday, December 12, 2018
Regular Meeting

Item G1

Life Safety Grant for 112 E 3rd Street Wing Properties

Staff Contact:



Fire and Life Safety Grant Program Application

Project Redeveloper Information

I. Applicant Name: Wing Properties _____
Address: 120 East 3rd, Grand Island NE 68801 _____
Telephone No.: 308-398-2500 _____
Contact: Dean Pegg _____

II. Legal Street Address of Project Site: 112 East 3rd st

III. Present Ownership of Project Site: Wing Properties

IV. Proposed Project: Describe in detail; attach plans and specifications:

Proposed Number of Upper Story 1 Bedroom Units _____

Proposed Number of Upper Story 2+ Bedroom Units 1 _____

Other Info:

Wing Properties will be redeveloping the main and second floor of 112 East 3rd. The main floor will be renovated to accompany a new commercial business. The second floor will be turned into one 2,904 s.f. apartment to be rented out.

V. Building Details

A. Actual Purchase Price	\$ 90,000 _____
B. Assessed Value of Property	\$ 50,521 _____
C. When Acquired	2014 _____
D. Number of Floors	2 _____
E. Square Footage of Building	5,808 _____
F. Current Use of Building	

Unoccupied _____

VI. Construction Costs		
A. Total Estimated Renovation or Building Costs		\$ 394,989 _____
B. Estimated Cost of Life Safety Improvements:		
Fire Sprinklers		\$ 21,780 _____
Exiting		\$ _____
Electric Upgrades		\$ 14,000 _____
Water Upgrades for Sprinklers		\$ _____
C. Other Construction Costs:		
First Floor Renovation		\$ 113,446 _____
Second Floor Renovation		\$ 245,763 _____
Third Floor Renovation		\$ _____
Fourth Floor Renovation		\$ _____
Basement Renovation		\$ _____
Roof		\$ _____
Heating and AC		\$ _____
Façade Improvements/Maintenance		\$ _____
Other Construction Costs		

**Please note all construction costs are approximate. **

VII. Source of Financing:		
Developer Equity:		\$ 90,000 _____
Commercial Bank Loan:		\$ 394,989 _____
Historic Tax Credits:		\$ _____
Tax Increment Financing:		\$ Unknown _____
Low Income Tax Credits		\$ _____

Other (Describe: Façade grant _____) \$ _____

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

General Contractor: Amos Anson, Empire Development, PO Box 1665 Grand Island NE 68802 308-390-455 Structural Engineer:
Mike Spifinek, Olsson Associates 201 E. Second Street Grand Island, NE 68801 308-384-8750
Architect: Toby Gay, Gay and Associates, 1470 31st. ave. Columbus Ne 68601

IX. Project Construction Schedule:

A. Construction Start Date: 2019 _____

B. Construction Completion Date: 2019 _____

Grant Notes:

The CRA may grant up to \$20,000 per new upper story 2+bedroom unit and \$15,000 per new upper story 1 bedroom unit. The final amount will be determined upon approval of the grant and is at the discretion of the CRA. Applications for this program may be submitted up to for the next fiscal year (Beginning October 1) on or after July 1. Applications will be considered in the order received. Only complete applications will be considered for approval. Applications must be submitted at least 30 days prior to the meeting during which they will be considered for approval.

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