

# Community Redevelopment Authority (CRA)

Monday, October 25, 2021 Regular Meeting

Item F3

Facade Application - 223 W. 3rd Street

**Staff Contact:** 



# **Facade Improvement Program Application**

# **Project Redeveloper Information**

I.	Applicant Name:	Azure Investment Group		
	Address:	209 W 3rd Street		
	Telephone No.: _	308-240-0918		
	Contact:	Dana Wright		
II.	Legal Street Addr	ess of Project Site: 223 W 3rd Street		
III.	Zoning of Project Site: B3			
IV.	Current and Contemplated Use of Project: Reconstruction of Windows, Awnings and tenant signage assistance			
v.	Present Ownership of Project Site: Azure Investment Group LLC			
VI.	Proposed Project: Describe in detail; attach plans and specifications:			
	Azure Investments is renovating the entirety of the 223 W 3rd Street (Greenberger's)			
	building. The brick structure is in great shape but the old metal awnings will need to be			
	replaced as they are damaged. We are also going to restore the back entry way to its			
	original glass front to bring that back to life. The front retail space windows need replaced			
	from damage and vandalism. The old windows above the awning were removed years ago			
	and we will be wanting to put those back in as well. A portion of awarded grant dollars wil			
	be put toward signage needs for retail spaces in the property.			
VII.	Estimated Project	Costs		
	Acquisition Costs			
	A. Land		\$	
	B. Building		\$ 250,000	

A. Renovation or Building Costs Attributable to Façade Improvements (attach detail):  B. Other Construction Costs:  \$ 40,000  B. Other Construction Costs:  \$ 610,000   VIII. Source of Financing:  A. Developer Equity:  B. Commercial Bank Loan:  C. Historic Tax Credits:  D. Tax Increment Assistance:  E. Other (Describe  E. Other (Describe Indicator)  Financial Island, NE 68801  Architect - Toby Gay  1470 31st Avenue  Columbus, NE 68601  X. Project Construction Schedule:  A. Construction Start Date:  Financing Request Information  I. Describe Amount and Purpose for Which Façade Improvement Program Funds are Requested:  \$60,000 - Windows - replacement of broken/damaged and previously removed/blocked  up windows on both front storefront and back storefront.  \$5,000 - Demo of bricked up windows and removal of old windows		Construction Costs:					
B. Other Construction Costs:  B. Other Construction Costs:  A. Developer Equity:  B. Commercial Bank Loan:  C. Historic Tax Credits:  D. Tax Increment Assistance:  E. Other (Describe  E. Other (Describe  E. Other (Describe  Designer - Stacy Spotanski  Contractor - Shada Construction  724 W. Hedde Street, #4  2421 Pioneer Blvd  Grand Island, NE 68801  Architect - Toby Gay  1470 31st Avenue  Columbus, NE 68601  X. Project Construction Schedule:  A. Construction Schedule:  A. Construction Completion Date:  January 2022  Financing Request Information  J. Describe Amount and Purpose for Which Façade Improvement Program Funds are Requested: \$60,000 - Windows - replacement of broken/damaged and previously removed/blocked up windows on both front storefront and back storefront.  \$5,000 - Demo of bricked up windows and removal of old windows		A. Renovation or Building Costs Attributable					
VIII. Source of Financing:  A. Developer Equity:  B. Commercial Bank Loan:  C. Historic Tax Credits:  D. Tax Increment Assistance:  E. Other (Describe  E. Other (Describe  Designer - Stacy Spotanski  Grand Island, NE 68801  Architect - Toby Gay  1470 31st Avenue  Columbus, NE 68601  X. Project Construction Schedule:  A. Construction Start Date:  A. Construction Completion Date:  January 2022  Financing Request Information  I. Describe Amount and Purpose for Which Façade Improvement Program Funds are Requested: \$60,000 - Windows - replacement of broken/damaged and previously removed/blocked up windows on both front storefront and back storefront.  \$5,000 - Demo of bricked up windows and removal of old windows		to Façade Improvements (attach detail):	\$ 40	,000			
A. Developer Equity:  B. Commercial Bank Loan:  C. Historic Tax Credits:  D. Tax Increment Assistance:  E. Other (Describe		B. Other Construction Costs:	\$ 61	0,000			
B. Commercial Bank Loan:  C. Historic Tax Credits:  D. Tax Increment Assistance:  E. Other (Describe	VIII.	Source of Financing:					
C. Historic Tax Credits:  D. Tax Increment Assistance:  E. Other (Describe  S. 356,000  IX. Name & Address of Architect, Engineer and General Contractor: Designer - Stacy Spotanski  Contractor - Shada Construction  724 W. Hedde Street, #4  2421 Pioneer Blvd  Grand Island, NE 68801  Grand Island, NE 68801  Architect - Toby Gay  1470 31st Avenue  Columbus, NE 68601  X. Project Construction Schedule: A. Construction Start Date: Fall 2021  B. Construction Completion Date: January 2022  Financing Request Information  I. Describe Amount and Purpose for Which Façade Improvement Program Funds are Requested: \$60,000 - Windows - replacement of broken/damaged and previously removed/blocked up windows on both front storefront and back storefront.  \$5,000 - Demo of bricked up windows and removal of old windows		A. Developer Equity:	\$				
D. Tax Increment Assistance:  E. Other (Describe  E. Other (Describe  S. Sa56,000  E. Other (Describe  S. Sa56,000  E. Other (Describe  S. Satisfance:  Designer - Stacy Spotanski  Contractor - Shada Construction  724 W. Hedde Street, #4  2421 Pioneer Blvd  Grand Island, NE 68801  Grand Island, NE 68801  Architect - Toby Gay  1470 31st Avenue  Columbus, NE 68601  X. Project Construction Schedule:  A. Construction Start Date:  Fall 2021  B. Construction Completion Date:  January 2022  Financing Request Information  I. Describe Amount and Purpose for Which Façade Improvement Program Funds are Requested: \$60,000 - Windows - replacement of broken/damaged and previously removed/blocked up windows on both front storefront and back storefront.  \$5,000 - Demo of bricked up windows and removal of old windows		B. Commercial Bank Loan:	\$_90	0,000			
IX. Name & Address of Architect, Engineer and General Contractor:  Designer - Stacy Spotanski  Contractor - Shada Construction  724 W. Hedde Street, #4  2421 Pioneer Blvd  Grand Island, NE 68801  Grand Island, NE 68801  Architect - Toby Gay  1470 31st Avenue  Columbus, NE 68601  X. Project Construction Schedule:  A. Construction Start Date: Fall 2021  B. Construction Completion Date: January 2022  Financing Request Information  I. Describe Amount and Purpose for Which Façade Improvement Program Funds are Requested: \$60,000 - Windows - replacement of broken/damaged and previously removed/blocked up windows on both front storefront and back storefront.  \$5,000 - Demo of bricked up windows and removal of old windows		C. Historic Tax Credits:		\$			
IX. Name & Address of Architect, Engineer and General Contractor:  Designer - Stacy Spotanski  Contractor - Shada Construction  724 W. Hedde Street, #4  Grand Island, NE 68801  Grand Island, NE 68801  Architect - Toby Gay  1470 31st Avenue  Columbus, NE 68601  X. Project Construction Schedule:  A. Construction Start Date: Fall 2021  B. Construction Completion Date: January 2022  Financing Request Information  I. Describe Amount and Purpose for Which Façade Improvement Program Funds are Requested: \$60,000 - Windows - replacement of broken/damaged and previously removed/blocked  up windows on both front storefront and back storefront. \$5,000 - Demo of bricked up windows and removal of old windows		D. Tax Increment Assistance:		\$ 356,000			
Designer - Stacy Spotanski  724 W. Hedde Street, #4  Grand Island, NE 68801  Architect - Toby Gay  1470 31st Avenue  Columbus, NE 68601  X. Project Construction Schedule:  A. Construction Start Date: Fall 2021  B. Construction Completion Date: January 2022  Financing Request Information  I. Describe Amount and Purpose for Which Façade Improvement Program Funds are Requested: \$60,000 - Windows - replacement of broken/damaged and previously removed/blocked up windows on both front storefront and back storefront.  \$5,000 - Demo of bricked up windows and removal of old windows		E. Other (Describe	)	\$			
Grand Island, NE 68801  Architect - Toby Gay  1470 31st Avenue  Columbus, NE 68601  X. Project Construction Schedule:  A. Construction Start Date: Fall 2021  B. Construction Completion Date: January 2022  Financing Request Information  I. Describe Amount and Purpose for Which Façade Improvement Program Funds are Requested: \$60,000 - Windows - replacement of broken/damaged and previously removed/blocked up windows on both front storefront and back storefront.  \$5,000 - Demo of bricked up windows and removal of old windows	IX.						
Architect - Toby Gay  1470 31st Avenue  Columbus, NE 68601  X. Project Construction Schedule:  A. Construction Start Date: Fall 2021  B. Construction Completion Date: January 2022  Financing Request Information  I. Describe Amount and Purpose for Which Façade Improvement Program Funds are Requested: \$60,000 - Windows - replacement of broken/damaged and previously removed/blocked up windows on both front storefront and back storefront.  \$5,000 - Demo of bricked up windows and removal of old windows		724 W. Hedde Street, #4	2421 Pioneer Blvd				
Tinancing Request Information  I. Describe Amount and Purpose for Which Façade Improvement Program Funds are Requested: \$60,000 - Windows - replacement of broken/damaged and previously removed/blocked up windows on both front storefront and back storefront. \$5,000 - Demo of bricked up windows and removal of old windows		Grand Island, NE 68801	Grand Is	land, NE 68801			
X. Project Construction Schedule:  A. Construction Start Date: Fall 2021  B. Construction Completion Date: January 2022  Financing Request Information  I. Describe Amount and Purpose for Which Façade Improvement Program Funds are Requested: \$60,000 - Windows - replacement of broken/damaged and previously removed/blocked up windows on both front storefront and back storefront.  \$5,000 - Demo of bricked up windows and removal of old windows		Architect - Toby Gay					
X. Project Construction Schedule:  A. Construction Start Date: Fall 2021  B. Construction Completion Date: January 2022  Financing Request Information  I. Describe Amount and Purpose for Which Façade Improvement Program Funds are Requested: \$60,000 - Windows - replacement of broken/damaged and previously removed/blocked up windows on both front storefront and back storefront.  \$5,000 - Demo of bricked up windows and removal of old windows		1470 31st Avenue					
A. Construction Start Date: Fall 2021  B. Construction Completion Date: January 2022  Financing Request Information  I. Describe Amount and Purpose for Which Façade Improvement Program Funds are Requested: \$60,000 - Windows - replacement of broken/damaged and previously removed/blocked up windows on both front storefront and back storefront.  \$5,000 - Demo of bricked up windows and removal of old windows		Columbus, NE 68601					
B. Construction Completion Date: January 2022  Financing Request Information  I. Describe Amount and Purpose for Which Façade Improvement Program Funds are Requested: \$60,000 - Windows - replacement of broken/damaged and previously removed/blocked up windows on both front storefront and back storefront.  \$5,000 - Demo of bricked up windows and removal of old windows	Х.						
Financing Request Information  I. Describe Amount and Purpose for Which Façade Improvement Program Funds are Requested: \$60,000 - Windows - replacement of broken/damaged and previously removed/blocked up windows on both front storefront and back storefront. \$5,000 - Demo of bricked up windows and removal of old windows		A. Construction Start Date: Fall 2021					
I. Describe Amount and Purpose for Which Façade Improvement Program Funds are Requested: \$60,000 - Windows - replacement of broken/damaged and previously removed/blocked  up windows on both front storefront and back storefront. \$5,000 - Demo of bricked up windows and removal of old windows		B. Construction Completion Date: January 2022					
I. Describe Amount and Purpose for Which Façade Improvement Program Funds are Requested: \$60,000 - Windows - replacement of broken/damaged and previously removed/blocked  up windows on both front storefront and back storefront. \$5,000 - Demo of bricked up windows and removal of old windows	77.						
\$60,000 - Windows - replacement of broken/damaged and previously removed/blocked up windows on both front storefront and back storefront.  \$5,000 - Demo of bricked up windows and removal of old windows	<u>Finan</u>	cing Request Information					
\$5,000 - Demo of bricked up windows and removal of old windows	I.	\$60,000 - Windows - replacement of broken/damaged and previously removed/blocked					
\$10,000 - New signage for retail spaces		\$10,000 - New signage for retail spaces					

\$10,000 - Replacement of fr	ront awning
\$3,000 - Electrical work for	signage
Statement Identifying Finar	ncial Gap and Necessity for use of Façade Improvement Progra
Funds or Proposed Project:	We are putting nearly \$600,000 in renovation of the interior
	nd retail opportunities into the Railside district. With the hel
of CRA facade funds, we w	ill be able to make these pieces come to life to cap off a beau
ful project. These will be the	he finishing touches to the exterior of the 223 W 3rd building
Application of Grant Funds	
\$ 88,000	Grant to Redeveloper; or

Post Office Box 1968

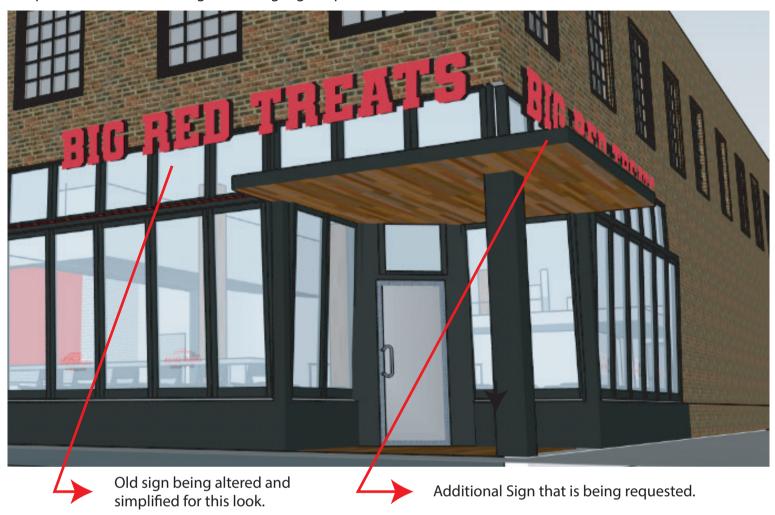
Grand Island, Nebraska 68802-1968

Phone: 308 385-5240

Fax: 308 385-5423

Email: cnabity@grand-island.com

Proposed 223 W 3rd Building Facade Signage Improvement





#### 223 W 3rd Building Facade Proposed Northwest Corner



### **Existing Northwest Corner**



These old windows were removed years ago and replaced with weak panels that are not sealed and leak

These windows have been damaged over the years and are also very inefficient and leak air and moisture. The three panels on the north face (end of green line) have damage or vandalism of some sort on them.

The northwest corner awning has a lot of hail damage and structurally is not very well supported to the brick wall. There is damage around the face of it from weather, etc. We would like to replace this with a new modern and somewhat smaller awning

#### Proposed 223 W 3rd Building Facade Southwest Entrance



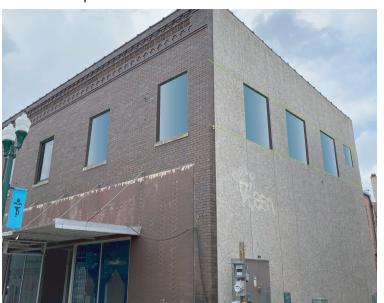
## **Existing Southwest Entrance**



Awning will be removed and built to match the front corner entrance new awning.

The tile pattern was put up to cover what used to be a huge wall of windows. We will be replacing these windows to open up the retail space inside.

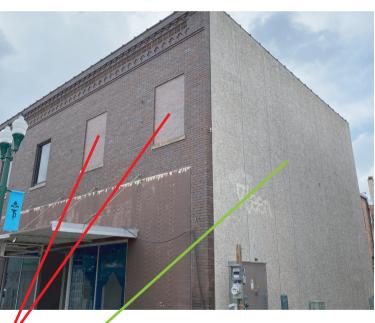
223 W 3rd Building Facade Proposed Bricked up Window Replacement - Southwest corner 2nd Floor



223 W 3rd Building Facade Proposed Bricked up Window Replacement - West side 1st Floor



Existing Southwest Corner 2nd Floor



Existing West side 1st Floor



These west-facing windows were bricked up and will be replaced to add natural light into 2nd floor apartments.

The entire south side face was stuccoed up previously, closing up all windows on the first and second floor. We will be putting the 2nd floor windows back in for apartment living.



These west-facing windows in the front retail space were bricked up. We will be putting those back to bring more light.

These west-facing windows in the middle shared restroom/apartment space were bricked up. We will be putting those back to bring more light.