



Community Redevelopment Authority (CRA)

**Monday, October 25, 2021
Regular Meeting**

Item F4

Facade Application - 213 W. 3rd Street

Staff Contact:



Facade Improvement Program Application

Project Redeveloper Information

- I. Applicant Name: Julie & Dana Wright - Take Flight Investments LLC
Address: 209 W 3rd Street
Telephone No.: 308-240-0918
Contact: Mr. Dana Wright
- II. Legal Street Address of Project Site: 213 W 3rd Street
- III. Zoning of Project Site: B3
- IV. Current and Contemplated Use of Project: Rentable Retail Space
- V. Present Ownership of Project Site: Julie & Dana Wright - Take Flight Investments LLC
- VI. Proposed Project: Describe in detail; attach plans and specifications:
213 W 3rd Street is being converted into 2 rentable retail space units on the ground floor,
making 1,980 sq ft of retail space added to the Railside District. The facade was previously
covered with wood panels covered in rocks. The rocks began to fall, creating a liability to
the ownership. The entirety of the panels was taken down after an injury to a passer-by.
The upper facade needs to be replaced as the old bricks are severely damaged from the
old facade framework. The lower facade will also need replaced as the glass is damaged
and has air and water leaks. The upper portion will be replaced with a new brick face and
the lower will be restructured and replaced for better weather protection and aesthetics.
- VII. Estimated Project Costs
- Acquisition Costs:
- A. Land \$ _____
- B. Building \$ 168,000

Construction Costs:

- A. Renovation or Building Costs Attributable
to Façade Improvements (attach detail): \$ 49,000
- B. Other Construction Costs: \$ 50,000

VIII. Source of Financing:

- A. Developer Equity: \$ 175,000
- B. Commercial Bank Loan: \$ 0
- C. Historic Tax Credits: \$ 0
- D. Tax Increment Assistance: \$ 0
- E. Other (Describe _____) \$ _____

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

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: Spring 2022

Financing Request Information

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

\$8,000 for demo of false facade and structure

\$25,000 for new Brick facade replacement

\$1,000 for entryway resurfacing

\$15,000 for window and door replacement

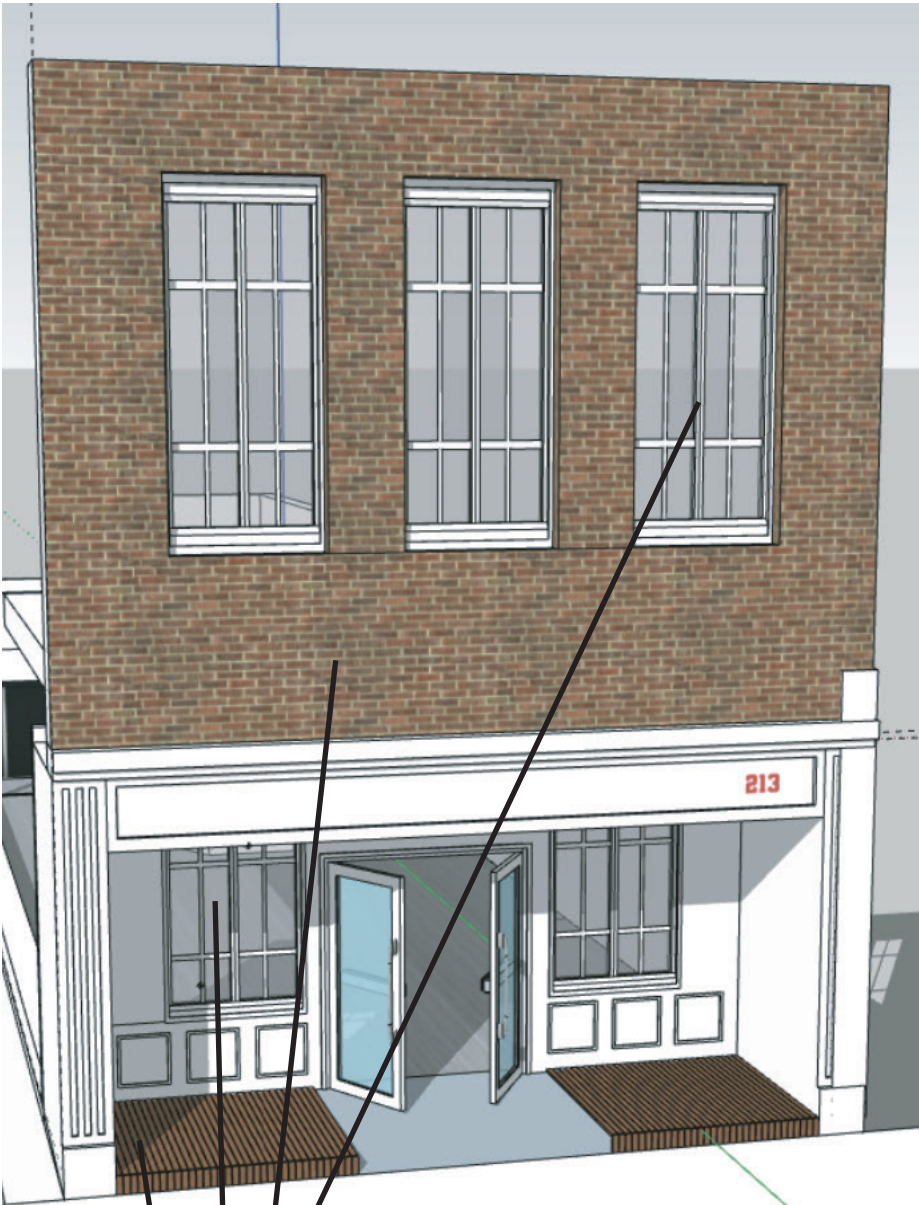
II. Statement Identifying Financial Gap and Necessity for use of Façade Improvement Program Funds or Proposed Project: The old facade of this building is a perfect example of a past owner creating a safety hazard for the future. The quality of the old false facade forced us to take it down due to safety concerns, exposing the original surface that they drastically damaged to create the false facade. With the overall square footage available to rent/utilize, the amount of revenue that the property can generate does not allow for us to financially be able to restore both the inside and the outside. This building part of the most progressively-renovated block in the downtown district and will reduce the overall value of the block without a facade renovation. It is important to have quality craftsmanship to reconstruct a facade that will stand the test of time.

III. Application of Grant Funds:

<u>\$49,000</u>	Grant to Redeveloper; or
<u>\$0</u>	Interest Rate Buy-Down

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Proposed 213 W 3rd Building Facade Improvements



Replacement of old broken windows on second floor that have been covered for 50+ years

Replacement of new brick front. Old brick is severely damaged

Replacement of damaged windows and storefront entryway to allow for additional weather coverage

Restructure landing of entryway to fix broken concrete and allow for recessed window space.

False Facade before front rock panel removal



Current State: Original Facade after front rock panel removal



Historical Photo: Clayton's Drug in the 1940's.

