



Community Redevelopment Authority (CRA)

**Wednesday, October 19, 2022
Regular Meeting**

Item F3

Facade Improvement Grant - 1150 S. Locust Street - \$77,635.41

Staff Contact:



Facade Improvement Program Application

Project Redeveloper Information

- I. Applicant Name: Dee Jays QSR of Nebraska Inc dba Long John Silvers
Address: PO Box 279 Noonan, ND 58765
Telephone No.: (306) 637-3315
Contact: Donna Coulter
Email: donnacoulter@deejayscorp.com
- II. Legal Street Address of Project Site:
1150 S Locust Street Grand Island, NE 68801
- III. Zoning of Project Site: Commercial
- IV. Current and Contemplated Use of Project:
Restaurant
- V. Present Ownership of Project Site: Dee Jays QSR of Nebraska Inc
- VI. Proposed Project: Describe in detail; attach plans and specifications:
Long John Silvers is redefining the asset of its restaurant with a modern, simplified design. It is intended to emphasize the LJS experience while also expanding the brands potential. The updated facade distances itself from the cap cod architecture it's known for by streamlining the facade with a blue tower, which was developed to emphasize and showcase the brand new updated logo. The facade's ship railing along with the new roof line helps square off the facade to better fit into the mold of its modern form. The mixture of materials used: Fiber cement wood plank-style siding, EFIS, metal awnings and more all reflecting a modern design. The project also included replacement of all current exterior signage to the now current Brand approved logos.

VII. Estimated Project Costs

Acquisition Costs:

- A. Land \$ _____
- B. Building \$ _____

Construction Costs:

- A. Renovation or Building Costs Attributable
to Façade Improvements (attach detail): \$ 258,784.68
- B. Other Construction Costs: \$ _____

VIII. Source of Financing:

- A. Developer Equity: \$ 181,149.27
- B. Commercial Bank Loan: \$ _____
- C. Historic Tax Credits: \$ _____
- D. Tax Increment Assistance: \$ _____
- E. Other (Describe Facade Improvement Grant) \$ 77,635.41

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

Architect: Long John Silvers Coporate _____

10350 Ormsby Park Place Louisville, KY 40223 _____

Contractor: Marty Sheridan _____

Safety First Remodeling _____

7007 S 36 Street Bellevue, NE 68005 _____

X. Project Construction Schedule:

A. Construction Start Date: May 2023 approx 6 weeks _____

B. Construction Completion Date: June 2023 _____

Financing Request Information

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

Requested: Total Cost - \$258,784.68

Requesting 30% Grant - \$77,635.41

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

Improvement Program Funds or Proposed Project:

In order to provide a return on investment for the facade

enhancement, a financial grant is necessary. In order to begin the planning process, we will require
the grant funding. The current facility needs to be enhanced to continue improvement to the
commercial properties in that section of Grand Island.

III. Application of Grant Funds:

X _____ 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



LONG JOHN SILVER'S[®]



True North Asset Upgrade Packet

1150 S Locust St Grand Island, NE



True North Program | Why True North?

*True North is the internal compass
guiding you through the
successes in life.*

The new Long John Silver's reimage highlights the nautical livelihoods of our fisherman through environmental elements such as wood, stone, and chrome. The modern and yet familiar design didn't want to distance itself too far from its iconic past. Instead, the design attempts to bridge the various elements into a simplified design that our Silver Liners may value while also taking measurable steps towards attracting new customers.

While practices such as offering the most fresh products and maintaining a sustainable and responsible business needs are still relevant and honored today. The LJS asset simply needed to recenter and refocus itself by finding its True North.

Today, the True North reimage program provides resources for the network of LJS assets to reconnect and re-build relationships with its community. The True North reimage program generates a path towards success and an orient point as a brand with a single message to our communities abroad.



True North | LITE

Aggressive exterior with an uplifted interior; Standard image Base **Exterior**

Scope:

- New sign faces, painted poles and cabinets, retrofitted LED site signage (directionals and pylon)
- New building signs (LJS Monogram and tower raceway signs) and clearance bar for DT
- New siding (main dining room entry) with repaired/updated T1-11 or approved equivalent (where applicable)
- New ship's railing and mechanical fencing
- Removal of Cupola
- New interior and exterior paint scheme
- New window awnings and canopies (front tower and DT)
- New exterior artwork where needed
- New Front and DT towers
- Updated landscaping
- New DT Menu Board (if applicable)

True North | Exterior

Samples of Existing LJS Asset Conditions



Various LJS Asset Prototypes (above)

09

True North LITE Asset

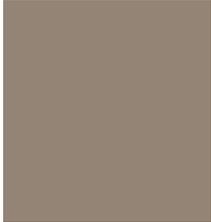


True North | Exterior Paint Scheme



1.

Identity Wood/Approved Alternative #1001 (real product will look different from sample image)
Around main dining room (only)



1.A

SW 7039 Virtual Taupe
Satin
Refresh Only

For heavy duty areas be sure to properly prep the work areas and utilize this type of paint by **Sherwin Willaims: ProBlock**

(Areas to use: doors, handrails, heavy traffic corners, heavy worn window seals, and other high traffic and touch areas of the restaurant)



2.

SW 6634 Copper Harbor
Semi Gloss
Both sides of dining room doors (do not paint if finished with clear coat)



7.

SW 7072 Online
Satin
Exterior Siding (back of building)



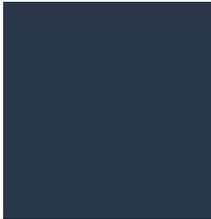
3.

SW 6509 Georgian Bay
Satin
Trim below bay window, sign cabinet and pylon sign poles



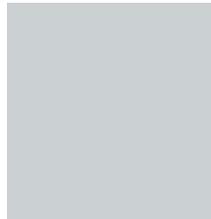
8.

SW 7074 Software
Semi-Gloss: vestibule, for back door and exterior of freezer
Satin for regular exterior wall



4.

SW 9178 In the Navy
Semi-Gloss
Roof Trim



9.

SW 6246 North Star Minimum Sheen
Clean/prime accordingly - use roof grade paint
Roof



5.

SW 6682 June Day
Semi-Gloss
Chair railing



10.

SW 7006 Extra White
Semi Gloss
Window trim (and mullions), bay window box, mechanical fencing and roof



6.

SW 7048 Urbane Bronze
Semi-Gloss
Gutters, Roof trim, down spouts, hand railing on mechanical fence & light fixtures

Sherwin Williams Account CODES:

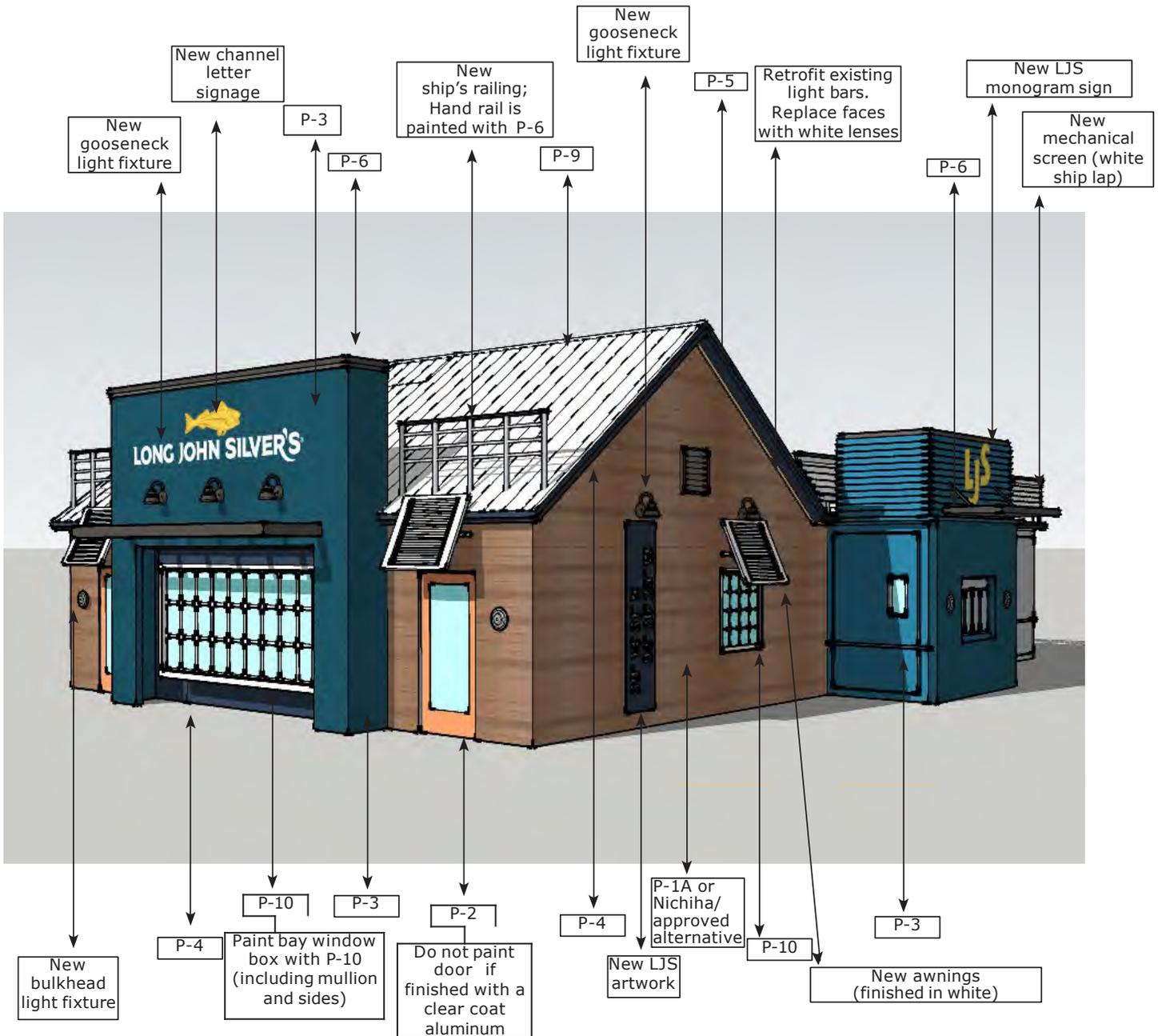
LJS Franchisees:
#AZ46

LJS Corporate:
#AV90

True North | Front Facade

Paint Color Legend

	1. Nichiha Vintage Wood/Approved Alternative Cedar		3. SW 6509 Georgian Bay Soffin		5. SW 6682 June Day Semi-Gloss		7. SW 7072 Online Satin		9. SW 6246 North Star Roof		1.1A SW 7039 Virtual Taupe Satin Refresh Only
	2. SW 6634 Copper Harbor Semi-Gloss		4. SW 9178 In the Navy Semi-Gloss		6. SW 7048 Urbane Bronze Semi-Gloss		8. SW 7074 Software Semi-Gloss		10. SW 7006 Extra White Semi Gloss		

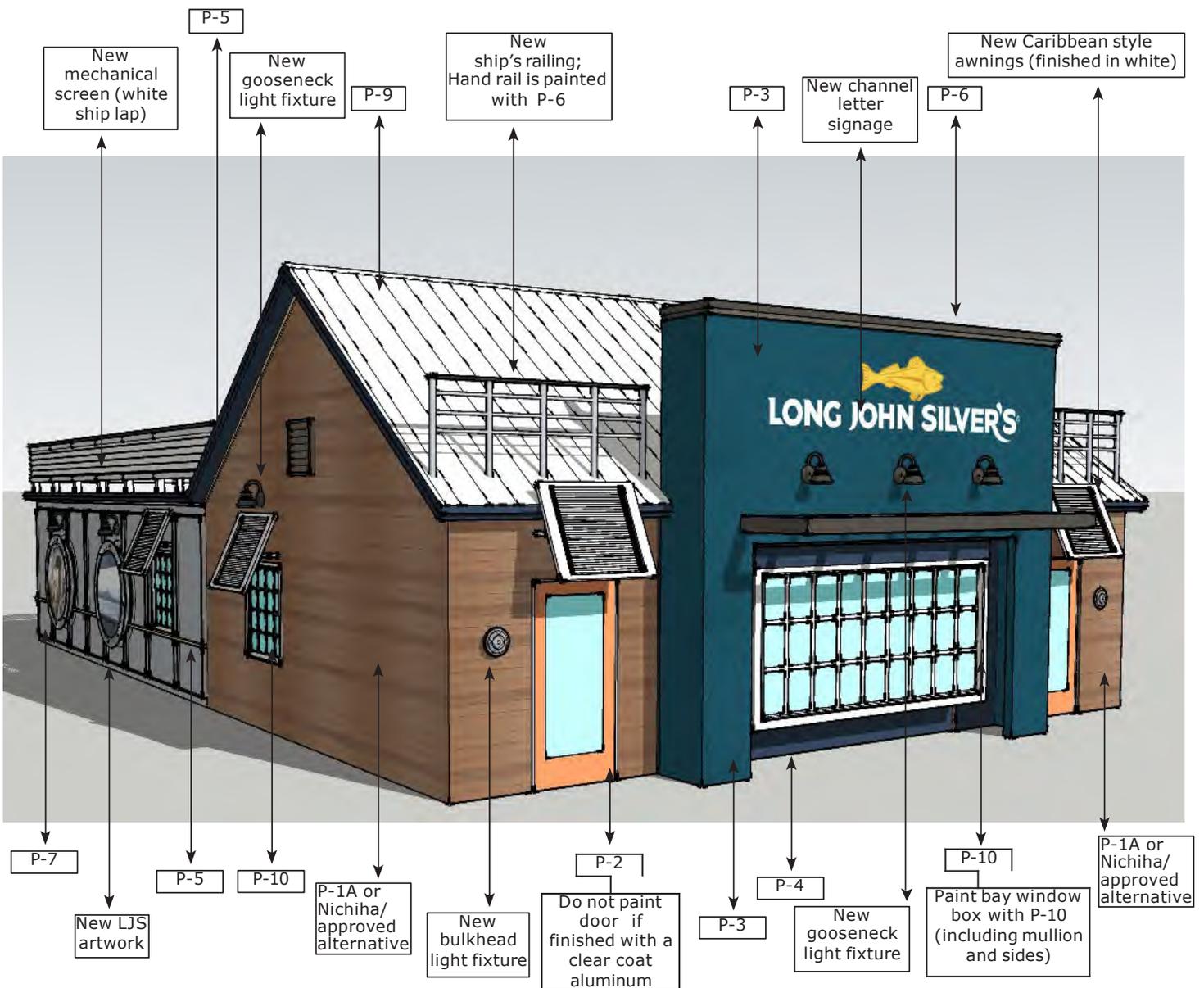


NOTE:
 Refresh ONLY: use exterior Paint color P-1A in place of Nichiha/approved alternative **SW 7039 Virtual Taupe Satin**
 True North Lite/Complete ONLY get FOH/DT tower.

General exterior building rendering used above. Work with LJS construction manager for application to specific asset.

Paint Color Legend

	1. Nichiha Vintage Wood / Approved Alternative Cedar		3. SW 6509 Georgian Bay Sofin		5. SW 6682 June Day Semi-Gloss		7. SW 7072 Online Satin		9. SW 6246 North Star Roof		1.A SW 7039 Virtual Taupe Satin Refresh Only
	2. SW 6634 Copper Harbor Semi-Gloss		4. SW 9178 In the Navy Semi-Gloss		6. SW 7048 Urbane Bronze Semi-Gloss		8. SW 7074 Software Semi-Gloss		10. SW 7006 Extra White Semi Gloss		

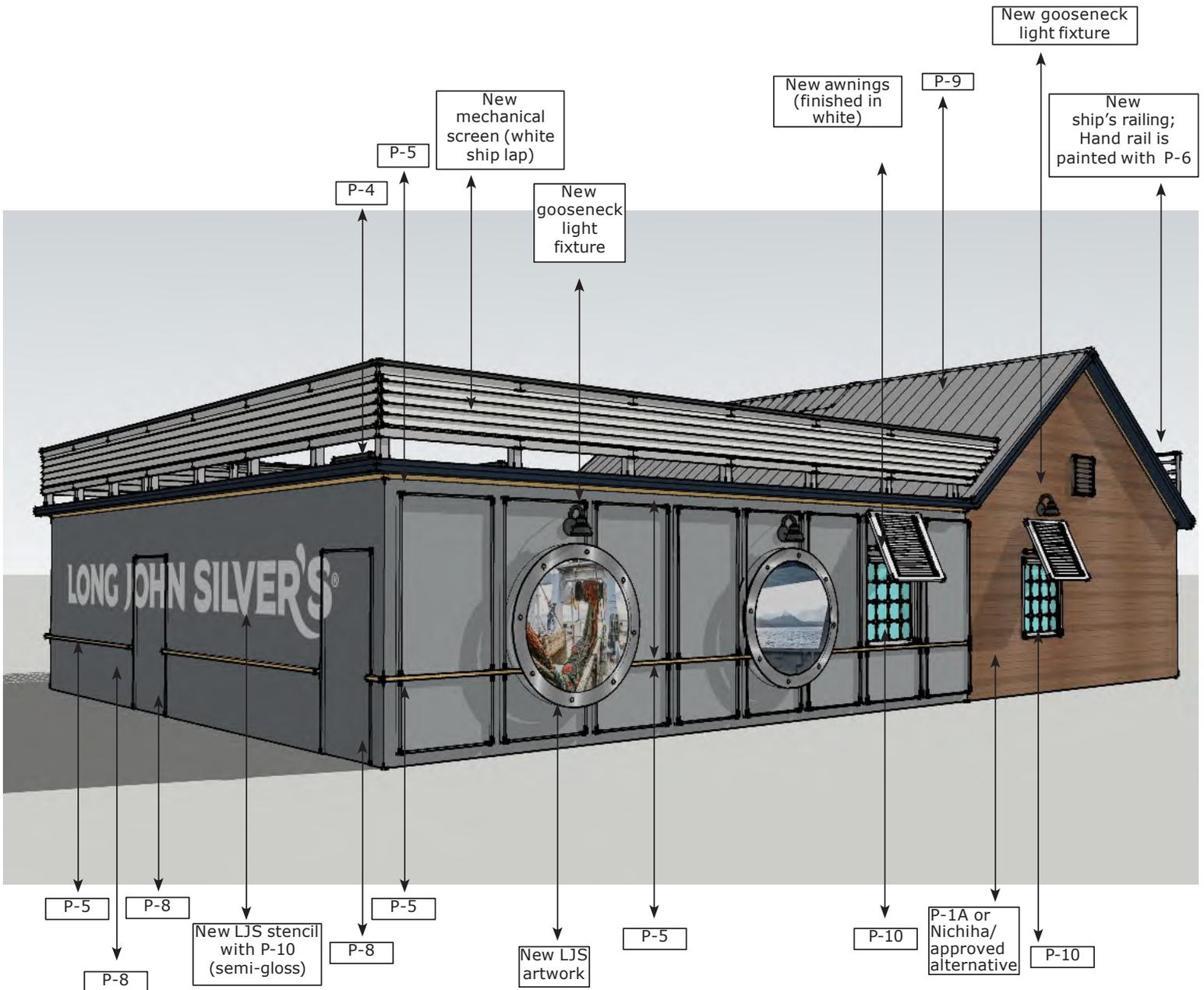


General exterior building rendering used above. Work with LJS construction manager for application to specific asset.

True North | Side Facade

Paint Color Legend

	1. Nichiha Vintage Wood/Approved Alternative Cedar		3. SW 6509 Georgian Bay Soffin		5. SW 6682 June Day Semi-Gloss		7. SW 7072 Online Satin		9. SW 6246 North Star Roof		1.A SW 7039 Virtual Taupe Satin Refresh Only
	2. SW 6634 Copper Harbor Semi-Gloss		4. SW 9178 In the Navy Semi-Gloss		6. SW 7048 Urbane Bronze Semi-Gloss		8. SW 7074 Software Semi-Gloss		10. SW 7006 Extra White Semi-Gloss		



General exterior building rendering used above. Work with LJS construction manager for application to specific asset.