



Community Redevelopment Authority (CRA)

Wednesday, October 19, 2022
Regular Meeting

Item F4

Facade Improvement Grant - 106 N. Locust Street - \$100,000

Staff Contact:



Facade Improvement Program Application

Project Redeveloper Information

I. Applicant Name: BZ, LLC
Address: 5804 1st Ave., Kearney, NE 68847
Telephone No.: 308-455-1046
Contact: Luke Simpson, Partner

II. Legal Street Address of Project Site: 106 N. Locust St., Grand Island, NE 68801

III. Zoning of Project Site: B3 - Heavy Business Zone

IV. Current and Contemplated Use of Project: Office Space

V. Present Ownership of Project Site: BZ, LLC

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

Improvements to the exterior to remove existing natural stone (east) and stucco (north) facade materials, storefront windows and mansard roof to create a new aesthetic for these facades. The proposed facades will feature a variety of resilient and complimentary material aesthetics including brick and cast stone, reflective of the historic Hall Co. Courthouse. New window penetrations will be created to introduce natural light into the existing public waiting room (east) and private offices (east and north). A new canopy and building signage will help better identify the building's entrance, and includes plans to rework the sidewalk approach ramp. Building acquisition and additional necessary construction costs to improve the building envelope are anticipated. See attachments.

VII. Estimated Project Costs

Acquisition Costs:

A. Land	\$ <u>N/A</u>
B. Building	\$ <u>190,000.00</u>

Construction Costs:

- A. Renovation or Building Costs Attributable to Façade Improvements (attach detail): \$ 294,100.00
- B. Other Construction Costs: \$ 39,809.66

VIII. Source of Financing:

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

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

- James Brisnehan, AIA; CMBA Architects; 208 N. Pine St., Suite 301; Grand Island, NE 68801
- Tom Ernst; Engineering Technologies, Inc.; 825 M St., Suite 200; Lincoln, NE 68508
- Mike Spilinek; Olsson; 201 E. 2nd St.; Grand Island, NE 68801
- John Giesenhagen; Mid Plains Construction; 1319 W. North Front St.; Grand Island, NE 68801

X. Project Construction Schedule:

- A. Construction Start Date: October 2022
- B. Construction Completion Date: January 2022

Financing Request Information

- I. Describe Amount and Purpose for Which Façade Improvement Program Funds are Requested: Requesting \$100,000 towards the \$294,100 total project cost for exterior improvements to remove the exterior finishes, including exterior natural stone facade, windows, and mansard roof. The proposed facade helps to modernize the appearance of the building by using resilient and low-maintenance material aesthetics and honors the traditional architectural aesthetic of adjacent historic properties

in downtown Grand Island. Window replacement will require additional structural assessment of the existing building for intelligent and practical ways to introduce natural light. This work will be in conjunction with additional exterior improvements to the building envelope and address any minor interior renovations required for the operation of the business.

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

Want to make improvements that have not been completed since last work on building exterior.

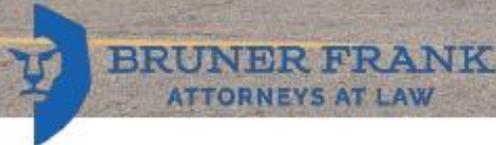
Regular maintenance has not been completed for exterior masonry, windows, roof. See attached proposal.

III. Application of Grant Funds:

\$100,000 Grant to Redeveloper; or

N/A Interest Rate Buy-Down

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PROPOSED FINISH MATERIALS AS INDICATED: 1. ENDICOTT FACE BRICK, 2. BURNISHED CONCRETE BLOCK, 3. PAINTED STEEL CHANNEL REVEAL, 4. PRECAST CONCRETE VENEER, 5. INSULATED GLAZING, 6. MAPES PREFINISHED METAL CANOPY W/ TIE-RODS

