



Community Redevelopment Authority (CRA)

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

Item F5

Facade Improvement Grant - 313-315 N. Locust Street - \$100,000

Staff Contact:



Façade Improvement Program Application

Project Redeveloper Information

- I. Applicant Name: EBMT Properties LLC.
Address: 4139 Sandalwood Drive, Grand Island NE 68801
Telephone No.: (308) 379-3609
Contact: Jim Pirnie
- II. Legal Street Address of Project Site: 313-315 N Locust
- III. Zoning of Project Site: Commercial
- IV. Current and Contemplated Use Of Project: Retail/Office/Residential
- V. Present Ownership of Project Site: EBMT Properties LLC
- VI. Proposed Project: Describe in detail; attach plans and specifications:
See Attached

VI. Estimated Project Costs:

Acquisition Costs:

- A. Land \$ 0
- B. Building \$250,000

Construction Costs:

- A. Renovation or Building Costs Attributable to Façade Improvements (attach detail): \$ 189,446
- B. Other Construction Costs: \$ 1,518,000

VIII. Source of Financing:

- A. Developer Equity: \$391,489
- B. Commercial Bank Loan: \$1,376,511
- C. Historic Tax Credits \$
- D. Tax Increment Assistance: \$
- E. Other (Describe: Façade Grant) \$ 189,446

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

General Contractor: Amos Anson, Empire Development, PO Box 1665 Grand Island NE 68802 308-390-2455
Architect: Jim Brisnehan, CMBA 208 North Pine St #301 Grand Island NE 308-384-4444

X. Project Construction Schedule:

- A. Construction Start Date: Upon CRA Approval
- B. Construction Completion Date: 2023

FINANCING REQUEST INFORMATION

I. Describe Amount and Purpose for Which Façade Improvement Program funds is Requested: The amount of Façade dollars being asked for is \$189,446. These funds will be used to renovate the front of the building.

II. Statement Identifying Financial Gap and Necessity for use of Façade Improvement Program Funds for Proposed Project: Due to the nature of construction and financing of downtown real-estate, a façade grant is necessary to bring the building closer to its fullest potential.

III. Application of Grant Funds:

 X Grant to Redeveloper; or
 Interest Rate Buy-Down

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EBMT Properties Façade Budget

Soft Costs	\$2,350
Carpentry	\$125,022
Demo	\$11,000
Materials	\$3,000
Architect	\$1,500
Signs	\$15,000
O&P	\$31,574
Total	\$189,446



















option 5