



# Community Redevelopment Authority (CRA)

**Wednesday, August 12, 2009**  
**Regular Meeting**

## **Item F1**

### **Facade Request**

Staff Contact: Chad Nabity

# FAMOS

CONSTRUCTION INC.

P.O. Box 1665  
Grand Island, Nebraska 68802  
(308) 390-2455  
[famos@mail.com](mailto:famos@mail.com)

Section II on last page...

T.R. Merchen, the current owner of 110 W 3<sup>rd</sup>, has invested and continues to invest a substantial amount of money in the said property. Costs associated with the purchase and current upgrades have cost T.R. a total of \$520,000.00. A vision of 4 lofts on the two upper levels of 110 W 3<sup>rd</sup> have been realized, and in order to complete the project in the manner desired and in accordance with the Main Street program and downtown's vision, we respectfully request assistance with the façade portion of the redevelopment project. During a past Main Street Program training, Main Street officials had the opportunity to tour the building and to review the plans for upper level development and the façade redevelopment. They were very excited to see the plans and were impressed with the owner's commitment. This is a key location in the downtown and in a block that is sorely in need of assistance. The improvements to this building will be very visible.

Due to the amount of capital already invested into this project, the owner will be unable to move forward on façade improvements without the assistance of CRA funding. Given that over \$520,000 in owner equity has been utilized to fund the interior redevelopment, it is clear that T.R. Merchen, the property owner, has a commitment to the downtown and to a quality redevelopment project. We request your consideration for \$154,557.00 in façade funding.

Section VII  
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Section I  
on pg 2.



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**PREVIOUS INVESTMENT BY OWNER**

Building Purchase	
Main Floor Remodel and Bathroom Addition	
Fire Sprinklers	
New HVAC	
Electrical Service Upgrade	
Lofts on Second and Third Floor	
Spiral Staircase	
Taxes	
<b>TOTAL</b>	<b>\$520,000 +</b>

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**CONSTRUCTION COSTS**

Carpentry	\$39,125
Cornice	\$18,000
Architect	\$1,500
Contractor	\$16,560
Brick	\$60,000
Materials	\$19,372

**TOTAL** **\$154,557**



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We intend to restore 110 West Third Street's store front to resemble the design of the building in the 1900 era as depicted in photographs obtained from Stuhr Museum. This restoration will be complementary to that already undertaken by Tom Ziller for the property at 102 West Third.

The façade project is the finishing piece of a significant redevelopment of this building and represents a substantial investment for us. We have a genuine love for the downtown and for older buildings; thus, the willingness to invest this level of funding. The upper two levels have been renovated into four (4) loft apartments, each ranging in footage from 1,000-2,000 square feet. The current cost for the upper level development is \$520,000.00. The lofts are generating income at full capacity currently; but the redevelopment will not be complete without the façade development.

## **Construction**

We plan to remove and replace the 2x4 grid work that were holding (or not holding) the ceramic coated metal tiles, currently on the building. The bolts going through the walls will also be replaced with new galvanized carriage bolts. On top of the new 2x4's will be 5/8" plywood covered with Tyvek house wrap. The current windows will be doubled in height by cutting the openings down. New window openings will be framed to fit the doubled height windows. On top of the Tyvek will be thin brick, which is an actual masonry product that is used in all types of construction; it is not a "panel" product. A cornice will be installed on the top of the building. Due to the construction of the new façade, the existing awning will be repaired if any damage is incurred. The old ceramic coated metal tiles have already been removed.



## Facade Improvement Program Application

### Project Redeveloper Information

- I. Applicant Name: Terrence Merchen/represented by FAMOS CONST.  
Address: 110 W 3rd Grand Island, NE 68801  
Telephone No.: 308.390.2455  
Contact: AMOS ANSON w/ FAMOS CONST.
- II. Legal Street Address of Project Site: Original Town E 213 Lt 7 B1K 55
- III. Zoning of Project Site: Commercial
- IV. Current and Contemplated Use of Project: Residential and Commercial
- V. Present Ownership of Project Site: Terrence Merchen
- VI. Proposed Project: Describe in detail; attach plans and specifications:  
See attached.  
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- VII. Estimated Project Costs See attached.
- Acquisition Costs:
- A. Land \$ \_\_\_\_\_
- B. Building \$ \_\_\_\_\_

Construction Costs:

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

**VIII. Source of Financing:**

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

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

Architect:  
Marvin Webb      Webb & Company      387 N Walnut St  
Architects      GI, NE 68801 - 4513

Contractor:  
FAMOS Construction, Inc      PO Box 1665  
Amos Anson      Grand Island, NE 68802

**X. Project Construction Schedule:**

- A. Construction Start Date: As soon as approved
- B. Construction Completion Date: 3-6 mo. after start

**Financing Request Information**

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

See Attached

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

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III. Application of Grant Funds:

   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