



Community Redevelopment Authority (CRA)

**Wednesday, June 9, 2010
Regular Meeting Packet**

Board Members:

Lee Elliott

Tom Gdowski

Barry Sandstrom

Sue Pirnie

Glen Murray

**4:00 PM
Grand Island City Hall
100 E 1st Street**

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

Individuals who have appropriate items for City Council consideration should complete the Request for Future Agenda Items form located at the Information Booth. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given.

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

DIRECTOR COMMUNICATION

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.



Community Redevelopment Authority (CRA)

Wednesday, June 9, 2010
Regular Meeting

Item A1

Agenda

Staff Contact: Chad Nabity

AGENDA
Wednesday June 9, 2010
4:00 p.m.
Grand Island City Hall

Open Meetings Notifications

1. Call to Order
This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone that wants to find out what those are is welcome to read through them.
2. Approval of Minutes of May 12, 2010 Meeting.
3. Approval of Financial Reports.
4. Approval of Bills.
5. Consideration of Façade Improvement Grant Request for Big O Tires, 1919 S Locust Street. A MOTION is in order.
6. Consideration of Façade Improvement Grant Request for the Chocolate Bar, 116 W 3rd Street. A MOTION is in order.
7. Consideration of Façade Improvement Grant Request for 120, 122, & 124 W 3rd Street. A MOTION is in order.
8. Consideration to amend the Interlocal Agreement. A MOTION is in order.
9. Review of 2010-2011 Budget.
10. Review of Committed Projects and CRA Properties.
11. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS.

RETURN TO REGULAR SESSION

12. Approve Resolution or Resolutions to Purchase/Sell Property.
13. Directors Report.
14. Adjournment.

Next Meeting July 14, 2010

The CRA may go into closed session for any agenda item as allowed by state law.



Community Redevelopment Authority (CRA)

**Wednesday, June 9, 2010
Regular Meeting**

Item B1

Meeting Minutes

Staff Contact: Chad Nabity

OFFICIAL PROCEEDINGS

MINUTES OF COMMUNITY REDEVELOPMENT AUTHORITY MEETING OF May 12, 2010

Pursuant to due call and notice thereof, a Regular Meeting of the Community Redevelopment Authority of the City of Grand Island, Nebraska was conducted on May 12, 2010 at City Hall 100 E First Street. Notice of the meeting was given in the May 5, 2010 Grand Island Independent.

1. CALL TO ORDER Chairman Barry Sandstrom called the meeting to order at 4:05 p.m. The following members were present: Barry Sandstrom, Glen Murray, Sue Pirnie and Tom Gdowski. Also present were; Director, Chad Nabity; Secretary, Rose Woods; Finance Director, Mary Lou Brown; Legal Council, Duane Burns; Chief Executive Officer of Goodwill Industries, Kris Nolan Brown and Council Liaison, Mitch Nickerson.

Sandstrom stated this was a public meeting subject to the open meeting laws of the State of Nebraska. He noted that the requirements for an open meeting were posted on the wall easily accessible to anyone who would like to read through them.

2. APPROVAL OF MINUTES. A motion for approval of the Minutes for the April 22, 2010 meeting, Gdowski made the motion to approve the April 22, 2010 meeting minutes. Motion was seconded by Pirnie. Upon roll call vote, all present voted aye. Motion carried unanimously.
3. APPROVAL OF FINANCIAL REPORTS. Brown reviewed the financial reports for the period of April 1, 2010 through April 30, 2010. She noted revenue in the amount of \$22,890 and expenses in the amount of \$456,907 for the month. Total cash was \$1,003,678. Motion by Gdowski, seconded by Murray, to approve the financial reports. Upon roll call vote, all present voted aye. Motion carried unanimously.
4. APPROVAL OF BILLS. The bills were reviewed by Nabity. Motion made by Murray and seconded by Pirnie to approve the bills in the amount of \$505.02. Upon roll call vote all present voted aye. Motion carried unanimously to approve the payment of bills totaling \$505.02.
5. CONSIDERATION OF GRANT REQUEST. Goodwill Industries requested support in removing two electrical poles and moving the lines underground. The cost to bury the electrical is \$23,200. The request is for 40% of the total cost or \$9,280. Kris Nolan Brown stated this would be beneficial not

only for South Locust but for the trucks using the docks. The current utility poles impede the egress of the semi trailers while using the docks. Pirnie and Murray both agreed the current utility poles are almost in the center of the driveway. Gdowski noted he would abstain from the vote due to a conflict of interest as he serves on the board for Goodwill Industries. A Motion was made by Murray and seconded by Pirnie to approve the grant request for Goodwill industries in the amount of \$9,280, to help with the replacing the electrical underground. Upon roll call vote Gdowski abstained and all others present voted aye. Motion carried unanimously to approve the grant request in the amount of \$9,280.

6. REVIEW OF 2009-2010 BUDGET. Nabyt stated these were the numbers from the current budget year and that this would be a start to prepare for next years budget. Nabyt noted the CRA paid 20% of his salary and benefits and 10% for the Planning secretary and asked if there would be any objections to making a change to the Interlocal agreement to bump up the Planning Secretary to 20% as well. This would be approximately \$4500. Nabyt would work with Duane Burns and Dale Shotkoski to amend the Interlocal agreement. This offers some support to the Planning Department budget.

Nabyt told CRA members Wednesday that he is considering a \$500 application fee. It would make users pay for the fee instead of general taxpayers. When times were good, it wasn't that big of a deal to cover the costs, Nabyt said. But we (the city and its taxpayers) are subsidizing it and we can't afford to continue subsidizing it. Nabyt said the fee is just one of many being considered by the city as it struggles to manage a budget that has a revenue shortfall. The fees are an attempt to pass the costs on to applicants who see the benefit of the service.

CRA Chairman Barry Sandstrom wondered whether a fee on a tax-increment financing project was appropriate. The financing is sought only on projects that won't cash flow on their own. Nabyt said the fee could be recouped through the tax-increment financing process itself. He felt it was an appropriate fee because costs are incurred. There are advertising costs, staff time and legal expenses in preparing TIF contracts, Nabyt said.

The CRA made no decision on the suggested fee during Wednesday's meeting. The discussion was a preliminary one as the city prepares its 2010-2011 budget, of which the CRA's budget is a part.

7. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES. Paul Warshauer (Masonic Temple) hired Sinclair Hilly. In the next two weeks they will be submitting a draft for the life saving plan for the Masonic Temple to the Building Department. The Wayside horns information has

been sent to the railroad and Public Works is waiting to hear back. The Dock façade is about complete. T.R. Merchen Façade is waiting on some final architect elements before they will be finished. The demolition for the Desert Rose has begun, currently the fence has been torn out and they are doing some salvaging from inside as well.

The CRA also discussed a possible land swap with the city. The CRA owns three residential lots at 203, 211 and 217 E. First -- all kitty corner from Grand Island City Hall. The CRA may give those lots to the city in exchange for a lot and a half located just south of the old Fire Station No. 1 on Pine Street. Those fire station lots are more conducive to the construction of a home, Nabity said, while the city is interested in controlling the property in the proximity of City Hall. Sandstrom directed Nabity for research to begin on a possible land swap.

8. ADJOURN TO EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS.

There was no reason to adjourn to executive session.

9. APPROVE RESOLUTION TO PURCHASE/SELL PROPERTY. There were no resolutions to purchase or sell property.

10. DIRECTOR'S REPORT. Nabity told the board he needed a committee for the Façade requests that will be discussed for the June meeting.

11. ADJOURNMENT.

Chairman Sandstrom adjourned the meeting at 4:54 p.m.

The next meeting is scheduled for June 9, 2010 at 4:00 p.m.

Respectfully submitted
Chad Nabity
Director



Community Redevelopment Authority (CRA)

**Wednesday, June 9, 2010
Regular Meeting**

Item C1

Financial Reports

Staff Contact: Chad Nabity

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MAY 2010

CONSOLIDATED	MONTH ENDED MAY 2010	2009 - 2010 YEAR TO DATE	2010 BUDGET	REMAINING BALANCE
Beginning Cash	1,003,678	1,547,542	1,547,542	
REVENUE:				
Property Taxes	129,133	332,374	662,843	330,469
Loan Proceeds	-	-	-	-
Interest Income	59	15,645	12,940	(2,705)
Land Sales	-	-	50,000	50,000
Other Revenue	1,076	9,605	-	(9,605)
TOTAL REVENUE	130,268	357,625	725,783	368,158
TOTAL RESOURCES	1,133,946	1,905,167	2,273,325	368,158
EXPENSES				
Auditing & Accounting	-	5,392	7,500	2,108
Legal Services	465	2,115	10,000	7,885
Consulting Services	-	-	10,000	10,000
Contract Services	-	25,424	40,000	14,576
Printing & Binding	-	-	1,000	1,000
Other Professional Services	-	-	5,000	5,000
General Liability Insurance	-	-	250	250
Postage	6	102	200	98
Matching Grant	-	-	-	-
Legal Notices	34	573	800	227
Licenses & Fees	-	-	-	-
Travel & Training	-	-	1,000	1,000
Other Expenditures	-	-	500	500
Office Supplies	-	-	500	500
Supplies	-	-	300	300
Land	-	448,720	100,000	(348,720)
Façade Improvement	-	165,540	539,950	374,410
South Locust	-	-	-	-
Alleyway Improvement	-	-	-	-
Other Projects	-	-	800,000	800,000
Bond Principal	19,921	105,210	161,611	56,401
Bond Interest	-	38,572	81,172	42,600
Interest Expense	-	-	-	-
TOTAL EXPENSES	20,426	791,647	1,759,783	968,136
INCREASE(DECREASE) IN CASH	109,842	(434,022)	513,542	
ENDING CASH	1,113,520	1,113,520	2,061,084	
LESS COMMITMENTS	706,489	706,489		
AVAILABLE CASH	407,031	407,031	2,061,084	-
CHECKING	533,847			
INVESTMENTS	579,673			
Total Cash	1,113,520			

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MAY 2010

	<u>MONTH ENDED</u> <u>MAY 2010</u>	<u>2009 - 2010</u> <u>YEAR TO DATE</u>	<u>2010</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
CRA				
GENERAL OPERATIONS:				
Property Taxes	100,688	247,293	425,000	177,707
Interest Income	43	15,378	8,000	(7,378)
Land Sales	-	-	50,000	50,000
Other Revenue & Motor Vehicle Tax	1,076	1,558	-	(1,558)
TOTAL	101,807	264,229	483,000	218,771
GILI TRUST				
Property Taxes	1,294	33,974	65,780	31,806
Interest Income	-	-	-	-
Other Revenue	-	8	-	(8)
TOTAL	1,294	33,982	65,780	31,798
CHERRY PARK LTD II				
Property Taxes	1,239	2,477	59,180	56,703
Interest Income	15	235	-	(235)
Other Revenue	-	-	-	-
TOTAL	1,254	2,713	59,180	56,467
GENTLE DENTAL				
Property Taxes	4,391	4,479	4,202	(277)
Interest Income	-	1	-	(1)
Other Revenue	-	-	-	-
TOTAL	4,391	4,480	4,202	(278)
PROCON TIF				
Property Taxes	352	9,271	19,162	9,891
Interest Income	0	5	-	(5)
Other Revenue	-	998	-	(998)
TOTAL	352	10,273	19,162	8,889
WALNUT HOUSING PROJECT				
Property Taxes	1,248	2,497	74,472	71,975
Interest Income	0	26	-	(26)
Other Revenue	-	7,041	-	(7,041)
TOTAL	1,249	9,564	74,472	64,908
BRUNS PET GROOMING				
Property Taxes	5,251	5,457	4,986	(471)
Interest Income	-	-	4,940	4,940
Other Revenue	-	-	-	-
TOTAL	5,251	5,457	9,926	4,469
GIRARD VET CLINIC				
Property Taxes	182	4,911	-	(4,911)
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
TOTAL	182	4,911	-	(4,911)
GEDDES ST APTS-PROCON				
Property Taxes	14,250	14,809	1,195	(13,614)
Interest Income	-	-	-	-
Other Revenue	-	-	-	-

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MAY 2010

	MONTH ENDED <u>MAY 2010</u>	2009 - 2010 <u>YEAR TO DATE</u>	2010 <u>BUDGET</u>	REMAINING <u>BALANCE</u>
TOTAL	14,250	14,809	1,195	(13,614)
SOUTHEAST CROSSING				
Property Taxes	237	7,208	8,866	1,658
Interest Income	-	-	-	-
Other Revenue	-	-	-	-
TOTAL	237	7,208	8,866	1,658
TOTAL REVENUE	130,268	357,625	725,783	368,158

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MAY 2010

	<u>MONTH ENDED</u> <u>MAY 2010</u>	<u>2009 - 2010</u> <u>YEAR TO DATE</u>	<u>2010</u> <u>BUDGET</u>	<u>REMAINING</u> <u>BALANCE</u>
EXPENSES				
CRA				
GENERAL OPERATIONS:				
Auditing & Accounting	-	4,392	7,500	3,108
Legal Services	465	2,115	10,000	7,885
Consulting Services	-	-	10,000	10,000
Contract Services	-	25,424	40,000	14,576
Printing & Binding	-	-	1,000	1,000
Other Professional Services	-	-	5,000	5,000
General Liability Insurance	-	-	250	250
Postage	6	102	200	98
Matching Grant	-	-	-	-
Legal Notices	34	573	800	227
Licenses & Fees	-	-	-	-
Travel & Training	-	-	1,000	1,000
Other Expenditures	-	-	500	500
Office Supplies	-	-	500	500
Supplies	-	-	300	300
Land	-	448,720	100,000	(348,720)
PROJECTS				
Façade Improvement	-	165,540	539,950	374,410
South Locust	-	-	-	-
Alleyway Improvement	-	-	-	-
Other Projects	-	-	800,000	800,000
TOTAL CRA EXPENSES	505	646,865	1,517,000	870,135
GILI TRUST				
Bond Principal	-	27,039	51,001	23,962
Bond Interest	-	5,851	14,779	8,928
Other Expenditures	-	-	-	-
TOTAL GILI EXPENSES	-	32,890	65,780	32,890
CHERRY PARK LTD II				
Bond Principal	-	21,025	39,729	18,704
Bond Interest	-	8,565	19,451	10,886
TOTAL CHERRY PARK EXPENSES	-	29,590	59,180	29,590
GENTLE DENTAL				
Bond Principal	-	1,175	2,276	1,101
Bond Interest	-	926	1,926	1,000
TOTAL GENTLE DENTAL	-	2,101	4,202	2,101
PROCON TIF				
Bond Principal	-	5,029	9,467	4,438
Bond Interest	-	4,552	9,695	5,143
TOTAL PROCON TIF	-	9,581	19,162	9,581
WALNUT HOUSING PROJECT				
Bond Principal	-	18,559	39,151	20,592
Bond Interest	-	18,677	35,321	16,644
TOTAL WALNUT HOUSING	-	37,236	74,472	37,236

COMMUNITY REDEVELOPMENT AUTHORITY
FOR THE MONTH OF MAY 2010

	MONTH ENDED MAY 2010	2009 - 2010 YEAR TO DATE	2010 BUDGET	REMAINING BALANCE
BRUNS PET GROOMING				
Bond Principal	5,251	5,457	4,986	(471)
Bond Interest	-	-	-	-
TOTAL BRUNS PET GROOMING	5,251	5,457	4,986	(471)
GIRARD VET CLINIC				
Bond Principal	182	4,911	4,940	29
Bond Interest	-	-	-	-
TOTAL GIRARD VET CLINIC	182	4,911	4,940	29
GEDDES ST APTS - PROCON				
Bond Principal	14,250	14,809	1,195	(13,614)
Bond Interest	-	-	-	-
TOTAL GEDDES ST APTS - PROCON	14,250	14,809	1,195	(13,614)
SOUTHEAST CROSSINGS				
Bond Principal	237	7,208	8,866	1,658
Bond Interest	-	-	-	-
TOTAL SOUTHEAST CROSSINGS	237	7,208	8,866	1,658
POPLAR STREET WATER				
Bond Principal	-	-	-	-
Bond Interest	-	-	-	-
Auditing & Accounting	-	1,000	-	(1,000)
TOTAL SOUTHEAST CROSSINGS	-	1,000	-	(1,000)
TOTAL EXPENSES	20,426	791,647	1,759,783	968,136



Community Redevelopment Authority (CRA)

**Wednesday, June 9, 2010
Regular Meeting**

Item D1

Bills

Staff Contact: Chad Nabity

12-May-10

TO: Community Redevelopment Authority Board Members
FROM: Chad Nabity, Planning Department Director
RE: Bills Submitted for Payment

The following bills have been submitted to the Community Redevelopment Authority Treasurer for preparation of payment.

City of Grand Island		
Administration Fees		\$ 3,174.23
Accounting		
Officenet Inc.		
Postage		\$ 32.45
Lawnscape	May mowing and trimming	\$ 336.00
Vlcek Gardens - final payment	BID 6 Landscaping	\$ 6,217.74

Grand Island Independent
Monthly & Redevelopment Plan Notices

Mayer, Burns, Koenig & Janulewicz	\$ 150.00
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Total:

\$ 9,910.42



Community Redevelopment Authority (CRA)

**Wednesday, June 9, 2010
Regular Meeting**

Item E1

Committed Projects

Staff Contact: Chad Nabity

COMMITTED PROJECTS	AMOUNT	ESTIMATED DUE DATE
BID 6 (Landscaping)	\$6217.74	Spring 2010
BID 6 (Conduit)	\$55,000	Spring 2010
Paul Warshauer (Masonic Temple)	\$17,700	Spring 2010
2010 Wayside Horns (Oak, Pine, Elm & Walnut)	\$140,000	Fall 2010
2012 Wayside Horns (Custer/Blaine)	\$100,000	Fall 2011
The Dock Façade	\$57,250	Spring 2010
T.R. Merchen Facade Tattered Book	\$154,557	Spring 2010
“Bucket” TIF 11 th & Poplar Streets	\$136,000	Summer 2010
3235 S Locust	\$39,764	Demolition Pending
Total Committed	\$706,488.74	

CRA PROPERTIES

Address	Purchase Price	Purchase Date	Demo Cost	Status
203 E 1 st St.	\$68,627	10-09-02	\$23,300	Surplus
217 E 1 st St	\$17,000	03-20-03	\$6,500	Surplus
408 E 2 nd St	\$4,869	11-11-05	\$7,500	Surplus
211 E 1 st	\$34,702	11-13-07	\$8,000	Surplus
3235 S Locust	\$450,000	4-2-2010	\$39,764	Surplus

May 31, 2010



Community Redevelopment Authority (CRA)

**Wednesday, June 9, 2010
Regular Meeting**

Item F1

Facade Request

Staff Contact: Chad Nabity



Facade Improvement Program Application

Project Redeveloper Information

I. Applicant Name:

Big O Tires

Address: 7115 W 43rd St. Kearney, Ne 68845

Telephone No.: 308-210-0272

Contact: Jeff Schwab

II. Legal Street Address of Project Site:

1919 S Locust

III. Zoning of Project Site:

B2-AC

IV. Current and Contemplated Use of Project:

Tires and Auto related

V. Present Ownership of Project Site:

Danny Oberg

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

see attachment

VII. Estimated Project Costs

Acquisition Costs:

A. Land \$ N/A

B. Building \$ N/A

We are signing a 10 year lease with 25 year options on this property

Construction Costs:

A. Renovation or Building Costs Attributable

to Façade Improvements (attach detail): \$ 67,923

B. Other Construction Costs: \$ 170,413

VIII. Source of Financing:

A. Developer Equity: \$ 352,419

B. Commercial Bank Loan: \$ N/A

C. Historic Tax Credits: \$ N/A

D. Tax Increment Assistance: \$ N/A

E. Other (Describe _____) \$ _____

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

Webb & Company Architects Attn Marvin Webb
387 N. Walnut St.
Grand Island, Ne 68801

General Contractor - Seminole Construction Inc
M. Ice Bober 4620 Dove Hill Ave
 Kearney, Ne 68845

X. Project Construction Schedule:

A. Construction Start Date: June 15th 2010

B. Construction Completion Date: August 1st 2010

Financing Request Information

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

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

see attachment

- 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: cnabity@grand-island.com



THE TEAM YOU TRUST™

April 29, 2010

Facade Improvement Program Application- Big O Tires

To the Members of the CRA,

We would like to take this opportunity to thank you in advance for your consideration of our application for the Facade Improvement Program. As existing business owners in the cities of Kearney and Grand Island, we are very happy to be able to see our tax dollars go for improvement of business development. We would like to use this letter to answer questions 1 and 2, on the last page of the application.

In response to question #1: We are requesting the use of the full 30% contribution, or \$71,501 dollars to apply to the exterior of our facility. It is our understanding that the dollars requested may not exceed what our exterior expenses will be, so we in turn are requesting \$67,923 to be in compliance. These funds will be used to help with the exterior renovations of a very aged and run down building. With the State Fair coming to the City of Grand Island this fall, we want to present a very clean and professional image to our visitors, which the current facility does not represent. We have been part of the Tri-City area now for 6-1/2 years. In that time we have worked very hard to change the reputation of the Big O Tires name and standing within our communities, which had been damaged by previous owners, with tremendous success. Our overall sales have increased from \$500,000 in 2003 to 2.5 million in 2009, and we have started 2010 with a 15% increase on top of that. This increase is a result of our dedication to be better than the competition, not only with the most aggressive prices in town, but more importantly, with the best service in town. Our goal is to be proud representatives to the visitors of the City of Grand Island as well as to its population by adding another location to help make our services more convenient to its citizens. These funds help us make this building look clean, sharp and professional.

In response to question 2: We are in need of these funds to allow us to present this image TODAY. This image is one that we would have to develop over the next 10 years without your assistance. Tire stores, like most businesses, take time to develop cash flow and resources. It is very common knowledge that in our world, it usually takes 2-3 years just to break even. With that in mind, and with us not being able to forecast the future, the improvements that we would like to do, and we believe you desire as well, possibly might not happen within the first 5 years of us being open without these additional funds. We really do believe it is in all of our best interests to work with each other to make the improvements to this facility for the future growth and image desired in Grand Island. Thank you for taking the time to consider us for this opportunity.

Sincerely,

A handwritten signature in black ink, appearing to be "JS" followed by a long horizontal stroke.

Jeffrey & Melissa Schwab
Owners
Big O Tires - Nebraska
Kearney & Grand Island, NE

116 West 56th Street • Kearney, NE 68847 • 308-236-5099
2135 North Diers Avenue • Grand Island, NE 68803 • 308-384.0589



THE TEAM YOU TRUST™

Projected Big O Tires Expenses-

Exterior- \$67,923

South side- Replace Roof shingles with stucco, Install Big O Tires approved LED sign, replace gutters and front fascia with red gutters and red fascia, repair broken and damaged soffit, repaint exterior door to shop area, add new window to showroom area, replace existing Garage doors with new premium 3 tier glass panel garage doors, paint poles outside overhead doors, paint interior of bay door entrance, repaint and/or replace down spouts for gutter system, sealcoat parking lot and restripe.

West side- Remove existing purple wood and replace with stucco, paint gable end, replace gutters and front fascia with red gutters and red fascia, repair broken and damaged soffit, add 2 new sections of windows to showroom area, repaint handicap ramp, repaint existing sign pole black and replace sign fronts with new signs and lights and ballasts, repaint and/or replace down spouts for gutter system, sealcoat parking lot and restripe.

North side- Replace gutters and front fascia with red gutters and red fascia, repair broken and damaged soffit, remove purple painted wood fill ins and replace with Garage doors (x2) as well as replace existing Garage doors with new premium 3 tier glass panel garage doors, paint poles outside overhead doors, paint interior of bay door entrance, repaint and/or replace down spouts for gutter system, sealcoat parking lot and restripe.

East side- Remove existing purple wood and replace with stucco, paint gable end, replace gutters and front fascia with red gutters and red fascia, repair broken and damaged soffit, repaint and/or replace down spouts for gutter system, sealcoat parking lot and restripe.

Interior- \$170,413

Showroom Expansion and remodel- Remove and replace ADA compliance bathroom, add customer waiting area, relocate employee bathroom, remove ceiling and frame back with exposed rafters at 10' height, paint ceilings and exposed rafters, install HVAC duct work in rafters, install ceiling fans and lighting, install custom tile floor in bathroom and showroom, paint showroom to franchise specs, install computer kiosks- **\$44,307**

Electronics in showroom- Install new telephone system, install 2-42" flat screen TV's and HDMI cable, install security system for facility- **\$8210**

Displays in Showroom- 3 computer kiosks, display wall, customer waiting area furniture, computers, wall displays- **\$14,733**

Shop area- Clean, Seal and paint interior walls to franchise specs, remove 2 bay doors currently closed off with purple wood, replace current non-efficient area heaters with radiant heaters- **\$16147**

Electrical- Provide code appropriate electrical for equipment in shop area- **\$2,616**

Shop Equipment- Includes all equipment necessary to operate a tire/auto related facility- **\$84,400**

116 West 56th Street • Kearney, NE 68847 • 308-236-5099
2135 North Diers Avenue • Grand Island, NE 68803 • 308-384.0589

TO: Community Redevelopment Authority
C/O Chamber of Commerce
309 W Second Street
Grand Island, NE 68801

FROM: Oberg Properties
Danny Oberg
619 S Clay St
Grand Island, NE 68803
308-384-5445 hm
308-380-1040 cel
dberg@charter.net (e-mail)

Dear Sirs:

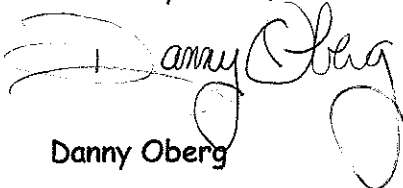
I am writing this letter to encourage the approval of the application for the Facade Improvement on the property located at 1919 S Locust street. I am the property owner. This location is very visible from both South Locust and Stolley Park Road and is in the main entrance into the city of Grand Island, and the new State Fair. The building is solid and well built, but needs updated to fit in with the other properties in the area that have already been updated. Without help from the Facade Program this will not be possible.

I purchased this property in September of 2009, since that time the property has been "for lease". I have had inquiries, most of them from used car dealers. After driving by the facilities of those applicants I chose to be patient looking for a better tenant. These tenant applicants' properties looked bad (most of them with junk cars on premise) and I wanted the property at 1919 S Locust to improve, not look worse than it currently does. My goal was always to find someone who would improve the property and be a good tenant.

I think the current "BIG O" applicant is a good fit for the property and a good addition for the city of Grand Island. They keep their current location clean and the building is very appealing. Furthermore, sales from BIG O will create city sales tax dollars that in time will offset the original investment. If the property were to be used as a used car dealership, there would be no money returning to the city because "auto sales" collect only state sales tax. If you compare the two possible ideas and each did the same \$2,000,000 in sales in any one year that could mean \$30,000 returning to the city in sales tax from the "BIG O" Tire store, when the used car dealership would not generate any income for the city.

Again, I want to encourage approval of this application. I think it is a win-win-win. It will work for "BIG O" Tires, for myself, and for the city of Grand Island. Let's make this very visible corner look more inviting to those choosing to shop in Grand Island. Thank you for your consideration. If you have any questions you can contact me at the above address, phone, or e-mail.

Sincerely Yours,



Danny Oberg



Facade Improvement Program Application

Project Redeveloper Information

- I. Applicant Name: Famos Construction, Inc / The Chocolate Bar
Address: PO BOX 1665, Grand Island, NE 68802
Telephone No.: 308.390.2455
Contact: Amos Anson
- II. Legal Street Address of Project Site: 116 W 3rd, Grand Island, NE 68801
- III. Zoning of Project Site: Commercial
- IV. Current and Contemplated Use of Project: Restaurant
- V. Present Ownership of Project Site: Famos Construction
- VI. Proposed Project: Describe in detail; attach plans and specifications:
See attached "Proposed Project"

VII. Estimated Project Costs

Acquisition Costs:

A. Land

\$ _____

B. Building

\$ 80,000

Construction Costs:

A. Renovation or Building Costs Attributable
to Façade Improvements (attach detail):

\$ 31,772

B. Other Construction Costs:

\$ _____

VIII. Source of Financing:

A. Developer Equity:

\$ 80,000

B. Commercial Bank Loan:

\$ 37,772

C. Historic Tax Credits:

\$ _____

D. Tax Increment Assistance:

\$ _____

E. Other (Describe _____)

\$ _____

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

Nebo and Company Architects

387 North Walnut Street

Grand Island, NE 68801

(308) 381-8013

X. Project Construction Schedule:

A. Construction Start Date: 45 days from April 30, 2010

B. Construction Completion Date: 6 months

Financing Request Information

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

See attached "Financial Request & Information"

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

See attached "Financial Request and Information"

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: cnabity@grand-island.com



Facade Improvement Program Application

Project Redeveloper Information

- I. Applicant Name: Erives Enterprises, LLC
Address: 120 W. 3rd St., Grand Island, NE 68801
Telephone No.: (308)381-7777
Contact: Oscar D. Erives
- II. Legal Street Address of Project Site: 120, 122 & 124 W. 3rd St., Grand Island, NE
- III. Zoning of Project Site: B3 Heavy Business Zone
- IV. Current and Contemplated Use of Project: Office & Retail
- V. Present Ownership of Project Site: Erives Enterprises, LLC
- VI. Proposed Project: Describe in detail; attach plans and specifications:
See attached: Webb & Company Architects (Project Facade Detail)
See attached: FAmos Construction, Inc. (Project Facade Costs)

- VII. Estimated Project Costs
- Acquisition Costs:
- A. Land \$ ↓
- B. Building \$ \$84,000.00

Construction Costs:

- A. Renovation or Building Costs Attributable
to Façade Improvements (attach detail): \$ \$71,170.06 (See attached cost)
- B. Other Construction Costs: \$ _____

VIII. Source of Financing:

- A. Developer Equity: \$ \$93,790.94
- B. Commercial Bank Loan: \$ N/A
- C. Historic Tax Credits: \$ N/A
- D. Tax Increment Assistance: \$ N/A
- E. Other (Describe _____) \$ _____

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

Architect: Webb & Company Architects, 387 North Walnut St., Grand Island, NE 68801
(308)381-8013, Marvin Webb

General Contractor: FAmos Construction, Inc., P.O. Box 1665, Grand Island, NE 68802
(308)390-2455, Amos Anson.

X. Project Construction Schedule:

- A. Construction Start Date: June 15th, 2010
- B. Construction Completion Date: December 15th, 2010

Financing Request Information

- I. Describe Amount and Purpose for Which Façade Improvement Program Funds are Requested:**
(See Attached - Webb & Company Architects)

II. Statement Identifying Financial Gap and Necessity for use of Façade Improvement Program Funds or Proposed Project: Erives Enterprises, LLC has invested to date

\$93,790.94 on the commercial building located at 120, 122 and 124 W. 4th St. in downtown Grand Island. The commercial spaces at 120 and 122 were fully restored inside and are both currently occupied. We are respectfully requesting assistance with the facade portion of the redevelopment project to complete the renovation of this beautiful historic building. Thank you for helping us restore Grand Island's downtown sector to it's original glory.

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: cnabity@grand-island.com

WEBB & COMPANY

A·R·C·H·I·T·E·C·T·S

Architecture • Planning • Historic Renovation
Member The American Institute of Architects

Marvin Webb, AIA
Architect

CRA Façade Improvement Program Application

Webb & Company Architects

April 30, 2010

Attachment for paragraph VI, page 1.

LIST OF STOREFRONT RENOVATION FOR ERIVES ENTERPRIZES OFFICES AND RETAIL BUILDING AT 120, 122, 124 WEST 3RD STREET

Grand Island, NE

Webb & Company Architects

FAMOS Construction

Demolition Phase

1. Remove old sign brackets, anchor bolts and cables from brick wall.
2. Remove metal siding above the awning covering the "transom windows".
3. Remove entire metal awning and brackets.
4. Remove aluminum paneling at street level "bulkhead" below the storefront windows at office/retail address 120 and 122 West 3rd.
5. Remove the aluminum cover from the existing corner column.
6. Remove the small grid ceramic tile on the concrete entrance to retail space 124 West 3rd.
7. Remove the second floor window sashes and the frames.
8. Remove the existing metal "storefront cornice" from west wall.

Repair Phase

1. Fill anchor bolt holes, patch brick in at second floor walls
2. Clean down dirt and grime on existing brick walls with "Prosoco" masonry cleaner.

Install new materials Phase

1. Install new "fixed" fabric awning similar to the original on 3rd street and around part of Locust street west side.
2. Install new Mapes insulated panel at former "transom window" above the storefront windows.
3. Strip down and repaint existing wood entry door to second floor at 122 ½ West 3rd.
4. Strip down the existing west wood entry door and transom and repaint.
5. Replace the second floor windows (8) with new "fixed double hung windows" to match original.
6. Install a "fiberglass" architectural column cover on the corner column at 124 West 3rd.
7. Install a "fiberglass" architectural "storefront cornice" to match the metal one on the west wall. Run the new storefront cornice on the west and all across the 3rd street front below the sign board and above the new awning.
8. Install non-slip sidewalk surface material over concrete entrance into retail space 124 West 3rd.
9. Install 2" thick precast stone paneling at "bulkhead" below the storefront windows at office/retail address 120 and 122 West 3rd. This is a man-made precast stone by "Thunderstone" in Lincoln.

Signage

1. Build and install new horizontal "sign board" to match the original design. Provide an "LED" lighting strip in the sign frame to illuminate the sign without glare. This "sign board" will have a removable sign "tenant name" panel that fits inside the sign frame.

387 North Walnut Street • Grand Island, NE 68801 - 4513
Office: 308-381-8013 • FAX: 308-381-1837
www.wca-architects.com • wcaarch@hamilton.net

Erives Enterprises, LLC Famos Construction

4-30-10

Amount invested
\$164,960.06

	Retail	Materials		
Permits	\$ 400.00	osb	0	\$16.32
Carpentry labor	\$ 17,500.00	6x6's	0	\$42.71
Materials	\$8,790.69	2x4x16'	10	\$4.96
Painting	\$ 800.00	Floor joists	0	\$32.00
Architect	\$ 1,500.00	Block	0	\$1.79
Stone product	\$ 1,558.00	4x8 underlay	0	\$17.99
Brick repair	\$ 1,000.00	Sheetrock	0	\$10.19
Awning	\$ 13,536.00	Windows	0	\$0.00
Sign	\$ 3,994.00	Side door	0	\$240.00
Windows	\$ 10,272.00	Tapcons	0	\$30.00
Panels	\$ 4,194.00	insulation	0	\$23.35
		Staples	0	\$53.52
		Concrete	0	\$80.00
		Columns	1	\$575.00
		Cornace	1	\$5,334.00
		Shipping	1	\$1,477.00
		Misc	80	\$1.00
		Just in case	700	\$1.00
		Sub-total		\$8,215.60
		Tax		\$575.09
		Total		\$8,790.69

sub-total \$63,544.69
Contractor fee \$7,625
total \$71,170.06

\$21,682.04



Community Redevelopment Authority (CRA)

**Wednesday, June 9, 2010
Regular Meeting**

Item X1

Interlocal Agreement

Staff Contact: Chad Nabity

Notary Public
COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF GRAND
ISLAND, NEBRASKA

By: _____
Barry Sandstrom, Chairperson

The foregoing instrument was acknowledged before me this ____ day of _____, 2010 by Barry Sandstrom, on behalf of the Community Redevelopment Authority of City of Grand Island, Nebraska.

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