



# Community Redevelopment Authority (CRA)

**Wednesday, September 8, 2010  
Regular Meeting**

## **Item F1**

### **Facade Request**

Staff Contact: Chad Nabity



## Facade Improvement Program Application

### Project Redeveloper Information

- I. Applicant Name: Grand Island Christian School  
Address: 1804 W. State St.  
Telephone No.: 308-384-2755  
Contact: Tim Salcedo, Principal
- II. Legal Street Address of Project Site: 1804 W. State St.
- III. Zoning of Project Site: R3 Medium Density Residential
- IV. Current and Contemplated Use of Project: Educational Use
- V. Present Ownership of Project Site: Grand Island Christian School
- VI. Proposed Project: Describe in detail; attach plans and specifications:  
Grand Island Christian School is currently engaging in an interior and exterior remodel project  
to enhance their existing facilities and property. The interior project features new HVAC  
system, new lighting, electrical system, and complete interior finishes. The exterior features  
new landscaping, sidewalks, roof system, aluminum storefront entry systems, new windows  
with contemporary sun shading and kalwall panels at the top of existing window openings.  
The School will also consider demolition of the oldest wing of the building which will be  
developed into green space. See Site Plan, Floor Plan, and Exterior Elevation.
- VII. Estimated Project Costs
- Acquisition Costs:
- A. Land \$ 0
- B. Building \$ 0

Construction Costs:

- A. Renovation or Building Costs Attributable  
to Façade Improvements (attach detail): \$ 80,000
- B. Other Construction Costs: \$ 180,900

**VIII. Source of Financing:**

- A. Developer Equity: \$ 30,000
- B. Commercial Bank Loan: \$ 150,000
- C. Historic Tax Credits: \$ 0
- D. Tax Increment Assistance: \$ 0
- E. Other (Describe \_\_\_\_\_) \$ 0

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

Ken Frederick, Architect | Master Builder Associates, 602 W 6th St, Doniphan, NE 68832

Dave Watson, Construction Manager | Master Builder Associates, 602 W 6th St, Doniphan, NE

Brad Mostek, PE & Jim Fricke, PE | Olsson Associates, 1111 Lincoln Mall, Suite 111, Lincoln,  
NE 68508

**X. Project Construction Schedule:**

- A. Construction Start Date: August 1, 2010
- B. Construction Completion Date: August 1, 2011

**Financing Request Information**

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

We are requesting \$80,000 for the purpose of improving the facade of Grand Island

Christian School. These funds will be used to improve exterior sidewalks, landscaping,

entrances, windows, and siding.

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

We have the ability to fund the interior portion of our remodeling plans which we  
estimate will amount to \$180,900. Adding in the exterior improvements, the total comes  
\$260,900 for a gap of \$80,000 which needs to be filled through other means. Since the  
Five Points area has a blighted status, and it is in the city's best interest to encourage  
development in this area, we are requesting support from the city to support the exterior  
plans of our project with CRA funds.

**III. Application of Grant Funds:**

\_\_\_\_\_ Grant to Redeveloper; or  
\_\_\_\_\_ Interest Rate Buy-Down

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