



Community Redevelopment Authority (CRA)

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

Item G1

Grant Request

Staff Contact: Chad Nabity



Grand Island Christian School

Academic
Excellence
***Distinctively
Christian***

Grand Island Christian
School exists to train
students to see
all of life through
the truth of Scripture
while deepening
their desire
to love God
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GICS is a member of the
Association of Christian
Schools International,
approved by the state of
Nebraska, and a 501(c)(3)
corporation.

1804 W State Street
Grand Island, NE 68803
Phone: 308-384-2755
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info@gichristian.org
www.gichristian.org



Go Lions!

July 23, 2010

Community Redevelopment Authority
c/o Chad Nabity, Director
P.O. Box 1486
Grand Island, NE 68802-1486

Dear CRA Members Barry Sandstrom, Sue Pirnie, Glen Murray,
Lee Elliott and Tom Gdowski:

Our current location at the corner of State Street and Broadwell Avenue is a very noticeable location. It has a lot of history and we often have people who want to see inside the old school and are glad it's still around. However, it has had some serious maintenance challenges that sent our board looking for a possible alternate location.

After a search lasting several months, our board came to the conclusion that our current Five Points location is the best location for us, after all, and the best use of our time and financial resources.

Knowing your interest in this blighted area, we wanted to explore how we could help each other in improving Five Points. We own one of the largest single properties in this area, and feel any improvements we make will reflect on the whole area positively.

We are working with Master Builder Associates of Doniphan to implement a plan to improve and make our property more usable. It has been determined that the newer part of the building on the west is in better condition than the older portion on the east. The older part of GICS was constructed prior to 1919 and is in need of major renovation, while the newer part, constructed in the 50's, is made of steel and concrete and will last for many years with upgraded HVAC and new windows. Since the space in the older section is not needed by us, and is virtually unusable for more than just storage without costly upgrades, we believe demolition is the best option for it.

In its place will be a beautiful green space and playground area highly visible from Broadwell. The whole community will appreciate and benefit from this plus we will benefit from lower utility and maintenance costs. When funds allow in the future, our master plan calls for a new gymnasium on the east side of the

building. To see more clearly what our plans are please refer to the enclosed site plan.

We have received estimates from \$80,000 to \$100,000 to demolish the eastern half, including asbestos removal, and are able to spend up to \$50,000 of our own money on this phase, but we must rely on help from other sources to see the project completed. This is why we are asking for your assistance.

Demolition, construction, and visible improvements to this area will be noticed by the whole community and help change the status of the area from "blighted" to something much nicer to behold. It may stir up interest in commercial properties that have long been for sale in the area and bring back more vibrant commerce while preserving the newer half of the building and its educational function.

We have much work ahead of us and we hope that you will be able to provide the financial assistance necessary to realize our shared goal. Thank you for your consideration of our request and please don't hesitate to call with your questions.

Sincerely,

A handwritten signature in black ink, reading "Tim Salcedo". The signature is fluid and cursive, with a long horizontal stroke at the end.

Tim Salcedo
Administrator/Principal

Enc: proposed site plan