



Community Redevelopment Authority (CRA)

Wednesday, October 10, 2012
Regular Meeting

Item F1

Personal Automotive - 2404 W Lincoln Hwy Facade Request

Staff Contact: Chad Nabity



Facade Improvement Program Application

Project Redeveloper Information

- I. **Applicant Name:** Personal Automotive Services
 Address: 2404 West Lincoln Hwy
 Telephone No.: 308-398-0580
 Contact: Vince Mendez
- II. **Legal Street Address of Project Site:** 2404 West Lincoln Hwy &
 2403-2423 West Lincoln Hwy
- III. **Zoning of Project Site:** M-3, Mixed Use Manufacturing Zone
- IV. **Previous Use of Project:** Auto body Repair / Recycling Center.
 Contemplated Use of Project: Auto, Truck, Diesel, ATV, Tire and
 Alignment and Computer Repair Campus.
- V. **Present Ownership of Project Site:** Personal Automotive Services
- VI. **Proposed Project: Describe in detail; attach plans and specifications:**
- Phase 1 Project - Prior to Personal Automotive purchasing the property, the building was used as a body shop that a bank had repossessed. For two years it remained vacant, was in disrepair, and filled with waste. The building and site looked to be far beyond repair to most. The EPA determined that much of soil surrounding the building was contaminated. After a lot of hard work and expense, Personal Automotive was able to improve and repurpose an existing facility that the neighbors and community can be proud of. Personal Automotive cleaned up all the trash and junk that

the previous owner left behind, hauled out tons of contaminated soil required by the EPA, improved all the sidewalks and drives, replaced the siding, doors and windows and added attractive signage and landscaping. Personal Automotive also transformed the interior by equipping the new auto repair shop with state-of-the-art equipment to serve the automotive needs of the Grand Island community.

Phase 2 Project - This property has four buildings on-site which previously housed Tom's Tree Service and HD Recycling & Sanitation. The recycling facility was filthy with mounds of recycled waste that blew freely throughout the neighborhood. The trash would stick to fences of houses and businesses which made the whole area look rundown.

Personal Automotive is currently in process of redeveloping the buildings and improving the site to repurpose them into well maintained, professional and modern facilities. They have removed over 800 tons of contaminated soil, and brought in 680 tons of rock and leveled the ground to drain properly. Personal Automotive removed and replaced all damaged siding, replace all the exterior doors, and painted. Campus improvements also included exterior lights, signage, landscaping, and new concrete drives. They completely restored the interior as well with new bathrooms, offices, lighting, electrical, and resurfaced floors. This second phase rehabilitation investment in conjunction with Phase I improvements has created an attractive, holistic business campus of Automotive, Truck, Diesel, ATV, Computer Repair, and Tire and Alignment Shop, a business the neighborhood and city are proud to have which adds to the economic growth of Grand Island.

VII. Estimated Project Costs

Acquisition Costs:

A. Land	\$ 0
B. Building	\$ 500,000.00

Construction Costs:

A. Renovation or Building Costs Attributable to Facade Improvements (see attached detail):	29.8%	\$ 406,834.56
B. Other Construction/Acquisition Costs:		\$ 949,861.07
Total:		<u>\$ 1,356,695.63</u>

VIII. Source of Financing

A. Developer Equity:	\$ 208,392.00
B. Commercial Bank Loan:	\$ 1,064,503.00
C. Historic Tax Credits:	\$ 0
D. Tax Increment Assistance:	\$ 0
E. Other (CRA Grant)	<u>\$ 83,8000.63</u>
Total:	\$ 1,356,695.63

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

Personal Automotive, 2404 West Lincoln Hwy, Grand Island, NE 68803

X. Project Construction Schedule:

A. Construction Start Date: Phase I - Sept. 2009, Phase II - Oct. 2011

B. Construction Completion Date: Phase I - Jan. 2010, Phase II - Fall 2012

Financing Request Information

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

See Attached Cost Estimate & Photos

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

Phases 1 & 2 - The site clean-up was more extensive than budgeted for the project. It was a necessary expense in order to meet building codes and EPA requirements and to have a respectable business image.

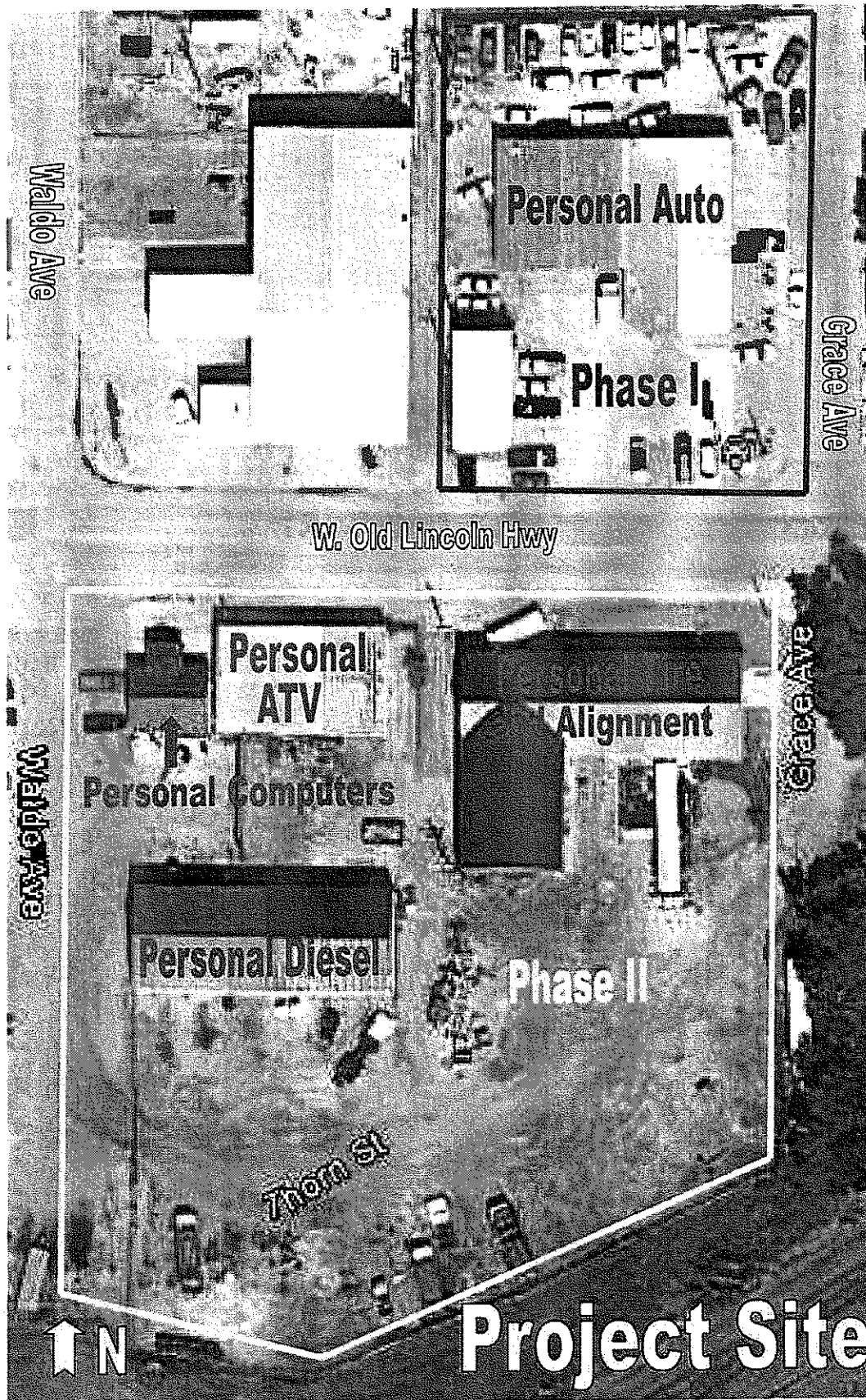
Phase 2.1 – Exterior signage, landscaping project, exterior concrete, gutters, downspouts, snow retention devices, and other interior improvements are still envisioned and required for the four additional buildings.

III. Application of Grant Funds:

\$83,800.63	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



PHASE#1 -- PERSONAL AUTOMOTIVE

EXPENSE TYPE	AMOUNT
Signs	\$10,231.61
Awnings	\$3,200.00
Lighting	\$5,000.00
Paint	\$5,306.47
Repair or replacement of doors and windows	\$29,966.01
<u>Removal of incompatible exterior finishes and materials</u>	<u>\$27,660.47</u>
Facade Improvements	\$81,364.56
Other Development Expenses	\$232,333.84

Phase 1 Development Cost: \$313,698.40

PHASE#2 -- PERSONAL AUTOMOTIVE

EXPENSE TYPE	AMOUNT
Signs	\$23,426.39
Awnings	\$0.00
Lighting	\$24,757.23
Paint	\$10,189.17
Repair or replacement of doors and windows	\$58,243.65
<u>Removal of incompatible exterior finishes and materials</u>	<u>\$125,052.93</u>
Facade Improvements	\$241,669.37
Other Development Expenses	\$672,527.23

Phase 2 Development Cost: \$914,196.60

PHASE#2.1 -- PERSONAL AUTOMOTIVE

EXPENSE TYPE	AMOUNT
Signs	\$45,500.00
Awnings	\$0.00
Lighting	\$0.00
Paint	\$0.00
Repair or replacement of doors and windows	\$0.00
<u>Removal of incompatible exterior finishes and materials</u>	<u>\$28,550.00</u>
Facade Improvements	\$74,050.00
Other Development Expenses	\$45,000.00

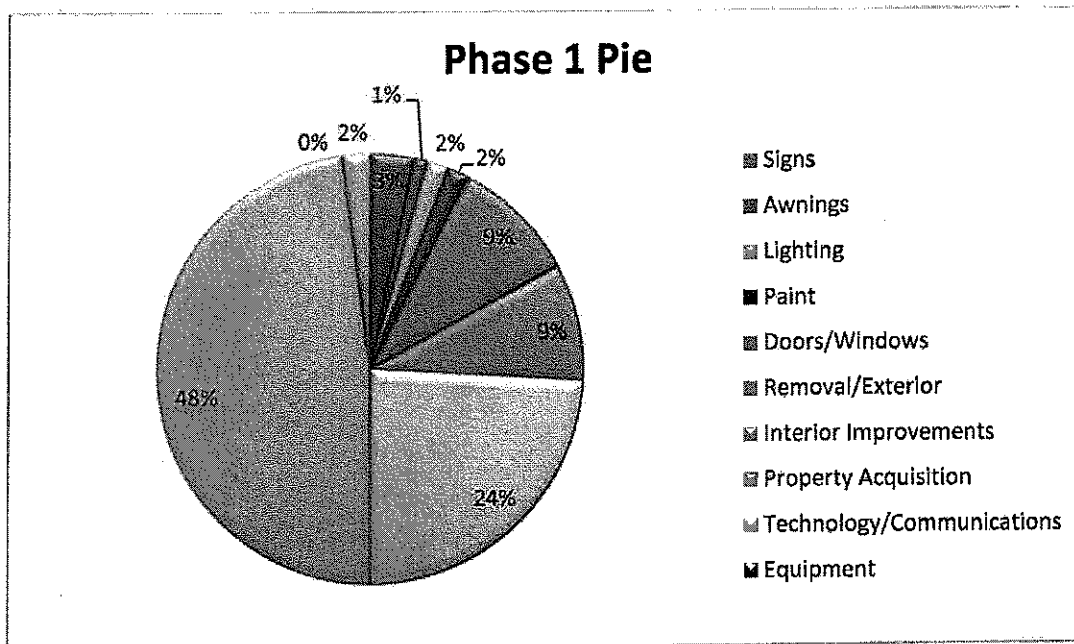
Phase 2.1 Development Cost: \$128,800.63

Page 1 of 2

TOTAL DEVELOPMENT COST – PERSONAL AUTOMOTIVE

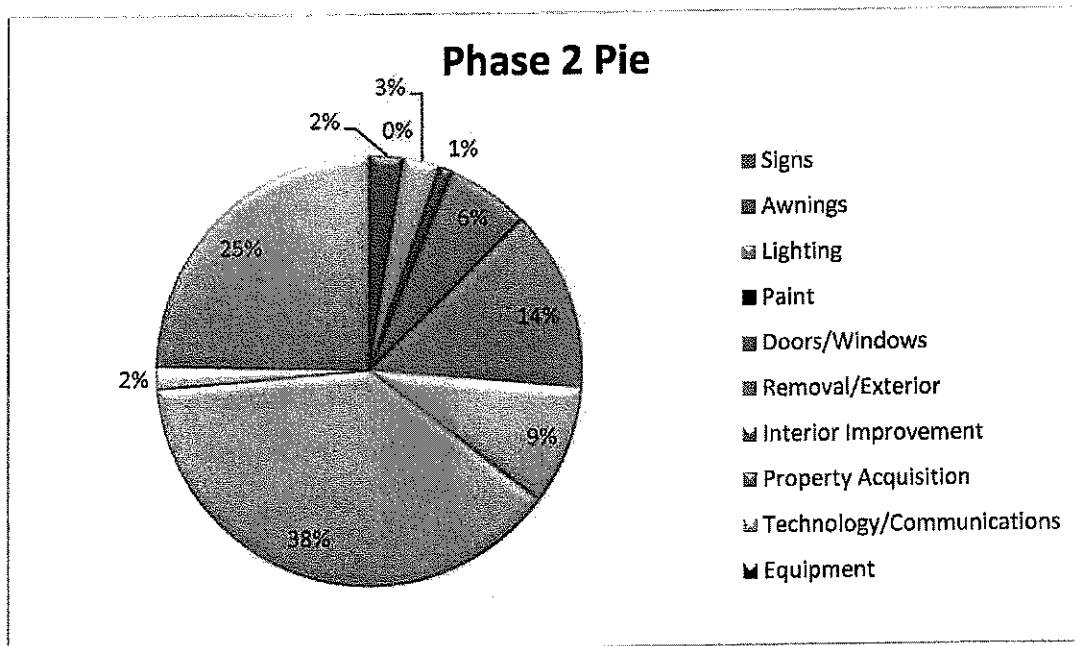
EXPENSE TYPE	AMOUNT
Signs	\$79,158.00
Awnings	\$3,200.00
Lighting	\$29,757.23
Paint	\$15,495.64
Repair or replacement of doors and windows	\$88,209.66
Removal of incompatible exterior finishes and materials	\$181,263.40
<u>Landscape Project</u>	<u>\$9,750.63</u>
Facade Improvements	\$406,834.56
Other Development Expenses	\$949,861.07

Total Development Cost: \$1,356,695.63



Signs	\$10,231.61
Awnings	\$3,200.00
Lighting	\$5,000.00
Paint	\$5,306.47
Doors/Windows	\$29,966.01
Removal/Exterior	\$27,660.47
Interior Improvements	\$75,623.46
Property Acquisition	\$150,000.00
Technology/Communications	\$0.00
Equipment	\$6,710.38

Other Development Expenses	\$232,333.84
Facade Improvements	\$81,364.26
TOTAL	\$313,698.40



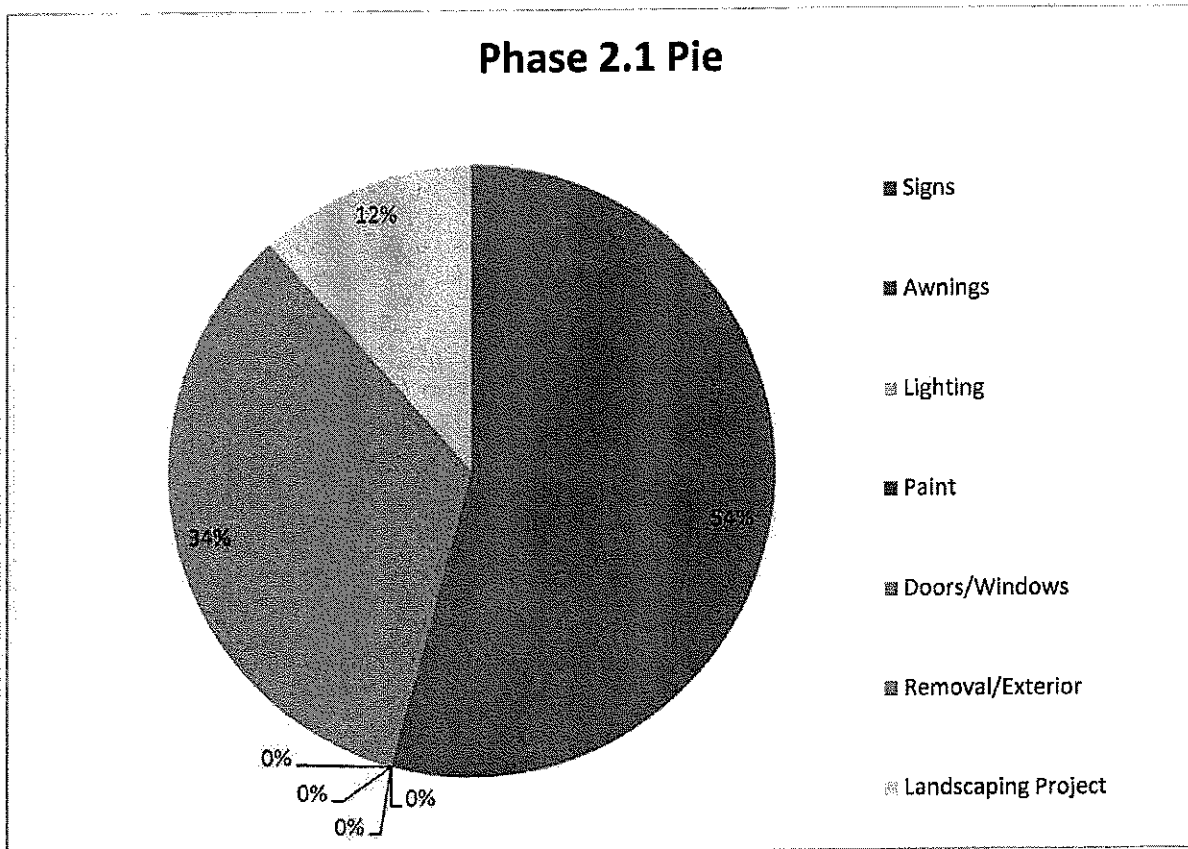
Signs	\$23,426.39
Awnings	\$0.00
Lighting	\$24,757.23
Paint	\$10,189.17
Doors/Windows	\$58,243.65
Removal/Exterior	\$125,052.93
Interior Improvements	\$82,109.14
Property Acquisition	\$350,000.00
Technology/Communications	\$15,333.14
Equipment	\$225,084.95

Other Development Expenses	\$672,527.23
Facade Improvements	\$241,669.37
TOTAL	\$914,196.60

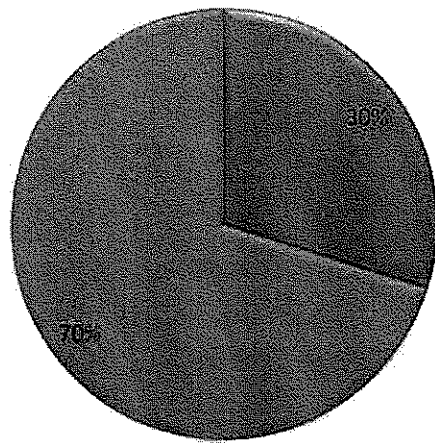
Façade Improvements	
Signs	\$45,500.00
Awnings	\$0.00
Lighting	\$0.00
Paint	\$0.00
Doors/Windows	\$0.00
Removal/Exterior	\$28,550.00
Landscaping Project	\$9750.63

Other Development Expenses	
Interior Improvements	\$45,000.00
Property Acquisition	\$0.00
Technology/Communications	\$0.00
Equipment	\$0.00

Façade Improvements	\$83,800.63
Other Development Expenses	\$45,000.00
TOTAL	\$128,800.63



Total Development Cost



- Façade Improvement
- Other Development Expenses

Other Development Expenses	Cost
Interior Improvements	\$202,732.60
Property Acquisition	\$500,000.00
Technology/Communications	\$15,333.14
Equipment/Shop	\$231,795.33
TOTAL	\$949,861.07

Façade Improvements	Cost
Signs	\$79,158.00
Awnings	\$3,200.00
Lighting	\$29,757.23
Paint	\$15,495.64
Doors/Windows	\$88,209.66
Removal/Exterior	\$181,263.40
Landscape Project	\$9,750.63
TOTAL	\$406,834.56

Other Development Expenses	\$949,861.07
Façade Improvements	\$406,834.56
GROSS TOTAL	\$1,356,695.63