



# Community Redevelopment Authority (CRA)

**Wednesday, October 10, 2012  
Regular Meeting**

## **Item F2**

**Ron Nitzel & Company - 112 W 4th St Facade Request**

Staff Contact: Chad Nabity



COMMUNITY REDEVELOPMENT AUTHORITY

## Facade Improvement Program Application

### Project Redeveloper Information

- I. Applicant Name: Ron Nitzel Nitzel & Company  
Address: 112 West 4th Street  
Telephone No.: 308-382-7027  
Contact: Ron Nitzel
- II. Legal Street Address of Project Site: 108 110 and 112 West 4th Street
- III. Zoning of Project Site: Business
- IV. Current and Contemplated Use of Project: Office, Retail, Residential
- V. Present Ownership of Project Site: Ron Nitzel
- VI. Proposed Project: Describe in detail; attach plans and specifications:  
Remove existing dilapidated neon sign and replace with historical correct new sign Repaint metal wall sign. add fabric awnings over upper level windows Replace canopy final ornamentation. Replace canopy glass light defuses. Add decorative panels around upper level windows to reduce the "filled in look"
- VII. Estimated Project Costs
- Acquisition Costs:
- |             |                     |
|-------------|---------------------|
| A. Land     | \$ <u>-0-</u>       |
| B. Building | \$ <u>30,734.00</u> |

Construction Costs:

A. Renovation or Building Costs Attributable to Facade Improvements (attach detail)	\$30,734.00
B. Other Construction Costs: ARCHITECTURAL DESIGN FEE	\$1,500.00
	\$32,234.00

VIII. Source of Financing:

A. Developer Equity:	\$75,093.72
B. Commercial Bank Loan:	\$ -0-
C. Historic Tax Credits:	\$ -0-
D. Tax Increment Assistance:	\$ -0-
E. Other (Describe _____)	\$ -0-

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

Webb & Company Architects 387 N. Walnut 381-8013

Carl Mayhew & Mayhew Signs, Inc. Construction Service  
4413 East Highway 30 Grand Island, Ne.

X. Project Construction Schedule:

A. Construction Start Date: October 2012  
B. Construction Completion Date: January 2013

Financing Request Information

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

Refer to Summary page and contract drawings.

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**II. Statement Identifying Financial Gap and Necessity for use of Façade Improvement Program**

**Funds or Proposed Project:** \_\_\_\_\_

*Total financial involvement in this property would be \$106,493.72 total project leaving a balance of \$31,948.00 requiring funding from CRA. The developer would pay the difference of \$286.00*

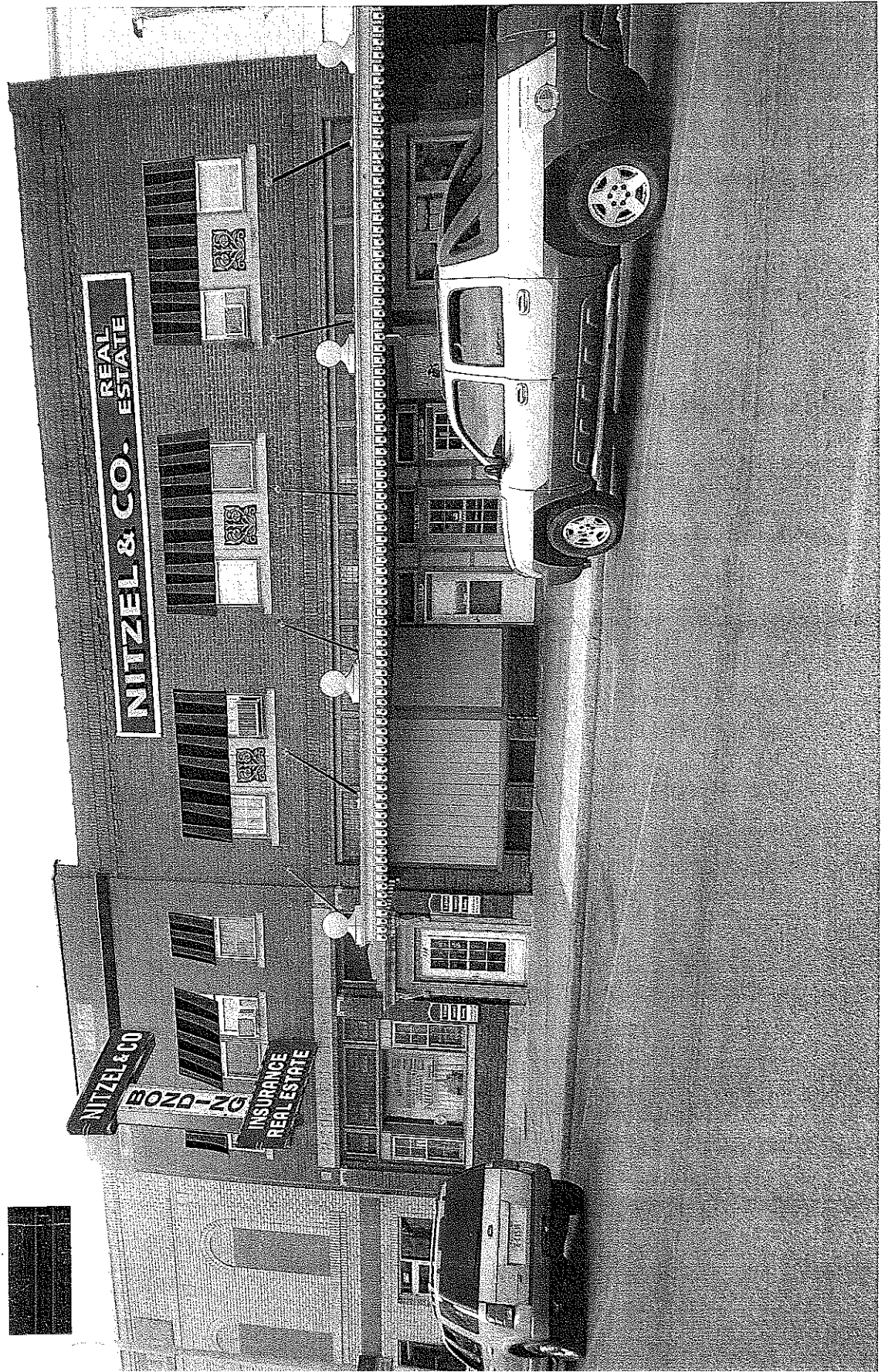
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**III. Application of Grant Funds:**

Yes 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](mailto:cnabity@grand-island.com)



NITZEL & CO.  
PARTIAL SUMMARY OF  
PAID BUILDING EXPENSES

L&W CONSTUCTION	\$20,425.00
EBREL PLUMBING AND DRAIN	\$ 11,070.00
SCARBOROUGH ROOFING	\$15,290.00
JERRY'S SHEET METAL	\$18,008.00
MISCELLANEOUS RECEIPTS	<u>\$10,300.00</u>
TOTAL RECEIPTS	<u>\$75,093.00</u>

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APPLICATION OF FUNDS

FACADE AND ARCHITECT	\$ 31,400.00
(SALES TAX)	<u>\$ 834.00</u>
	\$ 32,234.00
TOTAL PROJECT INVOLVEMENT	\$106.493.00

$\$106,493.00 \times 30\% = 31,948.00$  MINUS  $\$32,234.00$   
=  $\$286.00$  BALANCE TO BE PAID BY DEVELOPER