



# Community Redevelopment Authority (CRA)

**Wednesday, June 26, 2013**  
**Regular Meeting**

## **Item G1**

### **Grant Request**

Staff Contact: Chad Nabity

CRA Committee Members,

Thank you in advance for reviewing this request. My name is Jayne Cole and my husband is Kerry Cole, the two persons who make up KERJAC Inc., a newly formed Corporation. We formed KERJAC, Inc. for the purpose of buying and growing a business here in Grand Island.

Just a bit of back round. Kerry and I have been married for 20 years this August and have raised a blended family of 8 children. We have been blessed with amazing children who are all grown, the youngest of which started college this past year. Our children, have between them, given us 10 beautiful grandchildren. Kerry is a newly retired 38 year member of the Grand Island Police Department and I have been an employee of the City for 11 years now, the first 9 as a Code Enforcement Officer and the last two as a 911 Dispatcher. We did our best to make a difference, not only with our employment but in sharing time with our children. We have coached our way through soccer, Little League baseball and for many years in Girls softball. Through our employment and as parents we have worked to improve the quality of life in our town.

While Kerry's retirement offers a much anticipated life of leisurely activities, we have been presented an opportunity to fulfill a long time talked about dream. Our dream, while initially fanciful in nature, was to own and operate a billiards center. We have a shared interest and a love for the game of pool. We play leagues, participate in local tournaments and travel to out-of-town, as well as out-of-state tournaments. We, and many of our children, have participated in the Cornhusker State Games; marching in the opening ceremonies parade, carrying the banner and sharing an experience with hundreds of other athletes. We have traveled to Deadwood South Dakota to play in the "Deadwood Shootout". All the while staying in hotels, experiencing local restaurants, seeing the sights. These are events that we look forward to. While competition is the nature of the sport, friendships and shared memories are the reward.

The timing is such that current bar owners, Tom and Wanetta Gibson of Gibby's Pool Hall, are ready to retire. They have helped to keep and grow the sport, providing a venue for leagues and tournaments that drew players from all over Nebraska, as well as from Kansas, Iowa, Colorado, and South Dakota. We see this as a wonderful opening. Gibby's is located at 811 W 4<sup>th</sup>. A part of Gibby's is the Ilanda Ballroom, a small piece of Grand Island's rich downtown history. As with many older buildings in Grand Island, it is not considered to be in the best area of town; we tend to disagree. We see this area as the north entrance to the "Downtown Experience".

While Grand Island may not need another "bar" it does need a family friendly entertainment establishment. It does need more jobs and more outside revenue coming in. What we envision, is not so much a bar but a billiards center. It will be enjoyed by all ages. To be a place that has structured youth activity is goal we have set for ourselves. Maybe you are familiar with the Cornhusker State Games; they are the state wide competition of numerous sporting activities, which includes billiards, held in Lincoln each July. What you are probably not aware of is that

the Director for the billiards sporting events is a Grand Island resident and is one of the many people who are on board in helping us create a place that will provide, good food, a safe environment, and events for youth, novices, more experienced players and masters, in the sport of billiards.

We will create “Stix Billiards Center” and to our knowledge it will be the largest between Lincoln and Denver. With that size comes the ability to hold large draw tournaments. Large draw tournaments mean large numbers of out of town person, staying in hotels, bringing family, shopping, eating and generating dollars for our community.

To make all these things come about will take money. We will be buying the existing building and parking lot, adding a new kitchen, a dining area, a new handicapped unisex bathroom, new carpeting, paint, and lighting at a total of roughly 220,000 dollars. We will also have to do many other things to bring the building into code. We will have to completely update the electrical, granting the city a small pad of land (20x20) to place a pad so that we can place a 400 amp transformer, run lines underground and fix the non-compliant existing wiring inside at a price of nearly 40,000 dollars. The last major hurdle that we have come upon is to bring the building into fire safety code. We will need to install a fire sprinkler system; the system alone will cost between 70,000 and 85,000 dollars. We will also need to run a 4” waterline from the city pipe on Clark Street to the building at an additional cost of 15,000. This building is currently valued at 124,000 dollars. To add a sprinkler system that is nearly  $\frac{3}{4}$  the value of the existing building will make any financing difficult. Insuring the building is still a hurdle we will need to address. We will be putting up approximately 200,000 for this venture ourselves and getting a business loan for additional costs. Any assistance that the CRA can provide may make this a still attainable situation, without any assistance this venture may come to a halt.

Again thank you for reviewing this request and for your time.

Sincerely,

Kerry Cole

Jayne Cole