



# Community Redevelopment Authority (CRA)

**Wednesday, September 9, 2015**  
**Regular Meeting**

## **Item F1**

**2311 S Locust St**

Staff Contact: Chad Nabity



## Facade Improvement Program Application

### Project Redeveloper Information

I. Applicant Name: MMY Hospitality LLC  
 Address: 2311 S Locust  
 Telephone No.: 316 640 7525  
 Contact: Mike Bhatt

II. Legal Street Address of Project Site: 2311 S Locust

III. Zoning of Project Site: B2

IV. Current and Contemplated Use of Project: Motel

V. Present Ownership of Project Site: MMY Hospitality

VI. Proposed Project: Describe in detail; attach plans and specifications:

Facade - Exterior Paint Curb Appeal  
 \_\_\_\_\_  
 - LED exterior lights (Invoice)  
 - Entrance, Lobby breakfast (Invoice)  
 - Signage (attached)  
 - Trim/shutter (attached)  
 - Exterior paint (attached)

VII. Estimated Project Costs

#### Acquisition Costs:

A. Land \$ \_\_\_\_\_

B. Building \$ \_\_\_\_\_

Construction Costs:

A. Renovation or Building Costs Attributable to Façade Improvements (attach detail):

\$ 56 900<sup>.00</sup>

B. Other Construction Costs: (match)

\$ 28 225<sup>.00</sup>

VIII. Source of Financing:

A. Developer Equity:

\$ \_\_\_\_\_

B. Commercial Bank Loan:

\$ \_\_\_\_\_

C. Historic Tax Credits:

\$ \_\_\_\_\_

D. Tax Increment Assistance:

\$ \_\_\_\_\_

E. Other (Describe \_\_\_\_\_)

\$ \_\_\_\_\_

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

Webb & Co Architects, Grand Island NE

— Flashing Tile & Wood

— Sign

— Please see attachment

X. Project Construction Schedule:

A. Construction Start Date: Jan 2015

B. Construction Completion Date: Jan 2015

Financing Request Information

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

Request \$ 56 900 for Façade Improvement

Request \$ 28 225 for match.

Exterior curb appeal paint, trim, shutter, LED Sign  
lobby, entrance etc.

Thanked

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

Please see attached  
proposal

III. Application of Grant Funds:

\_\_\_\_\_ 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

Dated: 29<sup>th</sup> June 2015

To:  
Chad Nabity, AICP  
Director, Planning Department

And CRA Board members

**RE- Island Inn Grand Island NE**

Dear Chad and CRA Members:

Currently **Island Inn Grand Island NE** is top rated Independent Hotel in Grand Island NE. Please review our proposal for **Island Inn Grand Island NE**.

We have enjoyed a great relationship with Grand Island City and look forward to collaborating on this proposal. Our vision is to provide ensuring good customer service and the delivery of optimum returns through development/remodeling, operational efficiencies and opportunities.

**Key Highlights:**

- 40 Years' experience of owning and running the business hands on with Civil, Industrial & Mechanical Engineering Background

Thanks for your time and the review and for creating exceptional business environment for everyone to thrive!!

Manish(Mike) Bhatt &  
Yogeshbhai (Yogi) Bhakta



## CURRENT STATUS

### *Welcome to Island Inn*

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We have owned and managed the Island Inn since last year. Our mission is to provide a comfortable, clean, well maintained Inn at an affordable price. We take pride in our 24 hour knowledgeable desk clerks and good housekeepers.

#### **Top Amenities**

- Internet services, LCD TVs, WIFI

#### Accommodation / Features

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All rooms are non-smoking

All rooms - no pets allowed

44 guest rooms

20 guest rooms at door parking

Our rooms with 1 king bed have a recliner

Our rooms with 1 queen bed have a recliner

Our rooms with 2 beds - have 2 queen beds or 2 long boy beds.

All rooms have LCD TV's

Free Grand Island Independent newspaper

Free local calls

Free high speed internet

Free breakfast rolls in the lobby from 6 am to 10 am

Free coffee, hot tea and hot chocolate in the lobby from 5 am to 10 pm

Each room has a refrigerator, hair dryer, phone with data port, tub and shower combination, remote color expanded cable TV (71 channels - HBO - ESPN), clock radio

Fax and copier service in office.

Iron and ironing board available at the office.

## **EXECUTIVE SUMMARY**

This Hotel has exceptional and experienced Staff and a well maintained Property. Yet we continue to strive for growth in this business friendly environment in Grand Island, NE.

### **About Grand Island NE**

Grand Island, Nebraska — a community with strong ties to our history and an even stronger focus on our future. Grand Island is the fourth largest city in Nebraska; and has a rich history reflected today in the stability of the community and the outstanding quality of life for its residents.

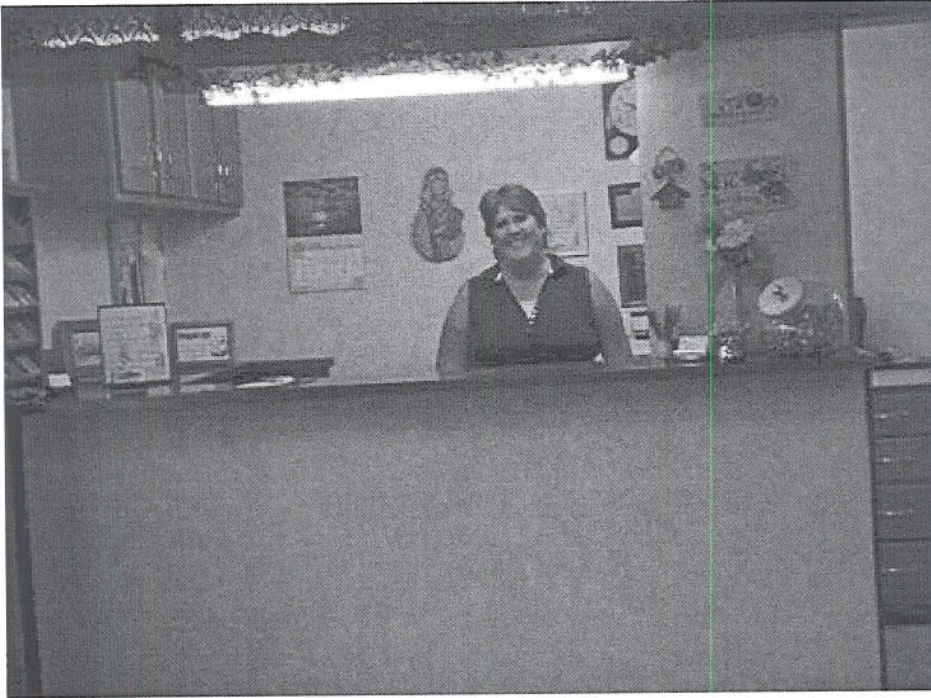
### **Old Hotel Pictures**

#### **Entrance Walkway and Breakfast**





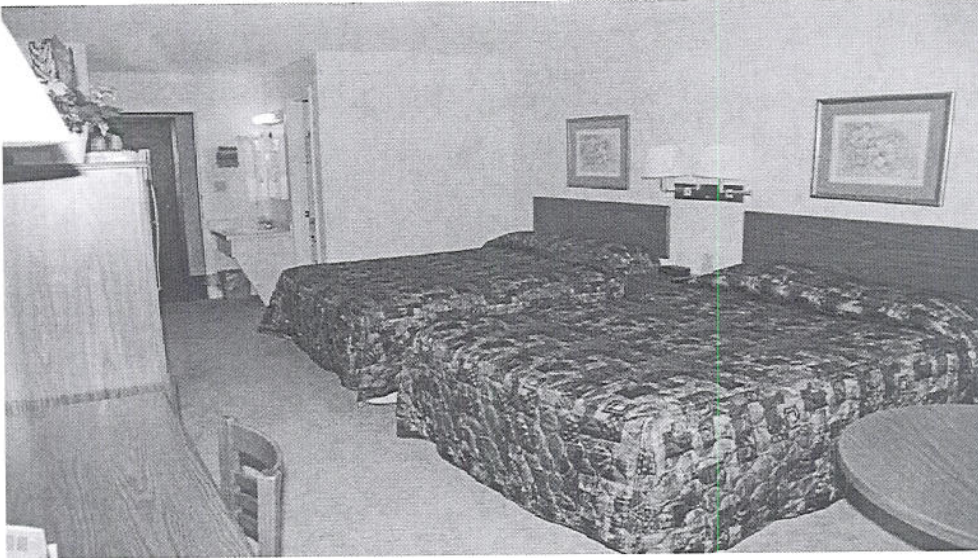
**Front desk**



**Walkways and Room Entrance**





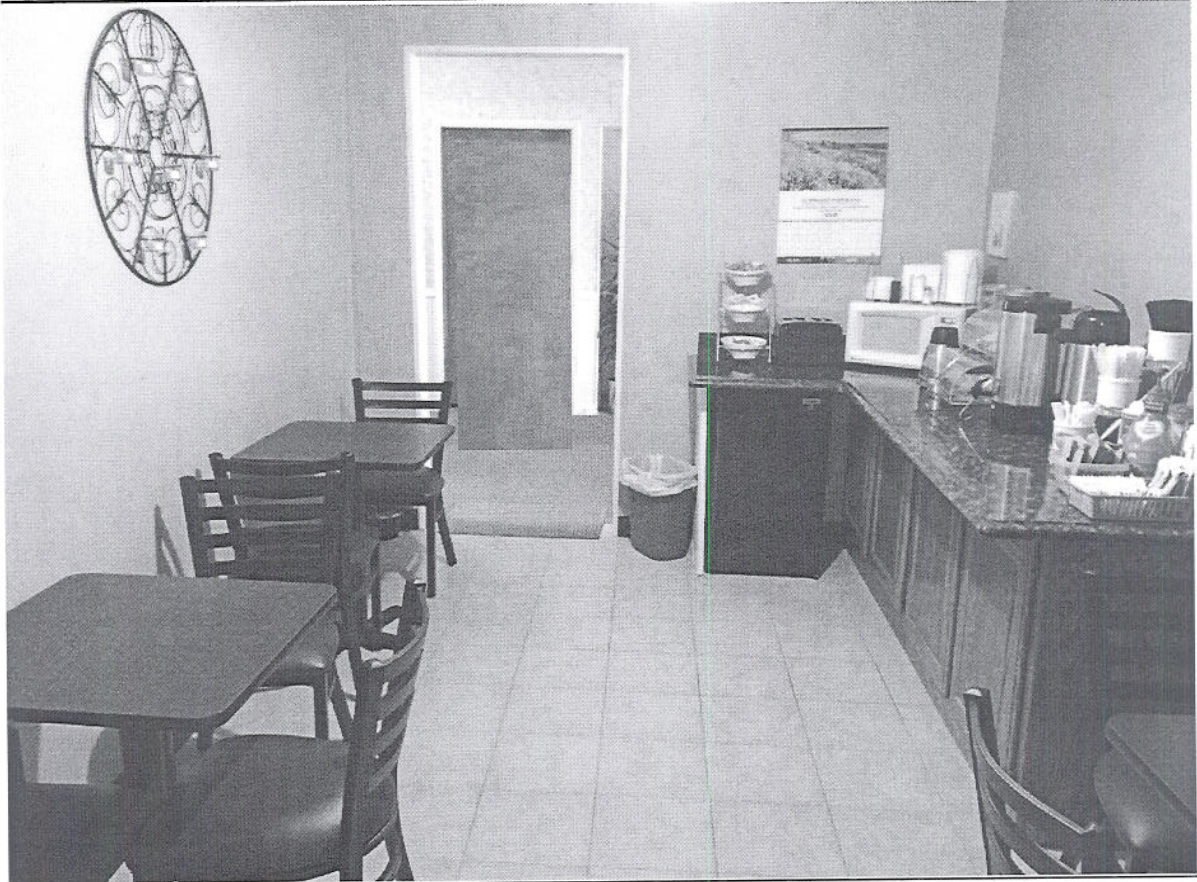


**Old Room**

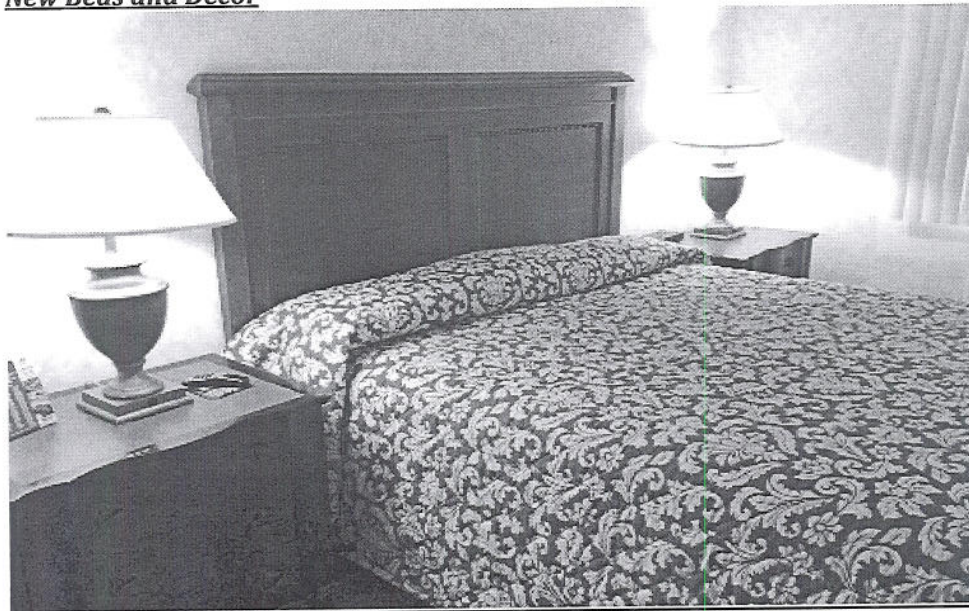


**SOME WORK ALREADY COMPLETED .Please see pictures below**

**New Breakfast Room Entrance**



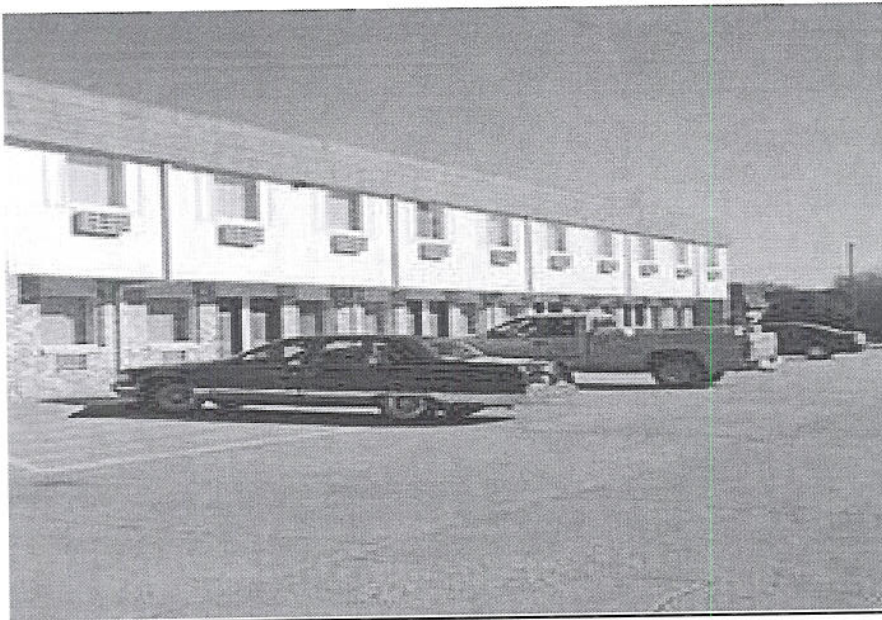
**New Beds and Décor**







**Front Entrances and Stairs and railing**



# ISLAND INN Proposal

## Plan for Remodeling and Cost associated:

*Timeline to complete the project from start to finish 4-5 months*

### A) Owner Investment Amount (Completed & Qualify for Match)

1. Exteriors – Office Entrance, Front Desk and Breakfast area \$25500
  - a. Lobby – Tiles, Granite, new desk
  - b. Breakfast – Shelves, Granite, Tiles and Carpets
  - c. Entry Doors Easy access
  - d. Labor – demolition and installations
2. Energy saving bulbs (exterior) \$2725
  - a. Exterior Flood Light 8 New ones LED –Roof points
  - b. Exterior lights walkways next to each door - LED
  - c. Labor and wiring and welding where applicable

**TOTAL Owner Investment Amount (Completed & Qualify for Match)**  
**= \$ 28225**



**B ) CRA FAÇADE APPLICATION AMOUNT**  
**(NOT DONE & ELIGIBLE)**

3. Exterior - Painting the building based on Architect drawings for curb appeal (includes all sides) \$28000
  - a. Power Wash
  - b. Caulk
  - c. Paint Doors
  - d. Paint Walls
4. Exterior Grill- \$3000
  - a. PTAC Grills on the outside exteriors
5. LED Color display - \$14000
  - a. Exterior Columns - LED Color Signage
  - b. Entry and Exit signs
  - c. Incl labor and material
6. PVC Exterior Casing and Vinyl Shutters \$ 11900
  - a. EXTERIOR SHUTTER AND TRIMS-
  - b. TRIMS 20 LOCATIONS
  - c. PVC Exterior Casing (3 TO 4 ") on Window in a Brick Wall
  - d. SHUTTER 20 LOCATIONS
  - e. Hang Vinyl Shutters on Brick Veneer
  - f. Drilling masonry and vinyl materials

**TOTAL CRA FAÇADE APPLICATION AMOUNT (NOT DONE & ELIGIBLE) =**  
**\$56900**

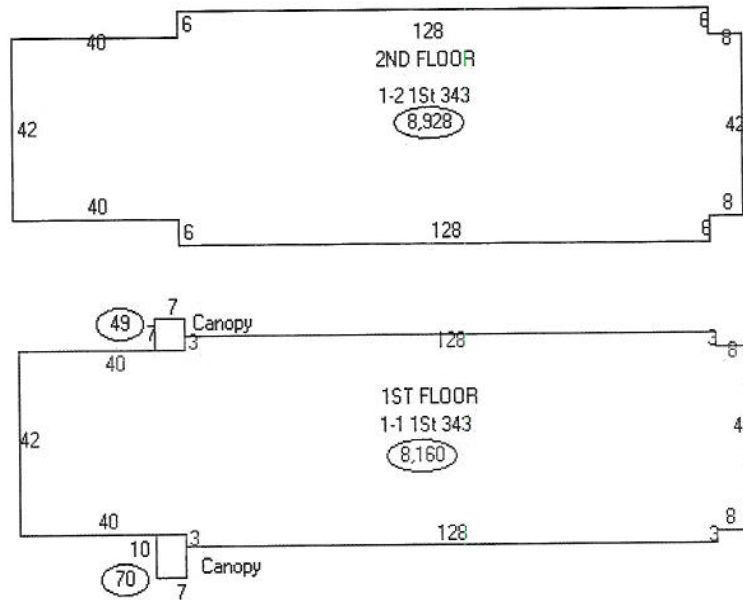
**C) Remodeling Work Done but NOT Qualified  
in CRA application**

Replace and Upgrade all 44 rooms' furniture's/carpets \$ 70000

**TOTAL AMOUNT NOT QUALIFIED =  
\$ 70000**

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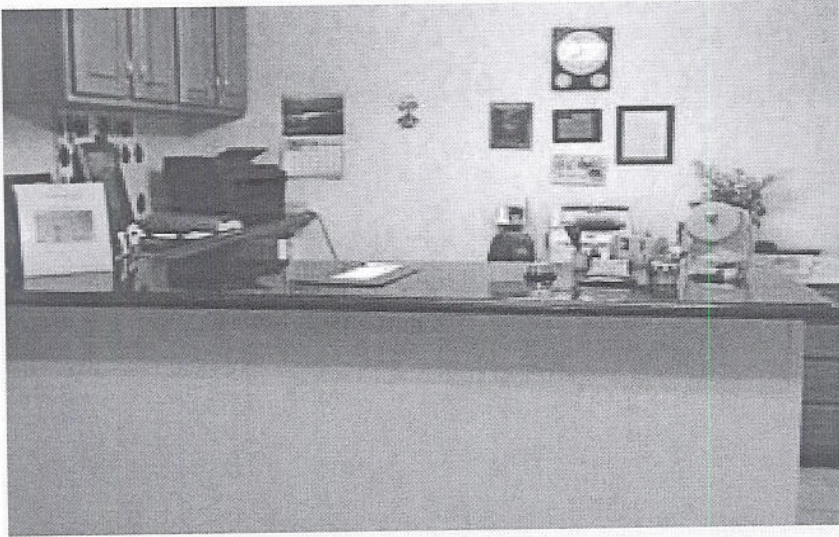
## Property Sketch



## Examples for Window and Shuter



Front Desk with Granite and Tiles





**HATSINGS TILE AND WOOD**

745 FRANLIN AVE  
HASTINGS NE

**INVOICE**

DATE: JUNE 17, 2015

TO:  
Island Inn  
Grand Island NE

FOR: FRONT DESK ENTRANCE ETC

| DESCRIPTION   | HOURS | RATE  | AMOUNT |
|---|-------|-------|--------|
| FRONT DESK LOBBY ENTRANCE AND PAINT<br>FRONT DESK ENTRY DOORS<br>FRONDESK GRILLS<br>FRONT DESK LOBBY AND BREAKFAST<br>(SHELVES AND GRANITE TOPS and carpet<br>and tiles<br>FRONT DESK GRANITE DESKTOPS<br>Remove carpets from stairs<br>Cleanings dirt and glue etc<br>Install New Carpets<br>Handrails | NA    | NA    | 25500  |
|   |       | TOTAL | 25500  |

Checks payable to HATSINGS TILE AND WOOD

**HASTINGS TILE AND WOOD**

745 FRANLIN AVE  
HASTINGS NE

**INVOICE**

DATE: JUNE 3, 2015

TO:  
Island Inn  
Grand Island NE

FOR:  
Lights

| DESCRIPTION   | HOURS | RATE  | AMOUNT |
|---|-------|-------|--------|
| EXTERIOR FLOOD LIGHTS and<br>EXTERIOR DOOR LIGHTS- flat rate<br>(INCLUDES LABOR and Material)   |       |       |        |
| 1. Energy saving bulbs (exterior)<br>a. Exterior Flood Light 8 New ones LED -<br>Roof points<br>b. Exterior lights walkways next to each<br>door - LED<br>c. Labor and wiring and welding where<br>applicable |       |       | 2725   |
| Includes taxes  |       |       |        |
|   |       | TOTAL | 2725   |

Make all checks payable to HASTINGS TILE AND WOOD  
Total due in 15 days. Overdue accounts subject to a service charge of 1% per month.

**Thank you for your business!**

**HASTINGS TILE AND WOOD**745 FRANKLIN AVE  
HASTINGS NE**Quote**

DATE: JUNE 6, 2015

**TO:**Island Inn  
Grand Island NE

| DESCRIPTION  | HOURS | RATE | AMOUNT       |
|--|-------|------|--------------|
| INSTALL EXTERIOR SHUTTER AND TRIMS--<br>(INCLUDES LABOR AND MATERIAL)<br><br>EXTERIOR INSTALL TRIMS 20 LOCATIONS<br><br>PVC Exterior Casing (3 TO 4 ") on Window in a Brick Wall<br><br>EXTERIOR INSTALL SHUTTER 20 LOCATIONS<br><br>Hang Vinyl Shutters on Brick Veneer MIN 12"<br>Drilling masonry and vinyl materials<br><br><br>Includes taxes |       |      | 11900        |
| <b>TOTAL</b>   |       |      | <b>11900</b> |

Make all checks payable to HASTINGS TILE AND WOOD  
 Total due in 15 days. Overdue accounts subject to a service charge of 1% per month.

**Thank you for your business!**





**HASTINGS TILE AND WOOD**

745 FRANLIN AVE  
HASTINGS NE

**QUOTE**

DATE: JUNE 6, 2015

**TO:**  
Island Inn  
Grand Island NE

**FOR:**  
Exterior Grills

| DESCRIPTION   | HOURS | RATE         | AMOUNT      |
|---|-------|--------------|-------------|
| Replace EXTERIOR Grills--<br>(INCLUDES LABOR AND MATERIAL)<br><br>PTAC Grills on the outside<br>exteriors |       |              | 3000        |
| Includes taxes  |       |              |             |
|   |       | <b>TOTAL</b> | <b>3000</b> |

Make all checks payable to HASTINGS TILE AND WOOD  
Total due in 15 days. Overdue accounts subject to a service charge of 1% per month.

**Thank you for your business!**

**HASTINGS TILE AND WOOD**

745 FRANLIN AVE  
HASTINGS NE

**QUOTE**

DATE: JUNE 27, 2015

TO:

Island Inn  
Grand Island NE

| DESCRIPTION  | HOURS | RATE | AMOUNT       |
|--|-------|------|--------------|
| (Includes labor and paint and material)<br><br>1. Exterior - Painting the building<br>(includes all sides )<br>a. Power Wash<br>b. Caulk<br>c. Paint Doors<br>d. Paint Walls | NA    | NA   | 28000        |
| <b>TOTAL</b>   |       |      | <b>28000</b> |

Checks payable to HASTINGS TILE AND WOOD  
Total due in 15 days. Overdue accounts subject to a service charge of 1% per month.

**Thank you for your business!**