



Community Redevelopment Authority (CRA)

Wednesday, September 9, 2015
Regular Meeting

Item F2

3021 S Locust St

Staff Contact: Chad Nabity



Facade Improvement Program Application

Project Redeveloper Information

- I. Applicant Name: RIGI Hospitality LLC
Address: 3021 South Locust St Grand Island
Telephone No.: (316) 640 7525 Mike Cell
Contact: Mike Bhatt
- II. Legal Street Address of Project Site: 3021 S Locust St.
- III. Zoning of Project Site: B2
- IV. Current and Contemplated Use of Project: Motel
- V. Present Ownership of Project Site: RIGI Hospitality LLC
- VI. Proposed Project: Describe in detail; attach plans and specifications:
Install NEW facade/Exterior Paint (see bid)
Install LED exterior (see invoice)
DO Motel Entrance (see bid)
DO Front breakfast room, lobby etc (see bid)
DO exterior signs, LED Light
DO exterior walkway, doors, windows accessibility (see bid)
Please see attached invoices
- VII. Estimated Project Costs
- Acquisition Costs:
- A. Land \$ _____
- B. Building \$ _____

Construction Costs:

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

\$ 130450

B. Other Construction Costs: (matching)

\$ 49325

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

Hasting Tile & Wood

Laci Construction

ABVI contracts

Please see Invoices & Quotes.

X. Project Construction Schedule:

A. Construction Start Date:

July 2015

B. Construction Completion Date:

Jan 2016

Financing Request Information

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

Requesting Façade Imp Program \$ 130450.⁰⁰

Requesting Match for work completed \$ 49325.⁰⁰

For Front desk, exterior curb appeals, New Signs, Canopy etc
Architect costs, stairwells etc

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

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: 30th June 2015

To:
Chad Nability, AICP
Director, Planning Department

And CRA Board members

RE- Remodeling Regency Inn of America Grand Island NE

Dear Chad and CRA Members:

It's a pleasure to work with your team of outstanding professionals. Please review our proposal for **Regency Inn of America Grand Island NE**. This proposal is based on solid background, with more than 40 years solid aggregate experience in owning and running hospitality businesses.

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

Regency Inn Of America

Offering free Wi-Fi and a cable TV with HBO in every room, this motel is 2 km from Fonner Park in Grand Island, Nebraska. A complimentary continental breakfast is provided each morning. A microwave and a refrigerator are included in every room at Regency Inn of America. Each air-conditioned room features an alarm clock.

A launderette is available to all guests of Grand Island Regency Inn of America.

Top Amenities

- Internet services, LCD TVs
- Pets allowed
- Free parking

EXECUTIVE SUMMARY

This Hotel will get better under new Management and Exceptional Staff. There is a tremendous potential for growth due to its location and business friendly environment in Grand Island, NE.

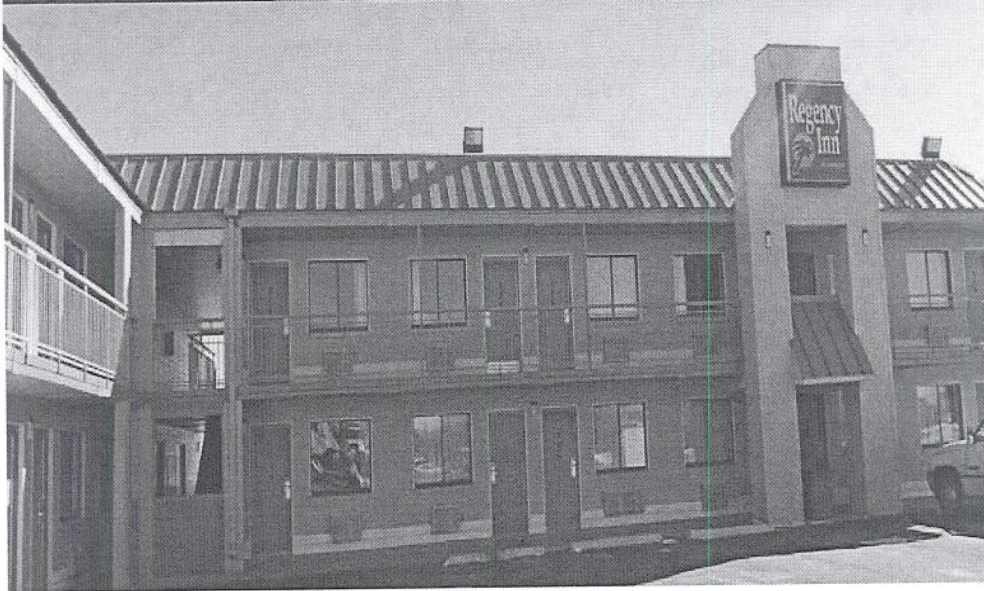
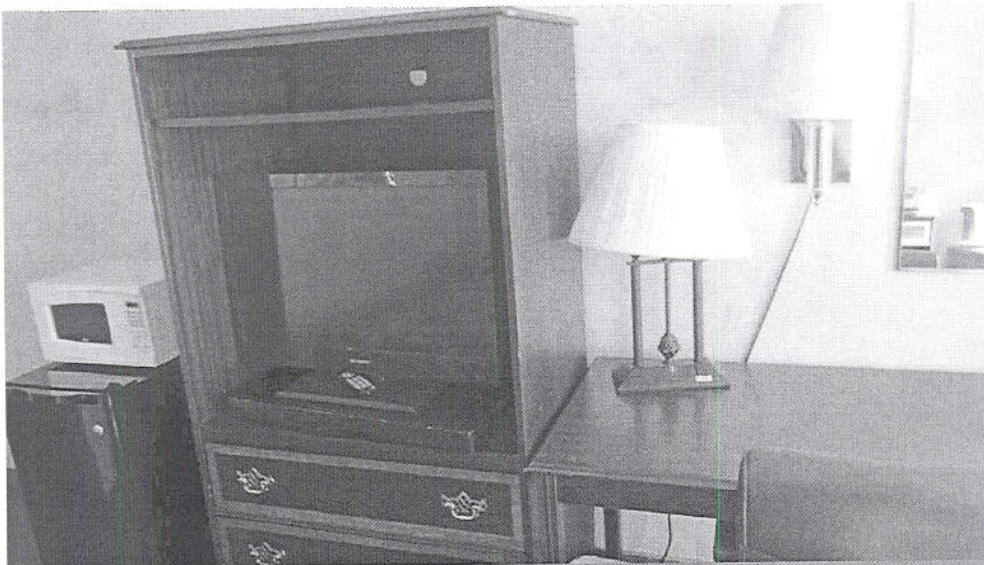
About Grand Island NE

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.

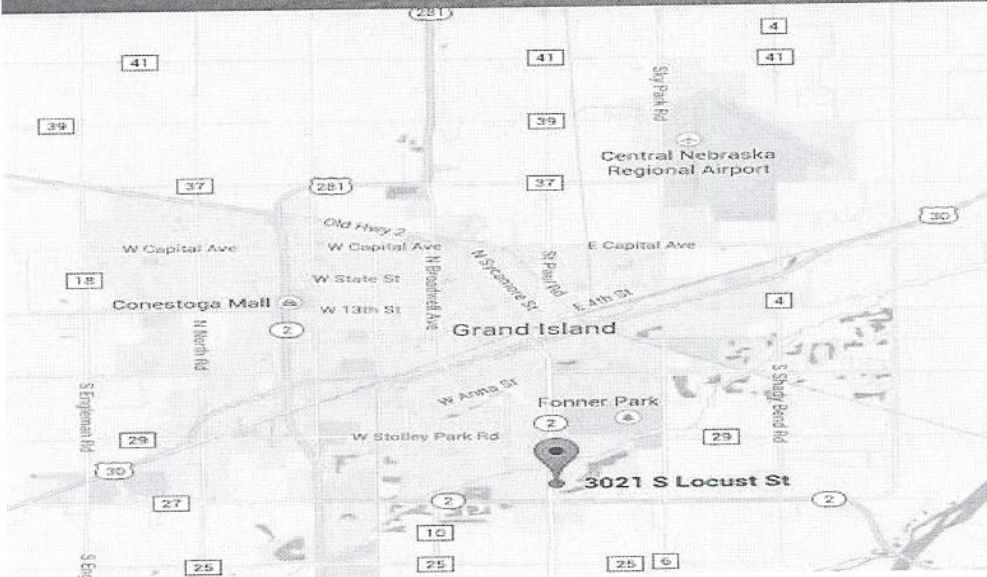
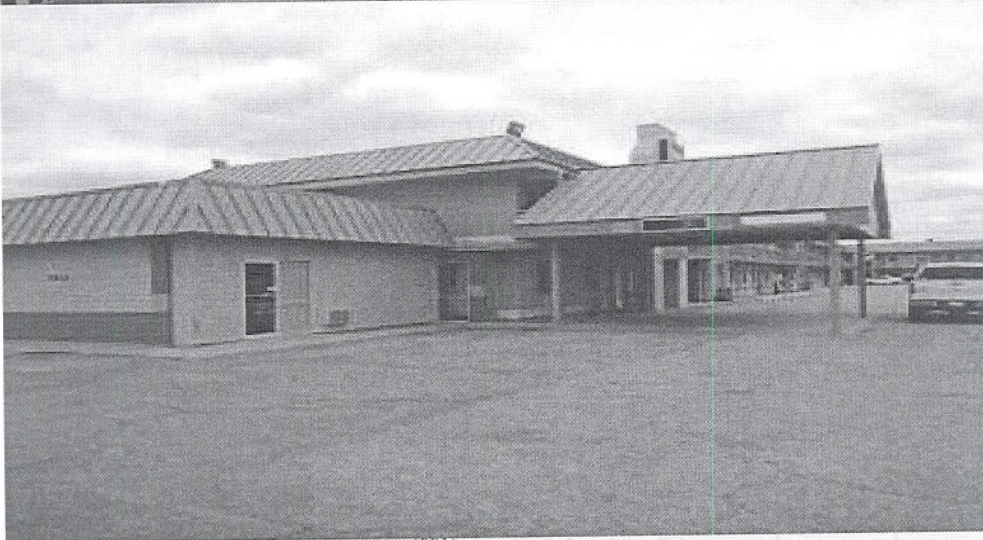
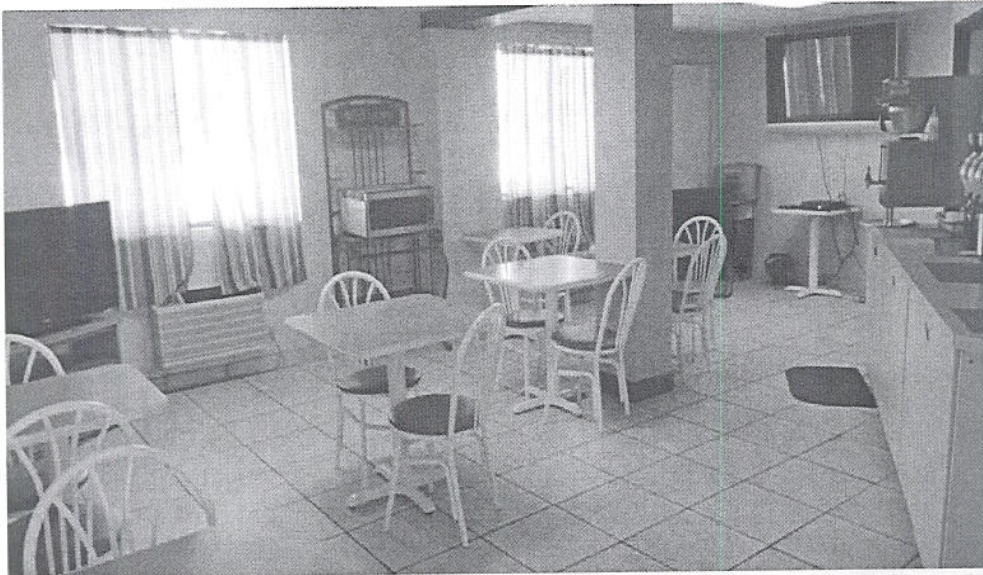
CURRENT PICTURES OF REGENCY INN



REGENCY INN GRAND ISLAND



REGENCY INN GRAND ISLAND



REGENCY INN GRAND ISLAND

REGENCY INN Proposal

Action plan for Remodeling and Cost associated:

Timeline to complete the project from start to finish 3-5 months

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

1. Exteriors – Office Entrance, Front Desk and Breakfast area \$34500
 - a. Entry Doors Installation, Easy access
 - b. Lobby – Tiles, Granite, new desk with Mosaic
 - c. Breakfast – Shelves, Granite, Tiles and Carpets
 - d. Labor – demolition and installations
2. Energy saving bulbs (exterior) \$5925
 - a. Exterior Flood Light 12 New ones LED –Roof points
 - b. Exterior lights walkways next to each door - LED
 - c. Labor and wiring and welding where applicable
3. Stairwells all sections of building \$8900
 - a. Remove carpets from stairs
 - b. Cleanings dirt and glue etc
 - c. Install Metal plates on Steps
 - d. Welding
 - e. Non slip resistant paint of steps and handrails

TOTAL Owner Investment Amount (Completed & Qualify for Match)
= \$ 49325

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

4. Exterior - Painting the building (includes all sides North/Side/East) for Curb Appeal \$30,000
 - a. Pillars/Columns
 - b. Steel Handrails
 - c. Doors/Walls
 - d. New shades of color for look that is warm and inviting. Check Drawings
 - e. Canopy
5. Exterior - Redesign Walkways (all sides) First and Second floor Balcony \$46000
 - a. Remove old carpet from the walkway
 - b. Remove dirt and glue etc
 - c. Commercial Concrete work (ranges from 0.5 to 6 inches)
 - d. Epoxy for non-slip & exterior match
 - e. Ramps for ADA access
6. Exterior - \$6000
 - a. PTAC Grills on the outside exteriors
7. Brand New Signs and LED Color display - \$25000
 - a. Exterior Columns -Name Change Signage (Americas Best value Inn & Suites)
 - b. Exterior Columns - LED Color Signage
 - c. Entry and Exit ABVI signs
8. Exterior - Parking Lot \$23450
 - a. Lot upgrade for Heavy Duty Vehicles
 - b. Entrances and Exit Points from Locust Street

TOTAL CRA FAÇADE APPLICATION AMOUNT (NOT DONE & ELIGIBLE) =
\$130450

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

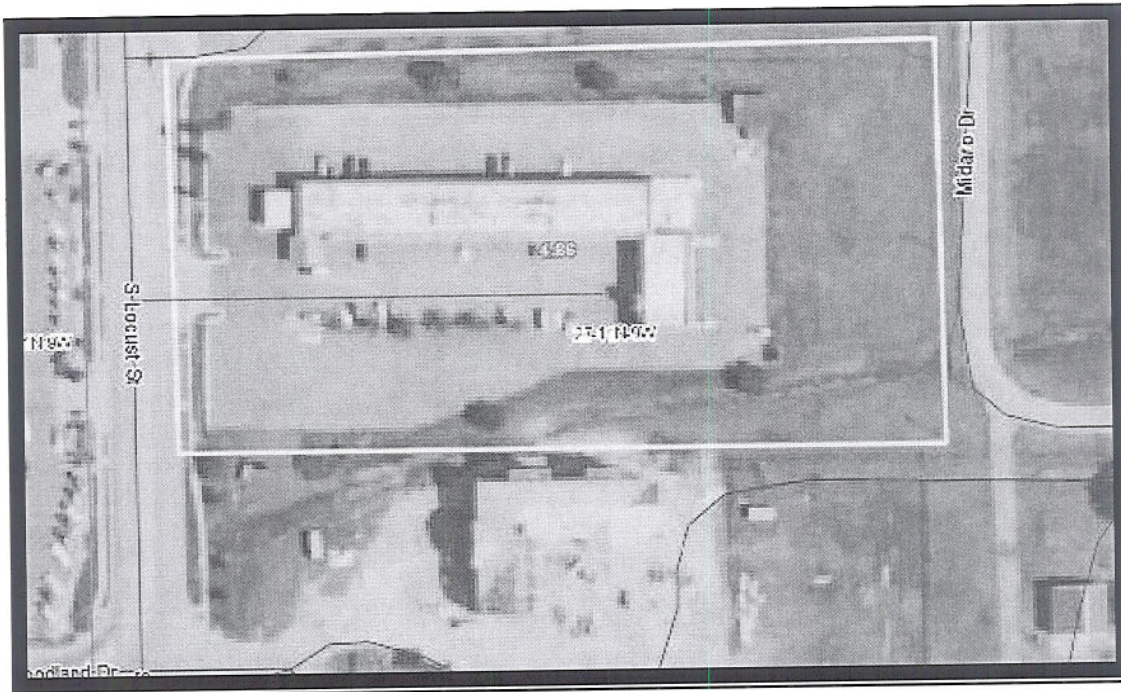
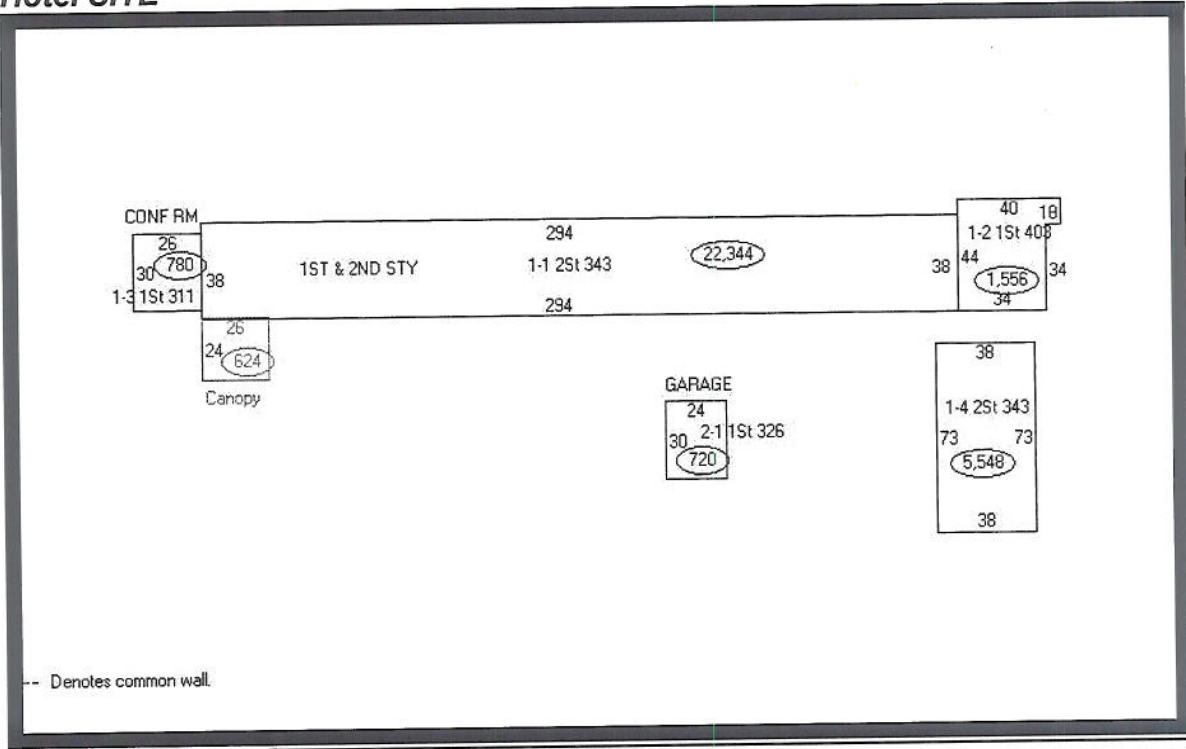
Replace and Upgrade all 105 rooms furnitures \$ 88000

Interior paint all Rooms \$29800

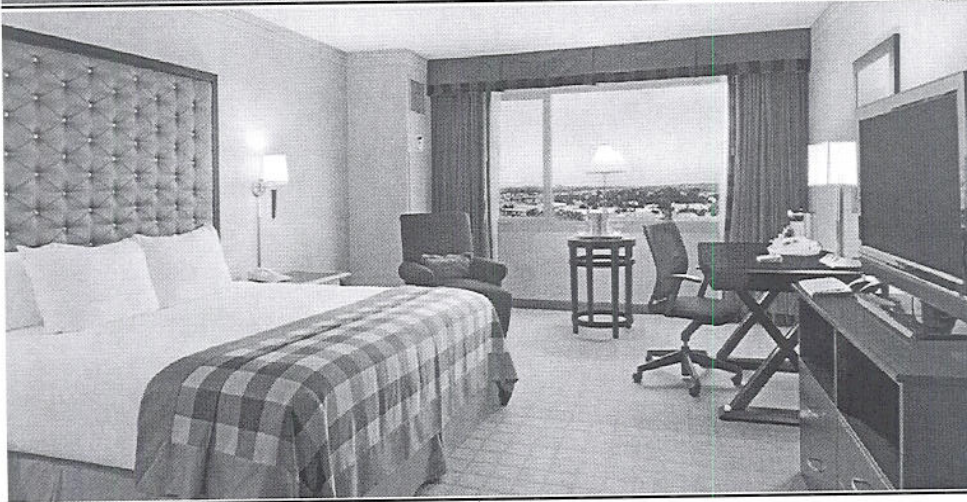
Misc Pool and Laundry rooms repairs \$14000

**TOTAL AMOUNT NOT QUALIFIED =
\$ 121000**

Hotel SITE



Furniture (Actual Headboard, Carpet, Desk, etc Purchased)



**Example Only - One of the many Proposed Building Exterior Color
Entrance Lobby, Front Desk Area etc**



HASTINGS TILE AND WOOD

745 FRANLIN AVE
HASTINGS NE

Quote

DATE: JULY 18, 2015

TO:
Regency Inn
Grand Island NE

FOR:
Exterior Building Paint

DESCRIPTION	HOURS	RATE	AMOUNT
<p>EXTERIOR BUILDING PAINT – flat rate (INCLUDES LABOR, Boom lift, Sherwin Williams Paint, Power wash, Caulking, door paint, trims, rails)</p> <p>Exterior - Painting the building (includes all sides North/Side/East)</p> <ul style="list-style-type: none"> a. Pillars/Columns b. Steel Handrails c. Doors/Walls d. Canopy <p>Color will be picked by Customer/Architect Drawings</p> <p>Includes taxes</p>			30000
TOTAL			30000

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:
Regency Inn
Grand Island NE

FOR:
Exterior Grills

DESCRIPTION	HOURS	RATE	AMOUNT
Replace EXTERIOR Grills- (INCLUDES LABOR AND MATERIAL a. PTAC Grills on the outside exteriors			6000
Includes taxes			
		TOTAL	6000

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

INVOICE

DATE: JUNE 6, 2015

TO:
Regency Inn
Grand Island NE

FOR:
Lights

DESCRIPTION	HOURS	RATE	AMOUNT
EXTERIOR FLOOD LIGHTS and EXTERIOR DOOR LIGHTS-- flat rate (INCLUDES LABOR and Material) Energy saving bulbs (exterior) a. Exterior Flood Light 12 New ones LED - Roof points b. Exterior lights walkways next to each door - LED c. Labor and wiring and welding where applicable			5925
Includes taxes			
TOTAL			5925

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 27, 2015

TO:
Regency Inn
Grand Island NE

STAIRCASE

DESCRIPTION	HOURS	RATE	AMOUNT
(Material and Labor) 1. Exterior - Parking Lot a. Lot upgrade for Heavy Duty Vehicles b. Entrances and Exit Points from Locust Street where new Signs go c. Front Desk/Canopy at Guest Check in	NA	NA	23450
TOTAL			23450

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!

HATSINGS TILE AND WOOD

745 FRANLIN AVE
HASTINGS NE

INVOICE

DATE: JUNE 17, 2015

TO:
Regency Inn
Grand Island NE

FOR: FRONT DESK ENTRANCE ETC

DESCRIPTION	HOURS	RATE	AMOUNT
1. Exteriors - Office Entrance, Front Desk and Breakfast area a. Entry Doors Installation, Easy access b. Lobby - Tiles, Granite, new desk with Mosaic c. Breakfast - Shelves, Granite, Tiles and Carpets Labor - demolition and installations	NA	NA	34500
TOTAL			34500

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

Thank you for your business!

DATE: JUNE 6, 2015

TO:
Regency Inn
Grand Island NE

FOR:
SIGNAGE

DESCRIPTION	HOURS	RATE	AMOUNT
<p>Order and Install ABVI Signs-- (INCLUDES LABOR AND MATERIAL)</p> <ol style="list-style-type: none"> 1. Brand New Signs and LED Color display <ol style="list-style-type: none"> a. Exterior Columns -Name Change Signage (Americas Best value Inn & Suites) b. Exterior Columns - LED Color Signage c. Entry and Exit ABVI signs <p><u>PROGRAMMABLE OUTDOOR FULL COLOR LED SIGN 80" X 72" P16 MM LED DISPLAY</u></p> <p>Includes taxes</p>			25000
		TOTAL	25000

Make all checks payable to AMERICA BEST VALUE INN Contractor
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

INVOICE

DATE: JUNE 27, 2015

TO:
Regency Inn
Grand Island NE

STAIRCASE

DESCRIPTION	HOURS	RATE	AMOUNT
(Material and Labor) 1. Stairwells all sections of building \$8900 a. Remove carpets from stairs b. Cleanings dirt and glue etc c. Install Metal plates on Steps d. Welding e. Non slip resistant paint of steps and handrails	NA	NA	8900
TOTAL			8900

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!

DATE: JULY 15, 2015

TO:
 Regency Inn
 Grand Island NE

DESCRIPTION	HOURS	RATE	AMOUNT
<p>Exterior Walkways - Redesign Walkways (all sides) First and Second floor Balcony \$46000</p> <ul style="list-style-type: none"> a. Remove old carpet from the walkway b. Remove dirt and glue etc c. Commercial Concrete work (ranges from 0.5 to 6 inches) d. Epoxy for non-slip & exterior match e. Ramps for ADA access 	NA	NA	46000
TOTAL			46000

Checks payable to LACI Construction
 Total due in 15 days. Overdue accounts subject to a service charge of 1% per month.

Thank you for your business!