



# Community Redevelopment Authority (CRA)

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

## **Item F3**

**1607 S Locust St**

Staff Contact: Chad Nabity



## Facade Improvement Program Application

### Project Redeveloper Information

- I. Applicant Name: Bosselman Real Estate, LLC  
Address: 3123 W. Stolley Park Road, PO Box 4905, Grand Island, NE 68802-4905  
Telephone: 308-382-5501 ext. 147  
Contact: Gus Patsios
- II. Legal Street Address of Project Site: 1607 South Locust Street, Grand Island, NE
- III. Zoning of Project Site: Blighted 03 Commercial Parcel #400130572
- IV. Current and Contemplated Use of Project: Former Skagway grocery store which closed operations on May 7, 2015. Renovation and development of existing building for relocation of Bosselman corporate headquarters class "A" office space
- V. Present Ownership of Project Site: Grand Island Associates LLC  
An Illinois LTD Liability Co.  
16619 S. Manchester Rd.  
Tinley Park, IL. 60477
- VI. Proposed Project: Describe in detail; attach plans and specifications: The former Skagway building located at 1607 South Locust Street is comprised of 10.11 acres with 73,313 square feet under roof. The existing building is brick parameter with steel internal structure. Bosselman Real Estate, LLC proposes a complete renovation of the existing Skagway building including exterior windows, new façade, paint, roof, HVAC, interior demolition, site beautification and construction to convert the structure to a class A, state-of-the-art corporate office. The current façade will be completely removed and replaced with new branding to include Bosselman signage, awnings, paint, lighting, windows and water feature. Exterior amenities will include secure parking with site lighting, new asphalt overlay and landscaping. (see attached elevation drawings)
- VII. Estimated Project Costs
- |   |             |
|---|-------------|
| <u>Acquisition Costs:</u>   |             |
| A. Land   | \$ 578,000  |
| B. Building   | \$1,122,000 |
| <u>Construction Costs:</u>  |             |
| A. Renovation or Building Costs Attributable to Façade Improvements | \$ 528,037  |

B. Other Construction Costs: Remaining project costs estimated at \$8,451,963 million dollars

**VIII. Source of Financing:**

- A. Developer Equity: \$ 2.00 million
- B. Commercial Bank Loan: \$ 7.23 million
- C. Historic Tax Credits: \$ N/A
- D. Tax Increment Assistance: \$ 0
- E. Other (Describe) \$ 0

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

Architect: Ryan Sterns  
 Hewgley and Associates  
 702 S. Bailey  
 North Platte, NE 69101  
 308-534-4983

General Contractor: Matt Krieser  
 Bosselman Administrative Services, Inc.  
 3123 W. Stolley Park Road, PO Box 4905  
 Grand Island, NE 68802  
 308-382-5501 ext. 170

**X. Project Construction Schedule:**

- A. Construction Start Date: 10/15/2015
- B. Construction Completion Date: 10/1/2016

**Financing Request Information**

- I. Describe Amount and Purpose for Which Façade Improvement Program Funds are Requested:  
 Bosselman Real Estate, LLC is requesting \$300,000 in façade improvement program funds for the engineering, design, demolition, renovation, and facade installation for the new corporate headquarters of the Bosselman Retail Companies. Façade includes north and west sides of the existing structure. A new electronic monument sign would be constructed along south locust street
- II. Statement Identifying Financial Gap and Necessity for use of Façade Improvement Program Funds or Proposed Project:

Project Line Items	Projected Cost
<b>Demolition of current façade</b>	<b>\$25,325.00</b>
<b>Substructure for new façade</b>	<b>\$63,820.00</b>
<b>New façade expense</b>	<b>\$266,509.00</b>
<b>New façade installation</b>	<b>\$93,278.00</b>
<b>Design of new façade</b>	<b>\$22,446.00</b>
<b>Engineering of new façade</b>	<b>\$8,159.00</b>
<b>Monument Signage</b>	<b>\$48,500.00</b>
<b>TOTAL</b>	<b>\$528,037.00</b>

### III. Application of Grant Funds: Grant to Redeveloper

Northeast Side Facade



Northwest Side Facade



Northwest Front Facade



West Front Facade



South Locust Monument Sign (example)



Skagway South











