



# Community Redevelopment Authority (CRA)

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

## **Item F6**

**1201 S Locust St**

Staff Contact: Chad Nabity

CRA Façade Improvement Program Application  
August 14, 2015

Project Redeveloper Information

- I. Applicant Name: Zoul Properties as agent for Three Circle Irrigation, Inc  
Address: 404 S. Webb Road  
Telephone No.: 308-382-4247  
Contact: Zachary Z. Zoul; [zacharyzoul@hospitalityadvisorsgroup.com](mailto:zacharyzoul@hospitalityadvisorsgroup.com)
- II. Legal Street Address of Project Site: 1201 South Locust Street. Fonner View Center
- III. Zoning of Project Site: B2 – General Business. Arterial Commercial Overlay
- IV. Current and Contemplated Use of Project: Fonner View Center –Retail Center
- V. Present Ownership of Project Site: Three Circle Irrigation, Inc
- VI. Proposed Project: Describe in detail; attach plans and specifications:

The Fonner View Center is located at one of the most prominent and heavily trafficked areas in Grand Island and one of the primary intersections along the South Locust corridor. It is adjacent to Fonner Park, the Nebraska State Fair, and the Island Oasis Water Park. As one of the original remaining commercial structures on South Locust Street, it has long been a mainstay commercial center with its landmark giant size Steer. The façade is aged, dated, and substandard. It dates back almost 40 years.

The proposed Façade Improvement Project consists of a complete overhaul of the west and north exterior elevations of the Center consisting of Two Phases. The “SketchUp” design drawing shows the completion of both Phases I & II.

**Phase I** includes removing all the sloped wood roof shingles, replace with metal roof panels and a metal front fascia with matching gutters. Also the columns will have a cultured stone base and a “carpenter style” tapered column cover (HardiPanel) up to the underside of the existing beam. The existing wainscot brick wall will be covered with the same cultured stone. This Phase I will include raising the roof pediment 12”. This will include adding a stepped and arched pediment at various locations along the roof edge with a new stucco finish. Some of the existing large tenant signs will stay in place, like Texas T-Bone restaurant.

**Phase II** includes a new metal channel with a neon tube to provide color accent at the edge of the raised roof pediment. The existing wall siding will be changed to the “HardiPanel” horizontal siding. The existing soffit will be replaced with new “Rollex” aluminum soffit

material. These design upgrades will enhance the public façade of the Fonner View Center and make an over improvement of the South Locust Business Neighborhood.

VII. Estimated Project Costs

Acquisition Costs:

A. Land	\$ 0
B. Building	\$ 300,000.00

Construction Costs:

A. Renovation or Building Costs Attributable to Façade Improvements (attach detail):	\$ 100,000.00
B. Other Construction Costs:	\$ 200,000.00

VIII. Source of Financing:

A. Developer Equity	\$ 210,000.00
B. Commercial Bank Loan:	\$ 0
C. Historic Tax Credits	\$ 0
D. Tax Increment Financing	\$ 0
E. Other (Describe: Façade Improvement Grant)	\$ 90,000.00

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

Architect:  
Marvin Webb, AIA  
Webb & Company Architects, Inc  
387 North Walnut Street  
Grand Island, Nebraska 68801  
308-381-8013  
[wcaarch@hamilton.net](mailto:wcaarch@hamilton.net)

General Contractor:  
Todd Enck  
T.C. Enck Builders  
Grand Island, Nebraska  
308-380-1041      [tenck@tcenck.com](mailto:tenck@tcenck.com)

X. Project Construction Schedule:

A. Construction Start Date: 10/15/15

B. Construction Completion Date: 12/31/15

Financing Request Information

I. Describe Amount and Purpose for which Façade Improvement Funds are requested:  
The Fonner View Center is requesting grant funds in the amount of \$100,000 to enable the designed façade improvements to be undertaken.

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

The Fonner View Center is one of the oldest and largest retail commercial centers along the South Locust Street corridor. Due to the age and condition of the building, the Owner has reinvested significant funds in the Center in recent years including roof repair, HVAC replacements in most of the units, new floor coverings, wall coverings, electrical upgrades, and plumbing upgrades. The façade is a product of the original building design and its current configuration and design dates back to 1980. This is one of the last large scale properties and buildings along the South Locust Corridor which has not been rehabilitated. The age of the building has required the Owner to focus on interior infrastructure improvements. This has not allowed funding for façade improvements.

The appearance and overall condition of the façade gives the Center the appearance of being substandard and blighted despite housing quality retail spaces. This has made it difficult to attract two tenants. There are currently two vacant spaces in the Center each consisting of 4,000 square feet. Recent discussions with prospective tenants have resulted in an ability to lease the spaces assuming an upgrade of the façade. Façade improvements are also integral to retaining the existing tenants.

The Center has experienced rate and occupancy strains associated with the ongoing migration of businesses, especially general merchandise and restaurants to the west Grand Island retail corridor. The improvement of the Center's façade is viewed as critical to retaining existing businesses and attracting new tenants to the vacant spaces.

Of all of the buildings along the South Locust Corridor, the Fonner View Center is seen as having the greatest need to an overhaul. Renovating the façade as proposed with reinvigorate the Center and give it new life as an attractive and viable retail Center.

III. Application of Grand Funds:  
\$90,000 Grant to the Redeveloper; or  
  
n/a Interest Rate Buy-down.

Fonner View Center Renovation Project

Construction Costs:

Interior units floor coverings	\$25,000
Interior units wall coverings	\$15,000
HVAC Replacements	\$50,000
Exterior Vestibule Construction	\$10,000
Parking Lot	\$50,000
Plumbing and Kitchen Renovations	\$50,000
Façade Improvements – Phase I	\$100,000











