



Facade Improvement Program Application

Project Redeveloper Information

I. Applicant Name:

Address: _____

Telephone No.: _____

Contact: _____

II. Legal Street Address of Project Site:

III. Zoning of Project Site: _____

IV. Current and Contemplated Use of Project:

V. Present Ownership of Project Site: _____

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

VII. Estimated Project Costs

Acquisition Costs:

- A. Land \$ _____
- B. Building \$ _____

Construction Costs:

- A. Renovation or Building Costs Attributable to Façade Improvements (attach detail): \$ _____
- B. Other Construction Costs: \$ _____

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:

X. Project Construction Schedule:

- A. Construction Start Date: _____
- B. Construction Completion Date: _____

Financing Request Information

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

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

III. Application of Grant Funds:

_____ Grant to Redeveloper; or
_____ Interest Rate Buy-Down



Just a few of the improvements that can be made from FIP funds include:

What Types of Improvements Are Allowed?

- ◆ Signs
- ◆ Awnings
- ◆ Lighting
- ◆ Paint
- ◆ Repair or Replacement of doors and Windows
- ◆ Removal of Incompatible Exterior Finishes and Materials

If you would like to receive an Facade Improvement Application Form, simply fill out this form, clip, and return to the address below:

Name and Business: _____

Address: _____

Daytime Telephone: _____

email: _____

Community Redevelopment Authority
C/O Chamber of Commerce
309 West Second Street
Grand Island, Nebraska, 68801
 or email cjohnson@gichamber.com
308-382-9210

Commercial Facade Improvement Program

By making these funds available, the Facade Improvement Program contributes to the improvement of the overall appearance of buildings and entire neighborhoods, which results in a stronger customer base and economic growth for area businesses.

The Facade Improvement Program is a project which provides funding assistance to property owners in targeted areas of Grand Island. Funds provided by the program are utilized to rehabilitate commercial building frontages.

Facade Improvement Program General Guidelines

The following process establishes the guidelines in order to be considered for funding assistance through the Facade Improvement Program. An asterisk (*) indicates a mandatory process, others are designed to be a benefit to the individual or entity doing the project and are optional.

An architectural Design Consulting Team, consisting of two professional architects, a representative of the Authority, the director of the Authority and a representative of the business community will review all facade improvement applications and make funding recommendations to the Community Redevelopment Authority.

***Program Purpose and Project Concept** - Individual requesting project funding and an architect member of Design Consulting Team meet to discuss purpose of program, funding levels, and overview of proposed project.

Historical Appearance of Property - Architect team member photographs current facade of the proposed project and researches historical appearance of the building facade.

Development of Facade Design Sketch & Review of Facade Suggestion - Architect team member creates a project facade design initial sketch and meets with the project developer to review the sketch. The project developer is

How do Facade Improvements Impact my Community?

The Community Redevelopment Authority has been working to improve upon the image of Grand Island since 1995 by helping property owners to plan for, and provide assistance for the financing of restoration of properties.

The benefits of this effort goes far and beyond the obvious architectural improvements in the buildings. By improving the appearance of specific properties, business owners and residents located in blighted and standard areas are able to boast a more attractive neighborhood, and ultimately attract new, quality businesses to their district. In Grand Island, the CRA has been instrumental in helping to enhance the historical features in many storefronts. As a result, the improvements have heightened interest in the unique, historic qualities of the area—the interest of property owners, business patrons, and visitors.

Property owners who are located within the blighted and standard designated regions are eligible to apply for assistance from the CRA.

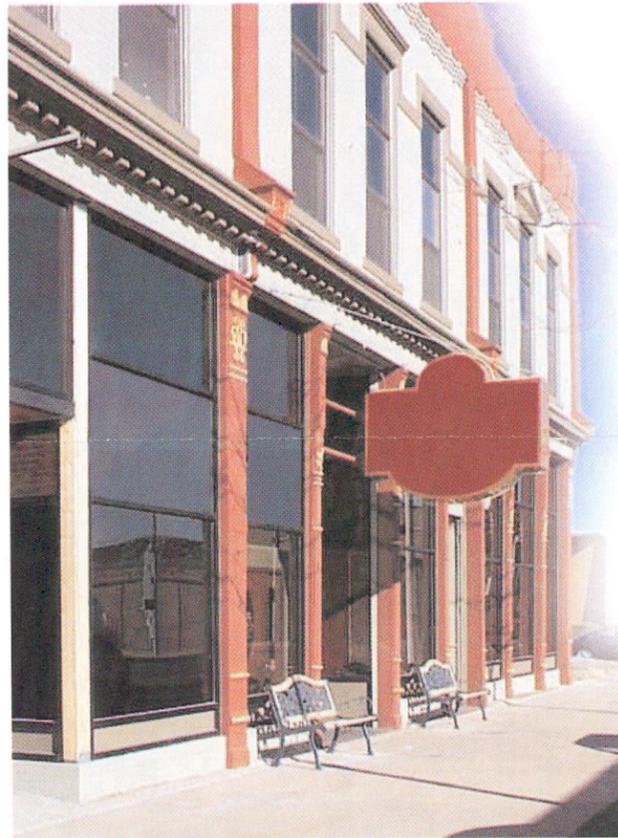
under no obligation to use the design or professional services of the architect team member. This process is offered solely as a benefit to the project developer. If the project developer utilizes the services of the architect team member, the Authority will match the project developers architectural services fee up to \$1,000.

***Communication of Service Limitations of Design Consulting Team** - Architect team member communicates that, with the above services, the initial role of the design consulting team is complete. The project developer is free to select and employ design and construction professionals of their choice, develop alternate facade designs, etc.

***Project Design Review and Approval** - Prior to beginning of construction, the entire Facade Improvement Design Consulting Team reviews proposed design. Approval of the Team is *required* to be eligible for funding assistance. Changes may be suggested to ensure approval.

***Final Approval of Completed Facade Project and Award of Funds for Project** - Design team signs as to compliance with approved design and makes recommendation to the Authority relative to award of funds. Authority approves and allows funding through either a grant to the project owner or as a loan interest buy down on the project.

Examples of Facade Improvements:



Architectural Design by Victor Aufdemberge Architecture

Red Rooster Building

120 East 3rd Street, Grand Island

The Red Rooster Building property is one of historical significance in Grand Island, having served as a grocery store and a popular auto parts store for many years.

When the building was originally constructed in 1889, the western third of the building was under separate ownership and its facade was designed differently from that of the eastern portion. Some of the alterations made to the property over the years include the removal of an ornate cornice, which was replaced by tan bricks and storefront construction which masked the two original facade styles of the property.

With the assistance of Facade Improvement funding, the property was significantly renovated, including a brick cornice stretching the width of the property, matching brick and stone, windows, cast iron clad columns, entry door, and signage.



Bartenbach Galleries

209 North Locust Street Grand Island

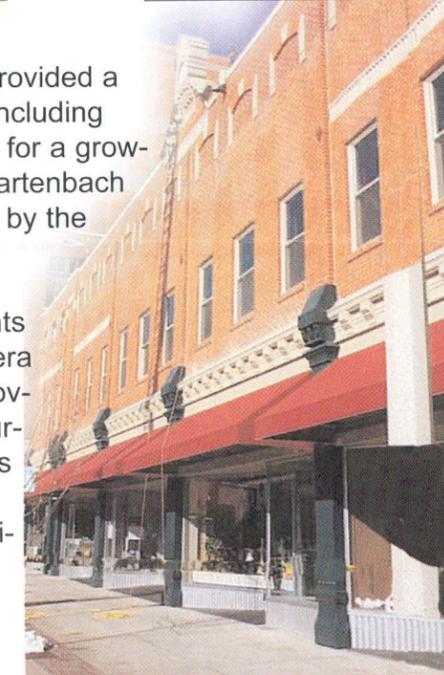
The Bartenbach Opera House has provided a long life of service to Grand Island, including entertainment, culture, and business for a growing community. It was built by the Bartenbach family in 1883 and is still maintained by the Bartenbach family today.

Over the years, time and the elements took their toll on the Bartenbach Opera House. Repairs were made by removing many of the prominent architectural elements such as the iron columns and ornate lintels and the cornice at the top of the building. These beautiful features were replaced with ordinary, less elaborate features.

The Facade Improvement Program has allowed the Bartenbach family to repair, restore and refurbish

the exterior of the building, replacing the historical details.

The tile facade was removed, and new windows, decorative cornice, replicated iron columns and lintels, storefront awnings, doors and lighting were added to restore the building's historical appeal.



Architectural Design by Victor Aufdemberge Architecture

Role of the CRA:

The Community Redevelopment Authority (CRA) is empowered by State Statutes to undertake projects that will enhance opportunities for economic growth and improve upon deteriorated properties located in blight and substandard project areas in the community.

The goals of the CRA are to...

- Create opportunities for commercial public facade improvements in the blight/substandard project area.
- Encourage facade improvements that enhance the architectural integrity of commercial buildings and the quality of the area, through financial incentives and professional architectural recommendations.
- Regain the historic character of the commercial heart of the City, developing a "sense of place" that is vital to the economic revitalization of the area.
- Attract new, quality businesses and improve opportunities for growth of existing businesses by providing ongoing assistance with facade improvements.
- Increase market value and demand for the commercial properties in the blight/substandard area, resulting in economic growth and an increasing property tax base in the commercial center of the community.

General Collection

402 West 3rd Street, Grand Island

The General Collection property has a history of housing a number of businesses since its construction in 1904. Some of the services the building provided to the community included a grocery store, bicycle shop, a meat shop, a plumber and more. As the years progressed and new tenants set up shop, the exterior was in need of repair and refurbishment.

The facade of this building was updated in 2002 by replacing the storefront windows and doors, repairing deteriorated brick, adding canopies to the windows. The visual appeal of the building was a welcome addition to a high traffic corner at Third and Walnut Streets.



Architectural Design by Webb & Company Architects



KMMJ Building

205 South Cedar, Grand Island

The building commonly referred to as the former KMMJ building is one that has not seen considerable changes since its construction in 1940. The new owners of the building sought Facade Improvement funds in order to restore the deterioration that had occurred while the building had remained vacant.

The project improvements included the replacement of windows, frame and front entrance replacement, new doors, clay tile and roof restructuring, and painting. The building is now occupied by office tenants.



Architectural Design by Webb & Company Architects

Facade Improvement Program

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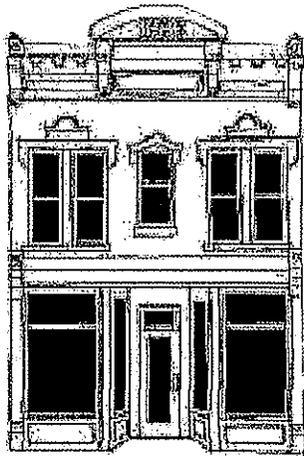
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Property owners who are located within the blighted and substandard designated regions are eligible to apply for assistance from the CRA.

Downtown Grand Island Design Guidelines

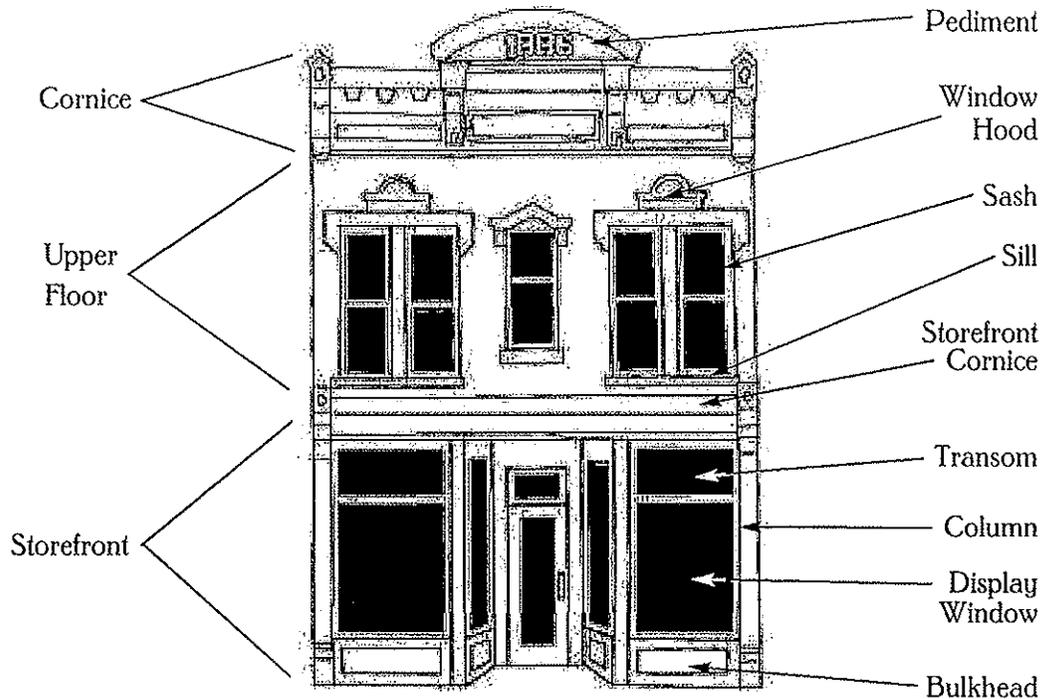


Developed by the Grand Island
Main Street Design Committee
2008

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Anatomy of a Building Façade



DEFINITIONS

ARCHITECTURAL ELEMENTS - The unique details and component parts that together form the decorative style of a building's facade.

CORNICE - A horizontal decorative molding that crowns a building or storefront.

BULKHEAD - The areas that support the display windows

COLUMN - A vertical structural member.

CORNICE - The projecting member at the top of the exterior wall.

DISPLAY WINDOW - The main areas of clear glass on a storefront.

FACADE - The face or main front of a building.

INFILL - When a structure is built on an empty lot between two existing buildings.

PEDIMENT - A triangular shaped gable or decorative piece on top of a building or a doorway.

SASH - A frame for glass to close a window.

SETBACK - The distance a building is built from the property line.

SILL - Horizontal member immediately below the window.

STOREFRONT - The front exterior wall of commercial space.

STOREFRONT CORNICE - The projecting member at the top of the storefront.

TRANSOM - Smaller windows above a door or window; can be operable or fixed.

UPPER FLOOR - The floors above the ground floor; usually non-retail.

WINDOW HOOD - A projecting structural member above a window.

ARCHITECTURAL REQUIREMENTS

GENERAL

Comply with all codes and ordinances adopted by the City of Grand Island.

SETBACK AND INFILL

New construction and infill buildings should maintain the alignment of facades with adjacent structures. Building height should also be comparable to adjacent structures.

Infill construction should reflect some of the detailing of the surrounding buildings in size and window shape, cornice lines and brick work and other detailing.

CLEANING STONE AND MASONRY SURFACES

Do not sandblast, water blast, or use other abrasive or corrosive methods to clean stone or brick. These harsh cleaning methods will severely damage the stone or masonry and will lead to accelerated deterioration.

PAINT

Painting previously unpainted brick is not allowed. When painting any surface, colors should be compatible with the building facade and adjacent buildings and surroundings. Bright and flashy colors are not recommended.

STUCCO

Materials similar in texture and perception either synthetic or natural including stucco, plaster and EIFS should not be used as the only other finish material besides glass on a facade. The amount, proportion and location should be carefully considered.

BUILDING WALLS AND ROOFING

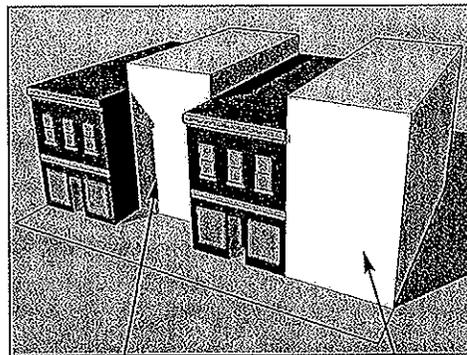
Flat or sloped roofs with parapet walls shall be used.

MECHANICAL AND ELECTRICAL ITEMS

Utility areas and mechanical equipment should be designed so that they do not detract from the aesthetic appeal of the district. Locate all mechanical and electrical items out of view as is possible.

WINDOWS AND DOORS

The restoration or renovation of a building's storefront should attempt to return the facade to its original character. Preserve original materials or details and the shape and size of original openings. It is not appropriate to replace windows or doors with stock items that do not fill the original openings or duplicate the unit in size, material and design. Replace missing original elements such as transom windows.

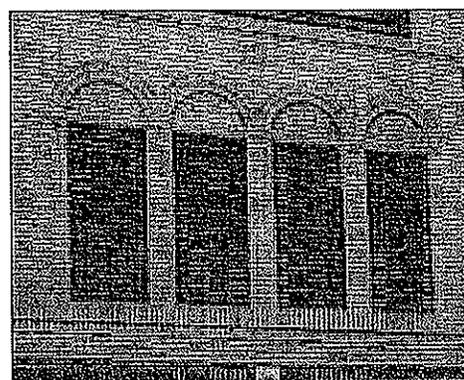


Inappropriate Setback

Appropriate Setback



Windows should be larger to fill the entire opening, not filled in with paneling.



Windows provide a visual connection to the inside of a building, enhancing the pedestrian experience. This connection is lost when windows are bricked or filled in.

Upper floor windows should be vertically oriented. Arched tops and decorative lintels are encouraged. The enclosing or bricking in of windows shall not be permitted. When upper floor windows must be replaced, match the original in configuration and materials.

A minimum of 30% of the ground level facade and sides of buildings adjacent to public right of ways shall be transparent (windows and doors). A minimum of 15% of the building's rear facade facing a public right of way, parking area or open space shall be transparent. This does not include alleyways. Reflective or glass tinted more than 40% is not allowed.

Burglar bars shall not be used on storefronts.

ENTRANCES AND STOREFRONTS

Changing the storefront so that it appears residential rather than commercial in character is not permitted. Doors should contain a large amount of glass to allow pedestrians to see inside the building. Doors that are more suited for residential use should be avoided for commercial entrances.

SIGNAGE

Signs should be viewed as part of an overall graphics system for the building. They do not have to do all the "work" by themselves. The building's form, name and outstanding features, both decorative and functional, also support the advertising function of a sign. Signs should work with the building, rather than against it.

Sign placement is important. New signs should not obscure significant features of the historic building. (Signs above a storefront should fit within the historic signboard, for example.) New signs should also respect neighboring buildings. They should not overpower adjacent structures.

New signs should respect the size, scale and design of the historic building. Often features or details of the building will suggest a motif for new signs. Sign materials should be compatible with those of the historic building. Materials characteristic of the building's period and style, used in contemporary designs, can form effective new signs.

New signs should be attached to the building carefully, both to prevent damage to historic fabric, and to ensure the safety of pedestrians. Fittings should penetrate mortar joints rather than brick, for example, and signloads should be properly calculated and distributed.

LOCATION AND SIZE

The sign should be clearly visible but should never dominate a building facade and should not cover the upper facade or important architectural elements.

MATERIALS USED FOR CONSTRUCTION

UNLIMITED USAGE

The following materials may be used in unlimited quantities on buildings: facades:

- Brick
- Stone
- Terra Cotta

LIMITED USAGE

The following should be used in limited quantities and locations:

- EIFS
- Stucco

NOT ALLOWED

The following materials are not recommended in any quantities or locations:

- Metal Panels or Currugated Metal
- Cement or Vinyl Siding
- Prefomed Panels
- Porcelain or Baked Enamel Panels
- Asphalt Shingles
- Wood Shingles and Siding
- Concrete Masonry Units

Also not allowed are materials that attempt to mimic traditional building materials. An example would be fiberglass panels that are molded to look like brick.



A storefront is an important part of the image of a business and the business district. Boarding up display windows and using residential style doors is not recommended.

ROOF SIGNS

Roof signs are not permitted.

WALL AND WINDOW SIGNS

Wall signs shall not exceed 10% of the wall area, and in no case shall wall signs exceed 10% of the area of the first 15 vertical feet of wall area. Window signs shall not exceed 25% of the storefront window areas.

BILLBOARDS

Also referred to as "off premise outdoor advertising signs". Construction of new billboards shall not be permitted.

BANNER SIGNS

Signs that are printed on fabric or other flexible material shall be allowed on a temporary basis and shall not be permitted to remain in place for a period exceeding thirty days.

ANIMATED LED AND ELECTRONIC MOVING MESSAGE SIGNS

Animated or electronic moving signs shall be prohibited.

NEON SIGNS

Neon signs are permitted on the exterior of the building and in display windows, if not covering more than one-third of the window surface area.

SANDWICH BOARD SIGNS

Sandwich board signs may only be displayed during business hours. The size shall be limited to a maximum height of 48 inches and a maximum width of 36 inches in order to maintain visibility for pedestrians. Only one sandwich board sign is allowed per business or storefront.

MURALS

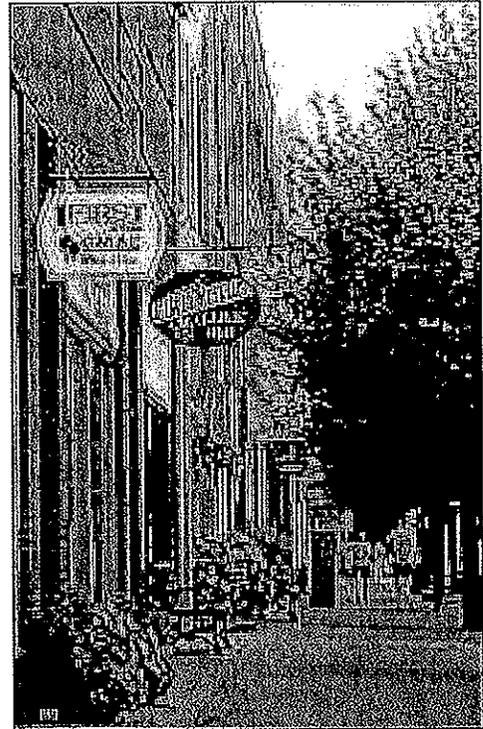
Signs painted directly to the brick surface of a building shall not be permitted. Murals are not considered signs if they serve an artistic or historic function and therefore are permitted. Mural advertising is not allowed. Ghost signs (old painted signs that have faded over time) that do not advertise existing businesses or products may be restored in such a way that they maintain the appearance of a ghost sign and not a new sign.

PROJECTING SIGNS

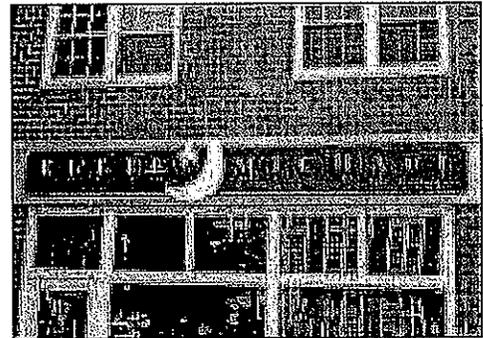
Signs that project out from a building must be a minimum of eight feet above the ground and must be no larger than 1 square foot for each linear foot of the side of the building to which the sign is attached. It is not to exceed 40 square feet per face.

POLE OR GROUND SIGNS

The pole sign or ground sign must be located entirely on private property and only one pole or ground sign allowed per building.



Appropriate signage, park benches and planters can help attract customers and encourages them to stroll around and shop in other stores.



Signs can do more than identify a business. They can project an image - good or bad.

NON-CONFORMING SIGNS

All Non-Conforming signs shall meet the requirements of city ordinances.

COLOR

Sign colors must be compatible with the building facade and adjacent signs and surroundings.

ILLUMINATION

The use of internally lit signs (back-lit plastic) is permitted as long as the light source is designed to only illuminate the copy, logo, or other graphic design and decoration and not the background format of the sign.

AWNINGS AND CANOPIES

SIZE AND SCALE

Awnings and canopies should remain within the proper scale with the building to achieve balance. Awnings and canopies should not obscure the architectural features of the building and reinforce the frame of the storefront. Awnings and canopies should be located within the building elements which frame storefronts. The bottom of the awning or canopy shall not be less than 8 feet off the ground.

MATERIAL

Awnings must be constructed of durable, protective, and water repellent material, however, plastic or fiberglass awnings are not allowed.

LIGHTING

Awnings or canopies that are illuminated internally are not permitted.

COLOR

Consider the character and color of the building and others on the block. Awning or canopy colors should enhance the existing building features.

LANDSCAPING

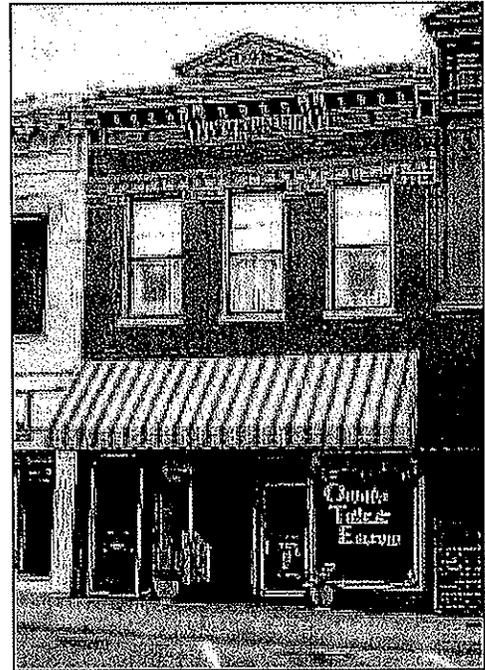
Landscaping treatments should be used to enhance the pedestrian experience, compliment architectural features and conceal utility areas. The use of flower boxes, planters and hanging flower baskets is encouraged.

If it is necessary to remove or repair the sidewalks, the trees and surrounding grates in the sidewalks shall match the existing trees and grates in the Business Improvement District. In areas where the sidewalks have a brick accent it is recommended to use matching brick pavers for replacements and repairs. The existing pavers are made by Endicott Clay Products and the colors are a blend of Medium Ironspot No. 77 and Medium Ironspot No. 46.

MAINTENANCE AND ABANDONED SIGNS

The owner of the sign or the property owner must remove within 90 days, any sign not utilized for advertising or identification of an operating business at that location. This includes the sign, framework, electrical conduit, brackets and poles used to support the sign.

All signs including the brackets, supports, anchors and braces must be kept in good repair and in proper state of working order.



Awnings add color and interest to building storefronts. They also serve as an energy saver by keeping unwanted sunlight out and provides shade and shelter for pedestrians.

RESOURCES

NATIONAL PARK SERVICE

Illustrated Guide to the Secretary of the Interior's Standards for Rehabilitation

<http://www.cr.nps.gov/hps/tps/tax/rhb/>

NATIONAL PARK SERVICE

Technical Preservation Services Division

Preservation Briefs

<http://www.nps.gov/history/hps/tps/briefs/presbhom.htm>

MAIN STREET NEWS

November 2005

Inappropriate Building Materials On Main Street

Written by Joe Lawniczak

City of Grand Island

City Codes Chapter 31 - Signs



Fire and Life Safety Grant Program Application

Project Redeveloper Information

I. Applicant Name:

Address: _____

Telephone No.: _____

Contact: _____

II. Legal Street Address of Project Site:

III. Present Ownership of Project Site: _____

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

Proposed Number of Upper Story 1 Bedroom Units _____

Proposed Number of Upper Story 2+ Bedroom Units _____

Other Info:

V. Building Details

- A. Actual Purchase Price \$ _____
 - B. Assessed Value of Property \$ _____
 - C. When Acquired _____
 - D. Number of Floors _____
 - E. Square Footage of Building _____
 - F. Current Use of Building _____
- _____
- _____
- _____

VI. Construction Costs

- A. Total Estimated Renovation or Building Costs \$ _____
- B. Estimated Cost of Life Safety Improvements:
 - Fire Sprinklers \$ _____
 - Exiting \$ _____
 - Electric Upgrades \$ _____
 - Water Upgrades for Sprinklers \$ _____
- C. Other Construction Costs:
 - First Floor Renovation \$ _____
 - Second Floor Renovation \$ _____
 - Third Floor Renovation \$ _____
 - Fourth Floor Renovation \$ _____
 - Basement Renovation \$ _____
 - Roof \$ _____
 - Heating and AC \$ _____
 - Façade Improvements/Maintenance \$ _____
 - Other Construction Costs _____

VII. Source of Financing:

Developer Equity: \$ _____
Commercial Bank Loan: \$ _____
Historic Tax Credits: \$ _____
Tax Increment Financing: \$ _____
Low Income Tax Credits \$ _____
Other (Describe _____) \$ _____

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

IX. Project Construction Schedule:

A. Construction Start Date: _____
B. Construction Completion Date: _____

Grant Notes:

The CRA may grant up to \$20,000 per new upper story 2+bedroom unit and \$15,000 per new upper story 1 bedroom unit. The final amount will be determined upon approval of the grant and is at the discretion of the CRA. Applications for this program may be submitted up to for the next fiscal year (Beginning October 1) on or after July 1.

Applications will be considered in the order received. Only complete applications will be considered for approval. Applications must be submitted at least 30 days prior to the meeting during which they will be considered for approval.

**Redevelopment Plan Amendment
Grand Island CRA Area 1
October 2014**

The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area 1 within the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the creation of a grant program to further the development of upper story housing in buildings within the identified boundaries of this plan in Area 1.

**Executive Summary:
Project Description**

THE CREATION OF GRANT PROGRAM TO FOSTER THE DEVELOPMENT OF UPPER STORY RESIDENTIAL UNITS IN AND NEAR THE DOWNTOWN CORE IT IS THE GOAL OF THE DOWNTOWN BUSINESS IMPROVEMENT DISTRICT, DOWNTOWN PROPERTY OWNERS, THE GRAND ISLAND CITY COUNCIL AND THE CRA TO DEVELOP 50 UPPER STORY RESIDENTIAL UNITS WITHIN THIS AREA BY THE END OF 2019.

Primary funding for this program will be provided through an appropriation from the City of Grand Island General Fund to be approved each year during the budget process and a set aside for grant purposes from the CRA General Budget. During the 2014-15 fiscal year each entity has agreed to contribute \$100,000. It is anticipated that this level of funding can continue through the 2018-19 fiscal year.

The plan does not authorize the use of Tax Increment Financing (“TIF”). It is anticipated that TIF will be part of some of these projects. A separate application and redevelopment plan will be required for all projects utilizing TIF. This plan does anticipate and recognize that many if not all of these projects will also require the use of TIF to be feasible.

Acquisition, site work, rehabilitation and construction of all improvements will be paid for by the developer. The developer is responsible for and will provide evidence that they can secure adequate debt financing to cover the costs associated with each project. The CRA may grant funds as provided for in the CRA Annual Budget to developers of up to \$20,000 per two plus bedroom unit and \$15,000 per single bedroom unit developed on an upper floor of a building. These funds may only be granted for new residential units within the project area. Grants made under this program are to be paid to the developer upon completion of the project and upon the developer showing evidence of such completion including certificates of occupancy, building inspection reports, approval of the fire marshal, paid invoices and evidence of actual costs.

**UPPER STORY RESIDENTIAL LIFE SAFETY IMPROVEMENTS GRANTS
SHALL BE LIMITED TO THE FOLLOWING GEOGRAPHIC AREA:**

Property Description (the “Redevelopment Project Area”)

This property is bounded at the east side by Sycamore Street, the north side by South Front Street, the west side by Eddy Street and on the south side by Division Street, Locust Street and Court Street as shown on the attached maps identifying the area and the surrounding land uses.

- **Legal Descriptions** Beginning at the center of the intersection of Court Street and Sycamore street proceeding along the centerline of Sycamore Street in a northerly direction to the center of the intersection of Division Street and Sycamore Street and continuing along the centerline of Sycamore Street in a northwesterly direction to the center of the intersection of Sycamore Street and South Front Street; thence following the centerline of South Front Street in a southwesterly direction to the center of the intersection of Eddy Street and South Front Street; thence following the centerline of Eddy Street in a southeasterly direction to the center of the intersection of Eddy Street and Division Street; thence following the centerline of Division Street in a northeasterly direction to the center of the intersection of Division Street and Locust Street; thence in following the centerline of Locust Street in a northerly direction to the center of the intersection of Locust Street and Court Street; thence following the centerline of Court Street in an easterly direction to the point of beginning.

Redevelopment Plan Amendment Complies with the Act:

The Community Development Law requires that a Redevelopment Plan and Project consider and comply with a number of requirements. This Plan Amendment meets the statutory qualifications as set forth below.

1. The Redevelopment Project Area has been declared blighted and substandard by action of the Grand Island City Council on December 19, 2000.[§18-2109] Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act.

2. Conformation to the General Plan for the Municipality as a whole. [§18-2103 (13) (a) and §18-2110]

Grand Island adopted a Comprehensive Plan on July 13, 2004. This redevelopment plan amendment and project are consistent with the Comprehensive Plan, in that no changes in the Comprehensive Plan elements are intended. This plan merely provides a mechanism for funding life safety and infrastructure necessary to fully utilize existing buildings in downtown Grand Island for upper story residential uses.

3. The Redevelopment Plan must be sufficiently complete to address the following items: [§18-2103(13) (b)]

a. Land Acquisition:

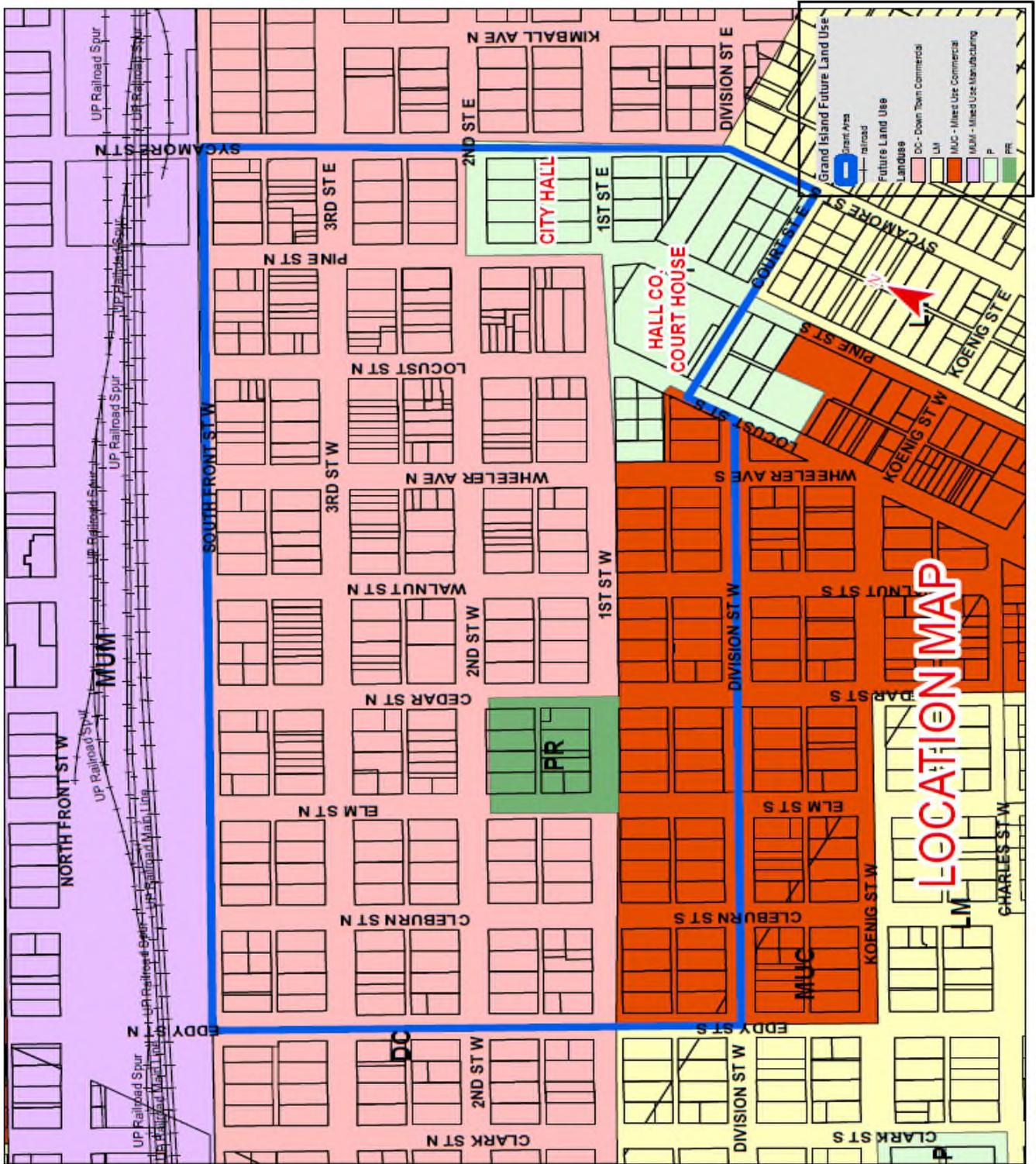
The Redevelopment Plan for Area 1 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority.

b. Demolition and Removal of Structures:

The projects to be implemented with this plan do not provide directly for the demolition of structures. Some internal demolition may be necessary for redevelopment but the primary purpose of this plan is to encourage redevelopment and reuse of existing buildings in downtown Grand Island.

c. Future Land Use Plan

See the attached map from the 2004 Grand Island Comprehensive Plan. The site is planned for downtown commercial development and public uses. [§18-2103(b) and §18-2111] The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5)]



Grand Island Future Land Use Map

d. Changes to zoning, street layouts and grades or building codes or ordinances or other Planning changes.

The area is zoned primarily B3- Heavy Business zone. No zoning changes are anticipated with this project. The B3 Zoning District allows for residential uses with no restrictions on density. A small section along Division Street is zoned RO Residential Office. No changes are anticipated in street layouts or grades. No changes are anticipated in building codes or ordinances. Nor are any other planning changes contemplated. [§18-2103(b) and §18-2111]

e. Site Coverage and Intensity of Use

The majority of the property is zoned B3 and could accommodate a building of up to 100% of the property [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

Sewer and water are available to support this development. Water mains and fire service lines may need to be improved or added to support the proposed upper story development.

No other utilities would be impacted by the development.

The developer will be responsible for replacing any sidewalks damaged during construction of the project.

No other utilities would be impacted by the development. [§18-2103(b) and §18-2111]

4. The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation. [§18-2103.02]

This plan does not authorize the use of TIF so relocation assistance does not apply.

5. No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106]

CRA Board Members including Sue Pirnie, and Tom Gdowski either own or work for entities that own property within this area. Prior to applying for any funds either through a grant or TIF on those properties proper disclosure and review will be made. It is anticipated that new CRA members approved during the five year scope of this plan may also have an interest in Downtown properties that could benefit from this program and would need to make property disclosures along with their application for funding.

Tom Gdowski works for Equitable Bank and their main offices are in the Yancey Hotel Building. Sue Pirnie is planning to purchase the Kaufman Building.

6. Section 18-2114 of the Act requires that the Authority consider:

a. Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers.

The developer will provide and secure all necessary financing.

b. Statement of proposed method of financing the redevelopment project.

The developer will provide all necessary financing for the project. The Authority will assist the project by granting money from this life safety program at a maximum rate of \$20,000 per 2 or more bedroom unit and \$15,000 per single bedroom unit. Only upper story housing units will be eligible for this grant.

c. Statement of feasible method of relocating displaced families.

No families will be displaced as a result of this plan since it focuses on new residential development.

7. Section 18-2113 of the Act requires:

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall consider whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight.

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Comprehensive Plan, in that it will allow for the utilization of and redevelopment of downtown properties in a way that encourages the mixed use development common to downtowns around the country. New residential development will raise property values and provide a stimulus to keep surrounding properties properly maintained and support additional commercial development within the Downtown. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions.

8. Time Frame for Development

This redevelopment plan is to be approved for a 5 year period beginning with the 2014-15 fiscal year and ending in the 2018-19 fiscal year. The effectiveness of this program including grants made, units created, vacancy rate, rental rates and increase in property valuation will be evaluated in April of each year beginning in April of 2016. It is anticipated that this plan and the money appropriated to support the plan will result in the development of 50 new upper story residential units within the project area by 2019.

9. Justification of Project

One of the keys to redeveloping any downtown area is to encourage enough 24 hour population in the area to support a wide variety of retail and personal services. Downtown Grand Island has struggled with encouraging appropriate development that fully utilizes the existing buildings since major retailers moved to the suburban malls. The addition of new residential units will provide beneficial uses for the upper stories of downtown buildings while at the same time increasing the number of people and population density of the neighborhood round the clock. This should lead to an increase in development and investment to support this core population and the entire community with specialized retail, dining and entertainment options. This is infill development in an area with all city services available. This project does not propose to tear down any buildings with historic value.

10. Cost Benefit Analysis This plan does not permit the use of TIF. Any project using TIF will need to be approved with a separate plan amendment that will include a cost benefit analysis.

(b) Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project;

No additional public service needs have been identified. Existing water and waste water facilities will not be impacted by this development. The electric utility has sufficient capacity to support the development. It is not anticipated that this will impact schools. Fire and police protection are available and should not be impacted by this development.

(c) Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project;

The 2014 Housing Study conducted by Hanna:Keelan Associates for the Grand Island Area Economic Development Corporation and The Grand Island Community Redevelopment Authority has identified that 138 additional housing units should be developed in Downtown Grand Island over the next 5 years. These units will specifically support the growing office and professional sector in Downtown by providing the kind of living units young professionals moving from other cities to Grand Island desire and expect.

(d) Impacts on other employers and employees within the city or village and the immediate area that are located outside of the boundaries of the area of the redevelopment project; and

(e) Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.

Additional Downtown housing will increase the ability of all companies in the Grand Island area to recruit young people to their company by providing for an urban lifestyle that is currently lacking in Grand Island. This activity will increase Grand Island's ability to compete for talented individuals.

Time Frame for Development

It is anticipated that all projects within this plan will make application for grant funds during the 2014-2019 fiscal years. All projects should begin within 6 months of approval unless otherwise identified within the grant award.



BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST

Project Redeveloper Information

Business Name:

Address:

Telephone No.: _____ Fax No.:

Contact:

Brief Description of Applicant's

Business: _____

Present Ownership Proposed Project Site: _____

Proposed Project: Building square footage, size of property, description of buildings – materials, etc. Please attach site plan, if available.

If Property is to be Subdivided, Show Division Planned:

VI. Estimated Project Costs:

Acquisition Costs:

A. Land \$

B. Building \$

Construction Costs:

A. Renovation or Building Costs: \$

B. On-Site Improvements: \$

Soft Costs:

A. Architectural & Engineering Fees:	\$	

B. Financing Fees:	\$	

C. Legal/Developer/Audit Fees:	\$	

D. Contingency Reserves:	\$	

E. Other (Please Specify)	\$	

	TOTAL	\$

Total Estimated Market Value at Completion: \$

Source of Financing:

A. Developer Equity:	\$

B. Commercial Bank Loan:	\$

Tax Credits:	
1. N.I.F.A.	\$

2. Historic Tax Credits	\$

D. Industrial Revenue Bonds:	\$

E. Tax Increment Assistance: \$

F. Other \$

Name, Address, Phone & Fax Numbers of Architect, Engineer and General Contractor:

Estimated Real Estate Taxes on Project Site Upon Completion of Project:
(Please Show Calculations)

Project Construction Schedule:

Construction Start Date:

Construction Completion Date:

If Phased Project:

_____ Year _____ %

Complete

_____ Year _____ %

Complete

XII. Please Attach Construction Pro Forma

XIII. Please Attach Annual Income & Expense Pro Forma

(With Appropriate Schedules)

TAX INCREMENT FINANCING REQUEST INFORMATION

Describe Amount and Purpose for Which Tax Increment Financing is Requested:

Statement Identifying Financial Gap and Necessity for use of Tax Increment Financing
for Proposed Project: _____

Municipal and Corporate References (if applicable). Please identify all other
Municipalities, and other Corporations the Applicant has been involved with, or

has completed developments in, within the last five (5) years, providing contact person, telephone and fax numbers for each:

IV. Please Attach Applicant's Corporate/Business Annual Financial Statements for the Last Three Years.

Post Office Box 1968
Grand Island, Nebraska 68802-1968
Phone: 308 385-5240
Fax: 308 385-5423
Email: cnabity@grand-island.com

Community Redevelopment Authority



**Tax Increment
Financing**

What is a Community Redevelopment Authority

Nebraska's Community Development Law empowers the governing body of any Nebraska city to create a special political subdivision for the purpose of determining and designating certain areas of the city in need of improvement and development. This body can determine the types of improvements or development needed and recommend appropriate means for funding such improvements or developments for the maximum benefit to the city's taxpayers.

The Community Redevelopment Authority (CRA), was created by the City of Grand Island to perform this function. The CRA has virtually the same powers as any political subdivision or agency in government. It can borrow money, issue bonds, conduct public hearings, undertake investigations, surveys, appraisals, and ask for a levy of taxes, which cannot exceed two and six tenths on each one hundred dollars of taxable value of the property in the city.

How was the CRA created?

The Grand Island City Council created the Community Redevelopment Authority on June 27, 1994 by Ordinance # 8021. The Mayor appoints the five members of the volunteer board. No board member may have direct or indirect interest in any project undertaken by the CRA. The CRA funds a 1/4 time Director through an agreement with the City.



What does the CRA do?

Within their identified redevelopment area, the CRA has many funding abilities, including:

- Acquire substandard or blighted areas or parts thereof, including land, buildings, or improvement
- Clear areas by demolition or removal of buildings, streets, utilities
- Construct, install and reconstruct streets, utilities, parks, sidewalks, lighting, skywalks, and many other public-related improvements
- Sell, lease, or otherwise make available land for residential, recreation, commercial, industrial, and other uses
- Dispose of real and personal property, or assets, cash or other funds held in connection with residential, recreational, commercial, industrial and other uses
- Acquire real property in a community redevelopment area which is to be repaired or rehabilitated for dwelling use, and resell such property
- Carry out plans for repair and rehabilitation of buildings and improvements.



What is Tax Increment Financing?

The CRA provides funding to selected, eligible redevelopment projects. The CRA is allowed to “capture” the property tax on the increased valuation of property created by selected, eligible redevelopment projects. This “captured” tax increment then is used to assist in funding public improvement costs on the project. This process is referred to as Tax Increment Financing (TIF).

For example, assume a housing project is developed and the pre-development property value is \$100,000. After redevelopment, the project is valued at \$600,000. Property taxes on the original value of the project (\$100,000) continue to be paid to the local taxing entities. The TIF provision allows the property taxes on the increased value (\$500,000), to be paid to the CRA and invested back into public improvements for the project. Some of the common uses of the redirected TIF revenue are to retire annual principal and interest payments for debt, and fund infrastructure improvements for the project.

TIF provisions allow this incremental property tax to be redirected for the project for a period of up to 15 years. At the end of the TIF, the entire tax on the redevelopment project would become part of the general tax base. At that time all of the property tax on the project is directed to the local taxing entities.

Value	Annual Taxes	To
\$100,000 (Base or Predevelopment Value)	\$2,217 (Pre-Redevelopment Taxes)	All Local Taxing Entities
\$500,000 (Added Value After Redevelopment)	\$11,086 (Increase in Taxes After Redevelopment)	CRA for Payment on TIF Project Debt.
\$600,000 (Total Redeveloped Value)	\$13,303 (Total Taxes After Redevelopment)	All Local Taxing Entities after Term of TIF Agreement

Tax Increment Financing Allowable for 1-15 Years

What is the process for receiving Tax Increment Financing?

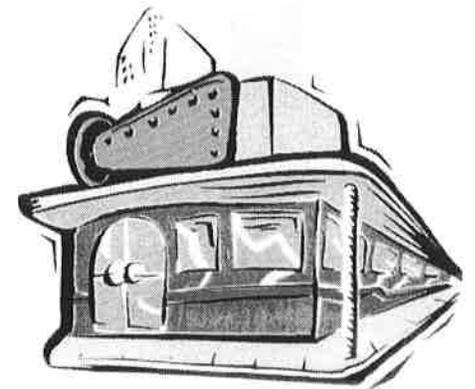
The TIF approval process consists of three major steps:

1. Designation of a blighted area - This step identifies the portions of the community that are eligible for the use of TIF. Specific statutory criteria must be met for an area to be designated as blighted.

2. Preparation and approval of a redevelopment plan - The city prepares a specific redevelopment plan for the project area. The plan has certain statutory requirements and includes a description of the tax increment project area.

3. Approval of a redevelopment agreement - Following approval of the redevelopment plan, the CRA and the developer/owner negotiate a redevelopment agreement. This contract sets forth the mutual responsibilities of both parties and includes the financial terms of a project. As part of the agreement process, the developer negotiates loan terms with a private lender, or bond underwriter if the project is utilizing a publicly offered bond issue.

Because it is property tax based, the amount of TIF generally is proportional to the size of the private reinvestment made in the project, given that there is a verified need for infusion of public funds. The larger the owner/developer's investment, the larger the TIF.



What is the application process for Tax Increment Financing?

A redeveloper desiring the use of TIF from the Community Redevelopment Authority must complete and submit an application form to the CRA Director. Interested redevelopers can obtain an application form at City Hall. The application must show the boundaries of the project redevelopment area, the intended use of the project area, including a site plan, and financial information relating to the acquisition, construction and/or rehabilitation of the project and the projected operations of the project.

The application must be sufficient for the CRA to determine that:

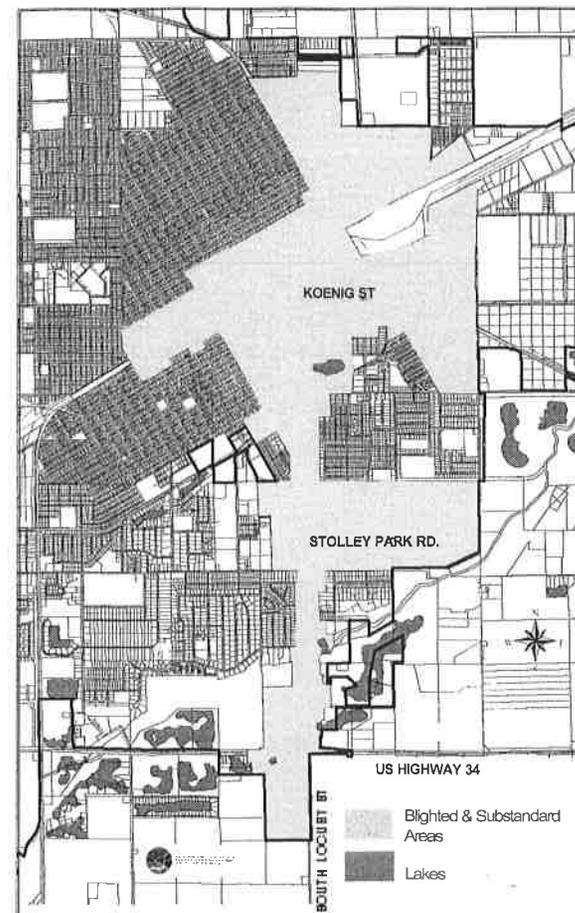
- (a) the redevelopment project would not be economically feasible without the use of TIF;
- (b) the redevelopment project would not occur in the city of Grand Island without the use of TIF; and
- (c) the costs and benefits of the redevelopment project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services, are found to be in the long-term best interests of the City.



Specifically, how can the CRA use TIF funds?

The CRA uses this captured increase in property tax for the following purposes:

- Public improvements associated with a redevelopment project located in the redevelopment area.
- Acquisition of redevelopment sites and structures, including all costs associated with that acquisition.
- Site preparation, demolition, grading, special foundation work, and other necessary site preparation.
- Installation, construction, and reconstruction of streets, parks, public spaces, and parking facilities.
- Infrastructure improvements
- Rehabilitation of structures within the redevelopment area.
- Purchase, repair, rehabilitation, resale of dwelling structures.



For more information on the
Community Redevelopment Authority
or Tax Increment Financing, contact

CRA Director
P.O. Box 1968
Grand Island, NE 68802
308-385-5444 ext 140



Published by the
Community Projects Department
April 2002



BACKGROUND INFORMATION RELATIVE TO TAX INCREMENT FINANCING REQUEST

Project Redeveloper Information

Business Name: Tower 217

Address: 703 West 17th

Telephone No.: 308-850-2715

Fax No.: _____

Contact: Amos C Anson

Brief Description of Applicant's Business:

Seven story mixed use commercial building in downtown NE.

Present Ownership Proposed Project Site: Tower 217,LLC

Proposed Project: Building square footage, size of property, description of buildings – materials, etc. Please attach site plan, if available.

Former Masonic Temple building, 30,000 s.f. total building area, will be transformed into a mixed use of commercial and residential tenants. The current

building is constructed of concrete and brick and the new construction will be steel studs and non combustible materials. See CRA Life Safety application for more detail.

If Property is to be Subdivided, Show Division Planned:

VI. Estimated Project Costs:

Acquisition Costs:

A. Land	\$
B. Building	\$

Construction Costs:

A. Renovation or Building Costs:	\$ 1,132,686
B. On-Site Improvements:	\$ 8,815
re-platting, demo, asbestos removal, tree removal, etc.	

Soft Costs:

A. Architectural & Engineering Fees:	\$48,540	
B. Financing Fees:	\$ 10,800	
Closing costs, filing fees		
C. Legal/Developer/Audit Fees:	\$180,126	
D. Contingency Reserves:	\$	
E. Other (Please Specify)	\$	
TIF fees		
	TOTAL	\$ 1,380,967

Total Estimated Market Value at Completion: \$

Source of Financing:

A. Developer Equity:	\$ 60,000
B. Commercial Bank Loan:	\$

Tax Credits:

1. N.I.F.A.	\$
2. Historic Tax Credits	\$
D. Industrial Revenue Bonds:	\$
E. Tax Increment Assistance:	\$
F. Other(Private Investor)	\$1,089,386
G. CRA Grant	\$291,581

Name, Address, Phone & Fax Numbers of Architect, Engineer and General Contractor:

General Contractor: Amos Anson, Empire Development, PO Box 1665 Grand Island NE 68802 308-390-2455

Structural Engineer: Scott Burney, Olsson Associates 201 E. Second Street Grand Island, NE 68801 308-384-8750

Architect: Marvin Webb, AIA with Webb and Company Architects 387 North Walnut Street Grand Island, NE 68801

Estimated Real Estate Taxes on Project Site Upon Completion of Project:
(Please Show Calculations)

Project Construction Schedule:

Construction Start Date: 2014

Construction Completion Date: 2015

If Phased Project:

_____ Year ___ % Complete

_____ Year ___ % Complete

XII. Please Attach Construction Pro Forma:

XIII. Please Attach Annual Income & Expense Pro Forma:

TAX INCREMENT FINANCING REQUEST INFORMATION

Describe Amount and Purpose for Which Tax Increment Financing is Requested:

Tower217 is asking for \$236,000 in TIF. The reason for the request is to offset the cost of the future taxes in order to have 15 years to pay off the construction loan before the taxes are “increased”. This will allow the project to cash flow and therefore be a success.

Statement Identifying Financial Gap and Necessity for use of Tax Increment Financing for Proposed Project: Without TIF assistance the project will not cash flow and therefore will not be a successful business venture. See attached pro forma and CRA Life Safety application for further information.

Municipal and Corporate References (if applicable). Please identify all other Municipalities, and other Corporations the Applicant has been involved with, or has completed developments in, within the last five (5) years, providing contact person, telephone and fax numbers for each:

N/A

Pro Forma for first four floors:

This is with the assumption the taxes are “frozen” for the first 15 years. As you can see in the bottom two lines, without the life safety grant in combination with the TIF financing, the project simply doesn’t cash flow.

09 Item	Phase 01	Phase 02	Phase 03	Totals
Insurance&Interest	4,800.00	0.00	0.00	4,800.00
Permits	1,200.00	0.00	0.00	1,200.00
Demo	5,112.00	1,586.00	2,117.00	8,815.00
Carpentry Labor	26,691.00	8,336.00	10,992.00	46,019.00
Materials	28,603.00	8,876.00	11,837.00	49,316.00
Roofing labor	0.00	0.00	0.00	0.00
Plumbing	0.00	0.00	0.00	0.00
HVAC	0.00	0.00	0.00	0.00
Electric	8,000.00	2,000.00	1,249.00	11,249.00
Insulation	0.00	0.00	0.00	0.00
Drywall Hang	0.00	0.00	0.00	0.00
Drywall Finish	0.00	0.00	0.00	0.00
Paint	0.00	0.00	0.00	0.00
Trim Labor	0.00	0.00	0.00	0.00
Cabinets	0.00	0.00	0.00	0.00
Countertops	0.00	0.00	0.00	0.00
Flooring Allowance	0.00	0.00	0.00	0.00
Lighting Allowance	0.00	0.00	0.00	0.00
Electronics	12,000.00	3,000.00	3,000.00	18,000.00
Fire Sprinklers	34,000.00	7,000.00	32,000.00	73,000.00
Concrete	12,426.00	3,924.00	5,250.00	21,600.00
Custom Cabinets	0.00	0.00	0.00	0.00
Appliances	0.00	0.00	0.00	0.00
Architect	15,550.00	2,000.00	2,000.00	19,550.00
Elevator				0.00
				0.00
Sub Total	148,382.00	36,722.00	68,445.00	253,549.00
O&P	22,058.00	6,845.00	9,129.00	38,032.00
Total	170,440.00	43,567.00	77,574.00	291,581.00
Income				
w/Grant	878.77	114.16	992.93	
w/o Grant	(1,013.46)	(369.52)	(1,382.98)	