

Community Redevelopment Authority

Facade Improvement Program



City of Ralston
5500 South 77th Street
Ralston, NE 68127
402-331-6677
March 2003

City of Ralston

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Mission Statement: Redeveloping blighted and substandard areas of the community; helping to invigorate underutilized areas; provide economic development through development and redevelopment efforts.

VALUES:

- Outreach to the community
- Social Equity
- Partner with other organizations (profit, not for profit, governmental entities)
- Community involvement/inclusion
- Educate and inform on the purpose of the CRA and inform on resources available
- Approach all alternatives
- Review each project individually
- Revitalize/Redevelop potential properties
- Ensure that developers give back to the community
- Community oriented/community minded board members
- Concentrate on blighted and substandard areas
- Be mindful of new opportunities in other area of community

The Commercial Façade Improvement Program is a special project of the Community Redevelopment Authority of the City of Ralston. The Authority is empowered by State Statutes to undertake projects that will enhance opportunities for economic improvement and reduce blight and substandard conditions in a specific project area of the community.

Ralston Goals

1. To create opportunities for Commercial Public Façade improvements in the blight/substandard project area.
2. To encourage façade improvements that enhances the architectural integrity of the commercial buildings and the quality of the area, through financial incentives.
3. To regain the historic character of the downtown area for the City, developing a character that is vital to the economic revitalization for the area.
4. To attract quality new businesses and improve opportunities for growth of existing businesses, through an ongoing program of assisting in quality commercial façade improvements.
5. To increase market value and demand for the commercial properties in the blight/substandard area, resulting in economic growth and increasing property tax base in the commercial center of the community.

Examples of Façade Improvements

- A. Replace missing corners and trim.
- B. Remove metal façade
- C. Paint window and trim
- D. Restore brick
- E. New awnings
- F. New facade lighting
- G. Remove exterior paint
- H. Replace windows
- I. New awning with signage
- J. New door
- K. Restore railings
- L. Lower sill
- M. New window
- N. New stone base
- O. Rebuild store front and trim

The improvements in the above examples are not intended to be fully inclusive list. Other public façade improvements may be eligible.

Benefits of the Commercial Façade Improvements Program to Property and Business Owners

By following the guidelines for the Commercial Façade Improvement Program, business and property owners can take advantage of the opportunities.

- Cost Reduction on Improvements to Public Facades of your Building.
- Potential Increase in Market Value of Property
- Improve Architectural Integrity and Character of Property
- Gain and Retain Customers due to the Downtown Beautification.

Facade Improvement Program Assistance Example

The requirements for the Ralston's CRA Low Interest Façade Fund are that the business owner or property owner must have 10% of the project. The business or property owner needs to have an additional 45% funding from a commercial loan. The additional 45% will come from the CRA LOW Interest Façade Loan.

Estimated Cost of a Façade Improvement Project:

Project Loan	\$50,000
Business Owners Investment Loan Period	-5,000
Commercial Loan at Current Rate	-22,500
CRA Low Interest Facade Loan (Half of current commercial loan rate)	-22,500

The CRA Low Interest Façade Loan is **half** of the current commercial loan rate. The Community Redevelopment Authority has designated that \$5,000 will be our minimum low interest loan and our maximum loan amount will be \$50,000.

Facade Improvement Program General Guidelines

The following process establishes the guidelines in order to be considered for funding assistance through the CRA Facade Improvement Program.

- Preliminary meeting with Mayor's Office or his/her designee to discuss process, funding levels, overview of project, and pick up forms.
- Applicant fills out application and files with Mayor's Office.
- Mayor's Office notifies Chairman of CRA
- Chairman of CRA request Project Review committee meeting to review application.

- Mayor's Office reviews project with City Department heads to determine zoning and special permits. Also determines timing issues relating to these departments e.g. meeting and publication schedules.
- Project Review Committee meets with Business or Property Owner to discuss proposed project and obtain further information and discussing timetables.
- Mayor's Office copies to Chairman and Attorney to review.
- Business or Property Owner makes presentation to full CRA. Will discuss funds available, fees required, and contract details.
- Attorney drafts proposed Redevelopment Contract copies for property or business owners to review.
- CRA votes on contract and sends recommendation to the Planning Board for review. If Planning Board approves the plan the plan will then go before the Ralston City Council.
- After approval by City Council has a resolution and all the closing documents finished, the loan will be filed with Treasurer.

There may be additional steps depending on the plans.

**City of Ralston
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PROJECT DEVELOPER INFORMATION

Applicant Name _____

Address _____

Telephone Number _____

Contact _____

Legal Address of Project Site _____

Street Address of Project Site _____

Zoning of Present Site _____

Current and Contemplated Use of Project Site _____

Present Ownership of Project Site _____

Proposed Project (describe in detail: attach plans and specifications)

Estimated Project Costs

Constructions Costs

- A. Renovations or building costs _____
- B. Other construction costs _____

Sources of Financing

- A. Developer Matching Funds _____
- B. Commercial Bank Loan _____
- C. Other _____

Project Construction Schedule

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

FINANCING REQUEST INFORMATION

Statement identifying financing gap and necessity for use of Funds for proposed project

Request for Program funds

Low Interest Facade Loan _____

Any other information that you feel is valuable to the CRA Committee to know

Date Received _____

Project Review Committee _____

City Department Heads _____

Meeting with Business Owner _____

Attorney Review _____

Planning Board _____

Council Approval _____

Treasurer Documents _____

**COMMUNITY REDEVELOPMENT AUTHORITY
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