

# **Community Redevelopment Authority Facade Improvement Program**

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

**City of Ralston**  
Community Redevelopment Authority  
January 2005

**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 areas of the 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 facade improvements in the blight / substandard project area.
2. To encourage facade improvements that enhance 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 facade 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 / Rebuild missing corners and trim.
- B. Remove metal facade
- C. Paint windows and trim
- D. Restore brick
- E. New awnings
- F. New facade lighting
- G. Remove exterior paint
- H. Replace windows
- I. New awnings with signage
- J. New doors
- K. Restore railings
- L. Lower sills
- M. New stone bases

The improvements in the above examples are not intended to be a 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 fund 10% of the project. The business or property owner needs to have an additional 45% of 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 Façade 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 Façade Improvement Program.

- Applicant picks up application, fills out application and files with City Clerk.
- City Clerk places application on agenda for next meeting & notifies Chair of CRA

- City Clerk reviews project with appropriate City Department head & City Attorney to determine zoning and special permits & to determine timing issues relating to these departments such as meeting and publication schedules.
- Appropriate Department Heads meets with Business or Property Owner to discuss proposed project and obtain further information
- Business or Property Owner makes presentation to full CRA who will discuss funds available, fees required, and contract details.
- Attorney drafts necessary legal documents including 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 go before the Ralston City Council for approval.
- After approval of agreement by City Council, closing documents will be completed & the loan will be filed with City Treasurer.

There may be additional steps depending on the plans.

**City of Ralston  
Community Redevelopment Authority**

**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

---

Date Received



## **COMMUNITY REDEVELOPMENT AUTHORITY**

Bill Haas  
Ralston Insurance  
7608 Park Drive  
Ralston, NE 68127  
331-6767

Tom Kjar  
6507 Daly Cir  
Ralston, NE 68127  
339-9887

Jerry Krause  
6309 South 73<sup>RD</sup> Ave  
Ralston, NE 68127  
339-9178

Maureen Konwinski  
5036 South 77th Avenue  
Ralston, NE 68127  
331-6808

Don Groesser  
7770 Park Lane  
Ralston, NE 68127  
592-3399

Mark Klinker – City Attorney  
Ron Murtaugh – Police Chief  
Dan Freshman – Building Inspector  
Dolores Costanzo – City Clerk / Treasurer / Recording  
Secretary CRA

