



**City of Franklin
City of Franklin Community Development Authority
November 14, 2023 8:30 PM City Hall**

A Copy of the "Open Meetings Act" is posted in the Council Room
This Agenda can be changed up to 24 hours prior to meeting time per open meeting law.

The Board may enter into closed session to discuss any matter on this agenda when it is determined by the council that it is clearly necessary for protection of the public interest or the prevention of needless injury to the reputation of an individual and if such an individual has not requested a public meeting, or as otherwise allowed by law. A closed session shall be limited to the subject matter for which the closed session was called. If the motion to close passes, the presiding officer immediately prior to the closed session shall restate on the record the limitation of the subject matter of the closed session.

It is the intention of the Board to take up the items on the agenda in sequential order. However, the Board reserve the right to take up matters in a different order to accommodate the schedules of the board members, persons having items on the agenda, and the public.

- 1. Call the Meeting to Order and Roll Call**
- 2. Verification of Open Meeting Act Notice posted at City Hall**
- 3. Discussion and action items:**
 - 3.a. Discussion and action on RoseBowl Playhouse Theatre request for a second extension due to the contractor's availability to get the work done by December 31, 2023
 - 3.b. Discussion and action on Duncan Welding application
 - 3.c. Discussion and action on guideline changes
- 4. Adjourn**

October 23, 2023

CDA Board:

The Rosebowl Playhouse Theatre needs to request another extension due to contractors' availability before the December 31, 2023, deadline that was granted at the May 9, 2023, meeting.

Thank you,

Cynthia Rubendall Board President

Cynthia Rubendall

Board President

GRANT PROGRAM APPLICATION

ITEM 1: PROGRAM

Mark one:

- Residential Grant Program Commercial Grant Program

ITEM 2: APPLICANT

Applicant Name: Duncan Welding LLC
Mailing Address: 713 16th Ave City: Franklin State: NE Zip: 68931
E-Mail: 11dded79@gmail.com Phone: 308-470-0020

ITEM 3: PROPERTY

Project Address: 713 16th Ave
Property Owner: David Duncan Year Built: 1946

ITEM 4: EXISTING USE

Housing Type: _____ Occupancy: _____
Business: Duncan Welding Years in Business: 6

ITEM 5: IMPROVEMENTS

Mark all that apply:

Facade Improvements

- Roof
 Signage/awning Paint Walls
 Windows/doors

Public Improvements

- Streets
 Curb/gutter
 Sidewalks

- Brick/exterior surface
- Exterior painting
- Exterior lighting
- Public utilities

Describe Proposed Project: Nebr. Cook Shield
Vipeq Thermal Cook Spray

Start Date of Project: 10-23-23 Completion Date of Project: 10-24-23

ITEM 6: FINANCIAL

Estimated Cost of Eligible Improvements: 5377.50

Amount of Grant Request: 2688.75

ITEM 7: REQUIRED ATTACHMENTS

Attach the following documents:

- Bids/estimates for any/all work
- Drawings/plans for any/all work
- "Before" pictures of the property

ITEM 8: SIGNATURE

Applicant Signature: Paul Dan Date: 10-10-23

*Property Owner Signature: SAME Date: _____

*Note: If the applicant is not the owner of the property, the property owner must sign the Application.

FOR OFFICIAL USE		
Circle one: APPROVED DENIED		
Approval Date:	Grant Award:	
Notes and Special Conditions:		
Signature	Title	Date



Nebraska Cork Shield

PO Box 163
Doniphan, NE
(308) 379-8247
necorkshield@gmail.com

ESTIMATE
EST0018

DATE
09/12/2023

TOTAL
USD \$2,587.50

TO

Dave Duncan

3084700020

DESCRIPTION	RATE	QTY	AMOUNT
North wall Prep and application of thermal cork spray	\$4.50	575	\$2,587.50
TOTAL			USD \$2,587.50



Nebraska Cork Shield

PO Box 163
Doniphan, NE
(308) 379-8247
necorkshield@gmail.com

ESTIMATE

EST0016

DATE

09/12/2023

TOTAL

USD \$1,710.00

TO

Dave Duncan

3084700020

DESCRIPTION	RATE	QTY	AMOUNT
East Wall Prep and application of thermal cork spray	\$4.50	380	\$1,710.00

TOTAL

USD \$1,710.00



Nebraska Cork Shield

PO Box 163
Doniphan, NE
(308) 379-8247
necorkshield@gmail.com

ESTIMATE
EST0017

DATE
09/12/2023

TOTAL
USD \$1,080.00

TO

Dave Duncan

3084700020

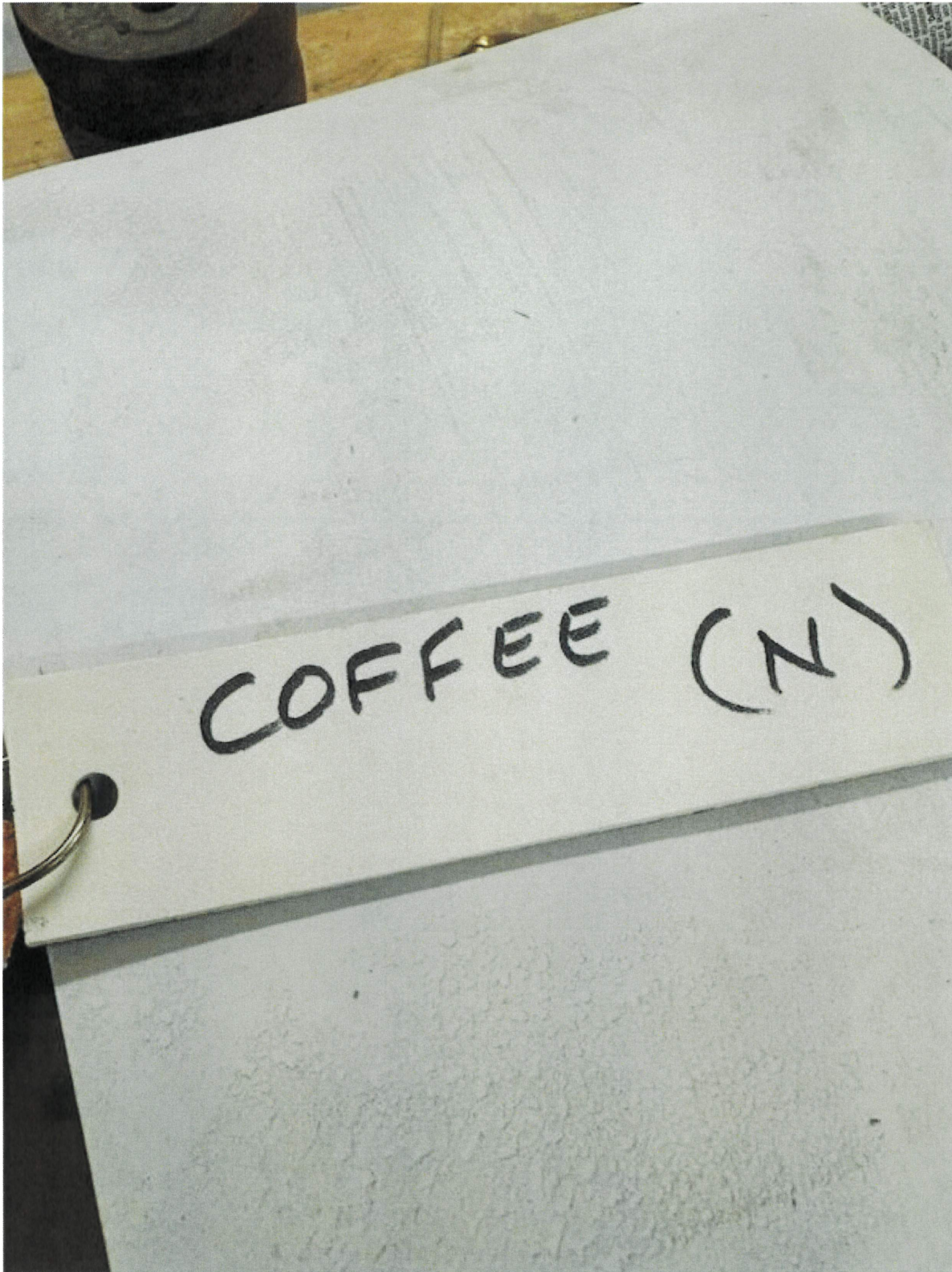
DESCRIPTION	RATE	QTY	AMOUNT
South wall Prep and application of thermal cork spray	\$4.50	240	\$1,080.00
TOTAL			USD \$1,080.00











FRANKLIN COMMUNITY DEVELOPMENT AGENCY'S VISION FOR TOMORROW

FranklinGOODLIFE aims to put resources to use to create a community that truly reflects the Best of The Good Life. If Franklin wants to grow and thrive in the twenty-first century it is important that the community makes investments in Franklin's businesses and business owners, and also improve the physical condition of residential housing options across the board.

The Franklin CDA is excited to roll out our approach to community investments with these programs.

FranklinGOODLIFE Program Guidelines

- Residential Grant Program
 - Commercial Grant Program
-
- Applicants will consult with FCDA staff to complete the application process, which will include comprehensive supporting materials including photos, schematics, financial projects and other information that might be necessary.
 - FCDA's participation is intended to supplement or provide gap funding to conventional financing and act as a stimulus for community-wide development.
 - Each project will be subject to review by the FCDA board.
 - The FCDA will meet as often as necessary to review and approve projects but not less than quarterly.

Continued on Next Page →

Continued from Page 1:

- Where practical, all building facades shall be restored to or be similar to their original period design. If not practical, then other appropriate designs can be used upon approval by the FCDA board. All signs, lighting, and awnings shall also complement the historical design.
- Funds shall be allocated on a first-come basis depending on availability as well as project qualifications. Tenants may apply with written consent of the owner of the building.
- Self-performed labor will not be included in any grant calculations.
- The FCDA Board will review all applications. Applicants may be denied, approved, or asked to reconsider certain parts of the project. The final amount will be determined upon approval of the grant and is at the discretion of the FCDA board.
- Incomplete applications will not be accepted. All required materials must be submitted. Projects that do not meet eligibility requirements will not be accepted or approved.
- The FCDA has the right to suspend a program at any time.

Commercial Grant Program

Up to \$15,000 Match

PART I: PROGRAM OVERVIEW

Purpose

The purpose of the Commercial Grant Program is to rehabilitate and improve commercial and public/quasi-public structures in the Redevelopment Area.

Eligible Applicants

Eligible applicants include property owners or tenants of properties located in the Redevelopment Area.

Eligible Properties

Eligible properties include properties located in the Redevelopment Area with commercial and public/quasi-public structures that are at least 40 years old. The structure must be occupied by an active business. Structures that are vacant are not eligible properties.

Eligible Improvements

The grant may only be used for the following eligible improvements:

- Façade Improvements – Repair/rehabilitation of existing structure, including:
 - Roof
 - Signage/awning
 - Windows/doors
 - Brick/exterior surface
 - Exterior painting
 - Exterior lighting
- Public Improvements – Installation/upgrade of infrastructure, including:
 - Streets
 - Curb/gutter
 - Sidewalks
 - Public utilities

Grant Award

Pursuant to this program, the CDA may award a grant for up to 50% of the costs of the eligible improvements that are part of the proposed project. The award may be less than the amount requested. The CDA's grant(s) for any property shall not exceed \$15,000.

For example:

- Façade improvements that will cost \$25,000 will be eligible for an award of up to \$12,500.
- Public improvements that will cost \$50,000 will be eligible for an award of up to \$15,000.

PART II: PROCEDURES

Administration

The program will be administered by the CDA. Grant awards will be determined in the CDA's sole discretion.

Application

Applicants must submit a completed Application to City staff. City staff will review the Application for completeness and to verify program eligibility.

Review Process

The CDA will consider the Application at its next regularly scheduled meeting. If the Application is approved, the applicant will receive a Notice to Proceed, which will inform the applicant of the amount of the grant award. If the Application is denied, the applicant will receive a Notice of Denial.

Commencement

Applicants may start the project after the Notice to Proceed is issued. Any work completed prior to such issuance will not be eligible for reimbursement.

Contractor/Code Requirements

All work must be completed by a general contractor or recognized professional in the industry and comply with all applicable zoning/building codes and design standards.

Project Deadline

Applicants must complete the project within 6 months of the date of the Notice to Proceed (the “Project Deadline”). On or before the Project Deadline, applicants must submit to City staff a Notice of Completion.

Extension Request

Applicants may request an extension of the Project Deadline. The extension request must be made in writing, at least 30 days prior to the Project Deadline.

Notice of Completion

The Notice of Completion must include:

- A statement that the project has been completed per the approved plans;
- Proof of payment for eligible improvements in a form acceptable to the CDA; and
- “After” pictures of the property.

Reimbursement

Grant awards will be disbursed as a reimbursement for actual costs incurred. The CDA will review the Notice of Completion at its next regularly scheduled meeting to determine the reimbursement amount. The CDA will reimburse applicants for 50% of the amount paid for eligible improvements, up to the amount of the grant award.

Available Funds/Suspension

No grant will be awarded by the CDA if there are not readily available funds in the CDA’s account that are able to be utilized for said grant. The CDA has the right to suspend this program at any time.

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Residential Grant Program Match

Up to \$7,500

PART I: PROGRAM OVERVIEW

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Eligible Applicants

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Grant Award

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For example:

- Façade improvements that will cost \$10,000 will be eligible for an award of up to \$5,000.
- Public improvements that will cost \$25,000 will be eligible for an award of up to \$7,500.

PART II: PROCEDURES

Administration

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**COMMUNITY DEVELOPMENT AGENCY OF THE
CITY OF FRANKLIN, NEBRASKA**

**RESOLUTION NO. 2022-03
(Commercial Grant Program)**

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE
CITY OF FRANKLIN, NEBRASKA, ESTABLISHING A COMMERCIAL GRANT
PROGRAM PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT LAW.**

RECITALS

A. The Community Development Agency of the City of Franklin, Nebraska (“CDA”) implements the Redevelopment Plan for the City of Franklin, Nebraska.

B. The Redevelopment Plan identified the following general planning and redevelopment actions for the redevelopment of the Redevelopment Area:

- Rehabilitation of residential, commercial, industrial, and public/quasi-public properties.
- Maintain and/or replace, as necessary, the current infrastructure.

C. The Redevelopment Plan identified the following recommendation to implement the foregoing:

- Establish a grant program for the rehabilitation and improvement of buildings and public uses in the Redevelopment Area

D. Pursuant to Neb. Rev. Stat. § 18-2107(4), the CDA has the authority to “provide grants, loans, or other means of financing to public or private parties in order to accomplish the rehabilitation or redevelopment in accordance with a redevelopment plan.”


E. The CDA desires to adopt the Commercial Grant Program attached hereto as Exhibit “A” and incorporated herein by this reference.

NOW THEREFORE, BE IT RESOLVED by the Community Development Agency of the City of Franklin, Nebraska, that the Commercial Grant Program is approved and adopted as part of the Redevelopment Plan for the City of Franklin, Nebraska.

BE IT FURTHER RESOLVED, the CDA hereby rescinds any other resolutions or actions that are contradictory or incompatible with this Resolution.

Dated this 8th day of March, 2022.

COMMUNITY DEVELOPMENT AGENCY
OF THE CITY OF FRANKLIN, NEBRASKA



Chairperson

ATTEST:



Secretary



EXHIBIT "A"
Commercial Grant Program

[Attached]

**COMMUNITY DEVELOPMENT AGENCY OF THE
CITY OF FRANKLIN, NEBRASKA**

**RESOLUTION NO. 2022-02
(Residential Grant Program)**

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE
CITY OF FRANKLIN, NEBRASKA, ESTABLISHING A RESIDENTIAL GRANT
PROGRAM PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT LAW.**

RECITALS

A. The Community Development Agency of the City of Franklin, Nebraska (“CDA”) implements the Redevelopment Plan for the City of Franklin, Nebraska.

B. The Redevelopment Plan identified the following general planning and redevelopment actions for the redevelopment of the Redevelopment Area:

- Rehabilitation of residential, commercial, industrial, and public/quasi-public properties.
- Maintain and/or replace, as necessary, the current infrastructure.

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D. Pursuant to Neb. Rev. Stat. § 18-2107(4), the CDA has the authority to “provide grants, loans, or other means of financing to public or private parties in order to accomplish the rehabilitation or redevelopment in accordance with a redevelopment plan.”

E. The CDA desires to adopt the Residential Grant Program attached hereto as Exhibit “A” and incorporated herein by this reference.

NOW THEREFORE, BE IT RESOLVED by the Community Development Agency of the City of Franklin, Nebraska, that the Residential Grant Program is approved and adopted as part of the Redevelopment Plan for the City of Franklin, Nebraska.

BE IT FURTHER RESOLVED, the CDA hereby rescinds any other resolutions or actions that are contradictory or incompatible with this Resolution.

Dated this 8th day of March, 2022.

COMMUNITY DEVELOPMENT AGENCY
OF THE CITY OF FRANKLIN, NEBRASKA

M. K. ...

Chairperson

ATTEST:

Raquel ...
Secretary



EXHIBIT "A"
Residential Grant Program

[Attached]

