



**City of Franklin Community Development Authority  
August 13, 2024 6:00 PM City Hall**

- 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 forgivable loan with Franklin Little Flyer Academy building
  - 3.b. Discussion and action on Garvin Auto Body and Repair application for signage and windows and doors.
  - 3.c. Discussion and action on Siel & Associates PC application for window and awning
- 4. Public Comments**
- 5. Adjourn**

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The City of Franklin follows the Nebraska Open Meetings Act. A copy is displayed in this room as required by state law. The Mayor and City Council may enter an Executive Session anytime during the meeting, even if not listed on the agenda. The Mayor and City Council intend to follow the agenda order but may rearrange items to suit schedules. Individuals who wish to address the council may be allotted a speaking time of three minutes per person, per topic. Speakers are kindly requested to approach the podium and articulate their topic with clarity and professionalism.



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**FRANKLIN COMMUNITY DEVELOPMENT AGENCY  
LOAN FORGIVENESS FOR FRANKLIN LITTLE FLYER ACADEMY  
IN EXCHANGE FOR REAL ESTATE**

Pursuant to an agreement entered into on August 11, 2020, between the Board of Directors of the Franklin Community Development Agency (hereinafter referred to as the CDA) and Franklin Little Flyer Academy whereby the CDA provided Franklin Little Flyer Academy a forgivable loan in the amount of \$10,000, and Franklin Little Flyer Academy agreed to maintain a daycare in the City of Franklin; the CDA and Franklin Little Flyers hereby enter into this agreement terminating the 2020 agreement. The CDA will forgive the loan in exchange for the Little Flyer Academy providing clear title to the real estate located at 1312 Q Street. The 2020 loan was forgivable at any time, but was conditional that Franklin Little Flyers continue daycare operations in the City of Franklin for five (5) years, during which twenty percent (20%) of the \$10,000 loan was to be forgiven each year. The loan conditions further provided that failure to continue operations as the Franklin Little Flyer Academy or other similar commercial capacity, for the benefit of Franklin Little Flyer Academy, would result in immediate repayment of the loan to the CDA.

Unfortunately, Franklin Little Flyer Academy was closed and ceased operation on October 3, 2023 and has not reopened. As such, the \$10,000 loan was immediately repayable. Since it was not able to fulfill the terms of its contract, in June 2024, the Little Flyer Academy offered its building and lot at 1312 Q Street, Franklin, Nebraska, to the CDA and /or the City of Franklin in exchange for forgiveness of the entire remaining loan. The CDA believes that this would be in the best interests for the City of Franklin and agrees to accept free and clear title to the building and land at 1312 Q Street in exchange for the forgiveness of any remaining loan balance. The legal description for the property is

The East One Hundred Eleven Feet (E. 111') of Lots Eleven (11) and Twelve (12) and the East One Hundred Forty Feet (E. 140') of Lot Thirteen (13), Block Two (2), Buck and Greenwood's Addition to the Town, now City of Franklin, Franklin County, Nebraska.

The title to the land shall be conveyed by Warranty Deed to the City of Franklin in exchange for forgiveness of the \$10,000 loan granted on August 11, 2020, and dissolution of the Little Flyer Academy.

Once the Warranty Deed is executed and the City of Franklin receives free and clear title to the above described property, the CDA declares the loan in the amount of \$10,000 made to Little Flyer Academy on August 11, 2020 completely forgiven.

Date \_\_\_\_\_

Date \_\_\_\_\_

\_\_\_\_\_  
Chairman  
Franklin Community Development Agency

\_\_\_\_\_  
Mariah Fritson, President.  
Little Flyer Academy

### GRANT PROGRAM APPLICATION

#### ITEM 1: PROGRAM

Mark one:

Residential Grant Program

Commercial Grant Program

#### ITEM 2: APPLICANT

Applicant Name: Garvin Auto Body And Repair LLC

Mailing Address: 1508 L St City: Franklin State: NE Zip: 68939

E-Mail: tgarvin@garvinautobody.com Phone: 308-470-1477

#### ITEM 3: PROPERTY

Project Address: 1508 L St

Property Owner: Garvin Auto Body And Repair Year Built: \_\_\_\_\_

#### ITEM 4: EXISTING USE

Housing Type: \_\_\_\_\_ Occupancy: \_\_\_\_\_

Business: Body Shop Years in Business: 9

#### ITEM 5: IMPROVEMENTS

Mark all that apply:

##### Facade Improvements

- Roof
- Signage/awning
- Windows/doors

##### Public Improvements

- Streets
- Curb/gutter
- Sidewalks

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

Describe Proposed Project: Replace Overhead doors/windows  
Install Signs  
Paint/Seal Brick exterior

Start Date of Project: 7-29-24 Completion Date of Project: 9-30-24

**ITEM 6: FINANCIAL**

Estimated Cost of Eligible Improvements: 15,000.00

Amount of Grant Request: 15,750.00

**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: [Signature] Date: 7-29-24

\*Property Owner Signature: [Signature] Date: 7-29-24

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

**FOR OFFICIAL USE**

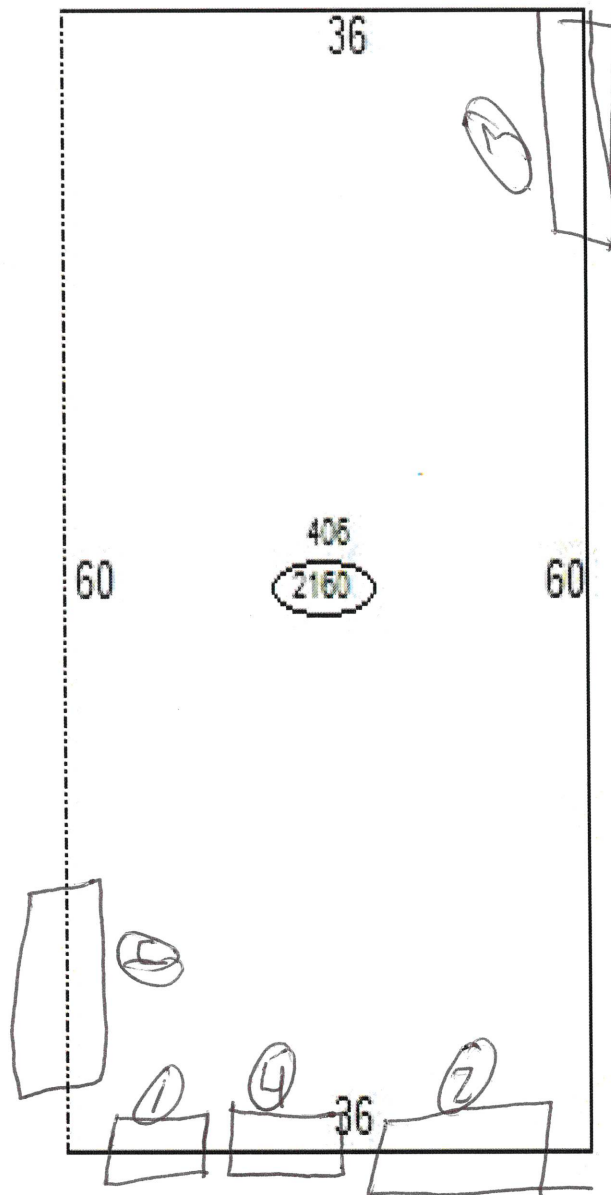
Circle one: APPROVED | DENIED

Approval Date: \_\_\_\_\_ Grant Award: \_\_\_\_\_

Notes and Special Conditions:

Signature \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_



- 1- ~~Remove~~ Install New Window
- 2- New Garage Door / wrap outside frame
- 3- New Garage Door / Paint outside frame
- 4- New Signs
- 5- Seal Exterior Bricks

# Raynor Garage Doors of Ce. Ne., Inc.

402-462-4103 FAX 402-462-6396  
 525 E 33rd St.  
 Hastings, NE 68901

# PROPOSAL

DATE	PROPOSAL
7/19/2024	26130

NAME / ADDRESS
GARVIN AUTO BODY 545 41 1/2 RD RIVERTON NE 68972

PROJECT SITE OR NAME
1508 L ST/FRANKLIN

ATTENTION
TONY

PHONE/FAX

QTY	DESCRIPTION	TOTAL
2	10'2" W X 10' H RAYNOR, S-24 SERIES, ( 24 ) GAUGE, WHITE, SECTIONAL, OVER HEAD DOOR, INSULATED W/ IMPACT RESISTANT COVERS ( R 7.70 ), NORMAL HEADROOM, ANGLE MOUNT 2" TRACK, TORSION SPRINGS, HEAD AND JAMB PERIMETER WEATHER SEALS, WHITE IN COLOR, 3- 24" X 8" WINDOWS IN TOP SECTION	
2	MANARAS OMT 1/2HP COMMERCIAL OPERATOR WITH 3 BUTTON WALL STATION, 30 CYCLES PER HOUR, PHOTOEYES, 1 REMOTE INCLUDED EACH  INSTALLED ALL WIRING BY OTHERS	8,232.00
	QUOTE VALID 30 DAYS PLEASE SIGN AND RETURN COPY TO PLACE ORDER 50% DEPOSIT REQUIRED UPON ORDER Sales Tax	0.00
	3% ADD ON FOR CREDIT CARD USE	
	<b>TOTAL</b>	<b>\$8,232.00</b>

TERMS & CONDITIONS-Raynor Doors of Ce. Ne. is not responsible for dimensional errors made by others and we reserve the right to correct errors and omissions. This proposal is based on the structure being ready for installation when we arrive with clear access to opening and electrical power available. No electrical wiring will be done by Raynor doors.

WE ARE LOOKING FORWARD TO DOING BUSINESS WITH YOU IN THE FUTURE.

SIGNATURE \_\_\_\_\_

**S. E. SMITH & SONS**  
 702 16<sup>th</sup> Ave.  
 FRANKLIN, NE 68939  
 Lumber - Coal - Hardware - Paints  
 All Kinds of Building Material



(308) 425-6233 • (308) 425-3793

YOUR ORDER NO. 31743 DATE 7-26-24

SOLD TO Tony Carvin  
 ADDRESS \_\_\_\_\_  
 DELIVER TO \_\_\_\_\_

PCS.	SIZE	L'GTH	DRIVER	LOADED BY	DESCRIPTION	FEET	PRICE	AMOUNT
30		2"			Black screws		.09	270
1 pc		6'6"			Round Brk Med		2.25	14.63
1#		3"			good tone screws			5.45
5#					#9 wire (Casper)		2.45	12.25
14 1/4'	2 1/2"				whit Zollex 1 bend	14 1/4'	1.19	16.96
20'	11 3/4"				" "	" 20'	4.71	94.20
12'	12 3/4"				" "	" 12'	5.09	61.08
12'	7"				" "	" 2 bends 32'	3.14	100.48
5'	8"				" "	" 1 bend 5'	3.28	16.40
7					tapcons		2.88	19.96
								326.11
								21.19
								347.30

S 31743 Received by Dan Sadtneff  
 1 1/2% finance charge per month on balances 30 days past due which is an annual percentage rate of 18%.

**S. E. SMITH & SONS**  
 702 16<sup>th</sup> Ave.  
 FRANKLIN, NE 68939  
 Lumber - Coal - Hardware - Paints  
 All Kinds of Building Material



(308) 425-6233 • (308) 425-3793

YOUR ORDER NO. \_\_\_\_\_ DATE 7-17-24

SOLD TO Carvins Auto Body  
 ADDRESS \_\_\_\_\_  
 DELIVER TO \_\_\_\_\_

PCS.	SIZE	L'GTH	DRIVER	LOADED BY	DESCRIPTION	FEET	PRICE	AMOUNT
1	48 x 78				Pro Finish Pld Single Ply Wain			598.93
							tax	38.93
								1237.88

S 31689 Received by Tony





DJ'S  
Construction  
LLC



saathoffdaniel21@gmail.com



1459 H RD Franklin, NE 68939

P.O. Box 134 Franklin, NE 68939

(308) 470 - 1073

**Garvin Auto Body and Repair LLC**

**Bill**

**Description:** Install new Window, wrap exterior with metal, install new lumber around garage door, install metal wrap on exposed wood around garage door

Labor: \$ 700

Materials: \$ 1105.82

**Total: \$ 1805.82**



05/31/2023

## GRANT PROGRAM APPLICATION

### ITEM 1: PROGRAM

Mark one:

Residential Grant Program

Commercial Grant Program

### ITEM 2: APPLICANT

Applicant Name: Siel & Associates PC

Mailing Address: PO Box 313 City: Franklin State: NE Zip: 68939

E-Mail: msiel@sielcpa.com Phone: 308.425.3033

### ITEM 3: PROPERTY

Project Address: 816 15<sup>th</sup> Ave Franklin

Property Owner: Rich: Margaret Siel / Zach: Brandi Siel Year Built: 1945

### ITEM 4: EXISTING USE

Housing Type: \_\_\_\_\_ Occupancy: \_\_\_\_\_

Business: CPA Firm Years in Business: 38

### ITEM 5: IMPROVEMENTS

Mark all that apply:

#### Facade Improvements

- Roof
- Signage/awning
- Windows/doors

#### Public Improvements

- Streets
- Curb/gutter
- Sidewalks

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

Describe Proposed Project: South side of building → new window installation including breaking a hole thru exterior cement blocks. Install awning over window

Start Date of Project: 8.8.24 Completion Date of Project: 12.31.24

**ITEM 6: FINANCIAL**

Estimated Cost of Eligible Improvements: 10,857.56

Amount of Grant Request: 5428.78

**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: Mtue Date: 8.8.24

\*Property Owner Signature: Mtue Date: 8.8.24

\*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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Tri County Glass, Inc.  
 PO Box 789  
 Kearney, NE 68848-0789

# Invoice

Date	Invoice #
9/8/2022	5897


Phone # 3082374955  
 Fax # 3082376515

Bill To
Margaret Siel 816 15th Avenue Franklin, NE 68939

Ship To

P.O. Number	Terms
	Due on receipt

Via	Project

Quantity	U/M	Description	Amount
1	ea	Materials	2,324.00
		Sales Tax	151.06
<i>YK 9-20-22 2951</i> 			

Thank you for your business.	<b>Total</b> \$2,475.06
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363 N Elm Street  
Grand Island NE 68801

# Invoice

Date	Invoice #
8/8/2022	42387

Bill To
Siel Associates PO Box 313 Franklin NE 68939

Ship To
Siel & Associates 816 15th Ave Franklin, NE 68939

Project Number	Terms	Rep	Work Date
CS30319	Due on receipt	TM	8/2/2022

Quantity	Item Code	Description	Price Each	Amount
		Manufacture and Install: (1) Non illuminated awning 4'T x 30"P x 5'W covered with black cooley.		
	Labor & Overhead	Labor & Overhead	700.00	700.00
	Materials	Materials	300.00	300.00
<b>Subtotal</b>				<b>\$1,000.00</b>

A 3% fee will be added for any credit or debit card payments.

bookkeeping@tricitysign.com  
308-384-6335-P  
308-384-0483-Fax

Payment remit address:  
Tri-City Sign Company  
363 N Elm St  
Grand Island, NE 68801

*PK*  
*8-30-22*  
*2936*

Payments/Credits	\$0.00
Sales Tax (6.5%)	\$19.50
<b>Balance Due</b>	<b>\$1,019.50</b>

# MID-WEST PLASTERING & CONSTRUCTION

LEXINGTON, NEBRASKA 68850

Cell (308)-746-3476

Office (308)-320-0488

E-mail: [midwestplastering2016@g.com](mailto:midwestplastering2016@g.com)

Aug 7, 2024

Bill to: Siel & Associates  
P.O. Box 313  
Fraklin, NE 68939

## PROPOSAL

ATTENTION      BUILDER & PROPERTY OWNER

Project

Demolition of Brick or block window frame, Dust Protection and Disposal

Saw Cut Out Window Opening at 48" Wx35"H

Labor and Materials Amounts Total      \$4,200.00

50 % Is Required to start project

## Margaret Siel

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**From:** Margaret Siel <msiel@sielcpa.com>  
**Sent:** Tuesday, June 28, 2022 10:19 AM  
**To:** 'Chris Eynetich'  
**Subject:** RE: windows

Hi Chris-  
Have you gone ahead and ordered the window?

Thanks, Margaret

-----Original Message-----

**From:** Chris Eynetich [mailto:chris@tcg.glass]  
**Sent:** Thursday, May 19, 2022 5:53 PM  
**To:** Margaret Siel  
**Subject:** RE: windows

Margaret,

It will affect the warranty. Instead of having a 10 year finish warranty it will only be a 1 year warranty. It will also need to be installed by the manufacturer's installation instructions to even get the 1 year warranty.

For us not doing the install you will save the milage charge of \$163.00 and labor of \$3000.00. = 3163

The other \$250 is for the fabrication of the framing.

Framing is about 3 weeks to get  
Glass is about 2 weeks to get  
The operable is about 22 weeks to get

Any questions please let men know

Thanks,  
Zip

Chris "Zippy" Eynetich  
Estimator/Glazier/Owner

Tri-County Glass Inc.  
PO Box 789  
2306 Ave K  
Kearney, Ne 68847

Phone 308-237-4955  
Fax 308-237-6515  
Cell 308-224-6317

Labor for  
putting  
window in.

