



## **City of Franklin Community Development Authority**

**March 11, 2025 5:45 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 Augusta Local 308 (AKA HTH Golf) application for
- 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.



GRANT PROGRAM APPLICATION

ITEM 1: PROGRAM

Mark one:

Residential Grant Program

Commercial Grant Program

ITEM 2: APPLICANT

Applicant Name: Augusta Local 308 (AKA: HTH Golf)

Mailing Address: 1264 I Road City: Franklin State: NE Zip: 68939

E-Mail: jd@benjaminbag.com Phone: 402-215-7000

ITEM 3: PROPERTY

Project Address: 1516 L Sreet, Franklin, NE 68939

Property Owner: JD Bonham Year Built: \_\_\_\_\_

ITEM 4: EXISTING USE

Housing Type: Golf Simulator Occupancy: \_\_\_\_\_

Business: Augusta Local 308 (AKA: HTH Golf) Years in Business: 1.5 years

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: Recites for new doors, re-do the roof and new sign. I have  
Also painted the building and ran a new sewer line to the  
Cities main

Start Date of Project: 9/6/2024 Completion Date of Project: 5/1/2025

ITEM 6: FINANCIAL

Estimated Cost of Eligible Improvements: \$17,980.47

Amount of Grant Request: \$7,500

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: *Jan Bel* Date: 2/11/2025

\*Property Owner Signature: *Jan Bel* Date: 2/11/2025

\*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



DJ'S  
Construction  
LLC



saathoffdaniel21@gmail.com



1459 H RD Franklin, NE 68939

P.O. Box 134 Franklin, NE 68939

(308) 470 - 1073

## Augusta Local 308

### Bill

**Description:** Remove and replace two exterior doors with new, remove and replace two 58in x 56in windows on south side of building

Labor doors and windows: \$ 1000 ✓

Window price: \$ 1500

**Total: \$ 2500**

### Outside Work Completed

Item	Date	Company	Cost	Recite	Pmt	Note
Sign	7/23/2024	Tri City Sign	\$4,600.00	x	cc	✓
Sign	8/24/2024	Tri City Sign	\$4,779.40	x	cc	✓
Roof	10/8/2024	Welsh	\$910.00	x	ck	✓ Labor for Roofing
Roof	2/6/2024	Smith Lumber	\$962.59	x	ck	✓ Roof materials CK#1028
Front Door	11/27/2023	Menards	\$360.59	x	cc	✓
Front Door		Danny S.	\$250.00		cash	✓ Danny bring Invoice
Back Door	11/21/2024	Menards	\$373.43	x	ck	✓
Back Door	12/24/2024	Danny S.	\$250.00		ck	✓ Danny bring Invoice CK#1028
Back Door	1/9/2025	Ace Hardware	\$342.37	x	cc	2 locks.
Exterior		JD Painted	\$0.00			
Plumbing	2/23/2023	Fred Beall Plumbing	\$5,000.00		ck	Cash & Check -93K- CK#1029 2K-CASH
<b>Completed Total</b>			<b>\$17,828.38</b>			

### Pending Projects

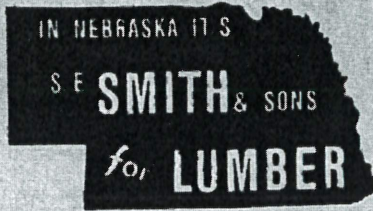
Item	Company	Cost	Note
2 Windows		\$1,500.00	
Windows Labor		\$1,000.00	
<b>Pending Total</b>		<b>\$2,500.00</b>	

<b>Total Improvements</b>		<b>\$20,328.38</b>
<b>Grant</b>	<b>50.00%</b>	<b>\$10,164.19</b>

# 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

2-26-24

SOLD TO

J.O. Bonham

ADDRESS

DELIVER TO

ADDRESS

SOLD BY		DRIVER		LOADED BY		TERMS	
PCS.	SIZE	L'GTH	DESCRIPTION		FEET	PRICE	AMOUNT
2#		1"	gold tone screws			5.45	10.90
16	1/2	4 x 8	OSB			22.98	367.68
2#		1 1/2"	bronze tone screws			6.50	13.00
2#	9'	1 1/2"	1/4 TRJ		9'	.84	7.56
2#	8	5 gal	Wht Solo Panel			112.98	903.84
							1302.98
						tax	84.69
							1387.67

58.74 = 1962.59

This line item is for the product that was put on roof by BG Welsh.

The other items don't qualify for the grant.

*[Handwritten signature]*

S. 30984

Received by

J.O.

1 1/2% finance charge per month on balances 30 days past due which is an annual percentage rate of 18%.

**CDA grant**

**JD Bonham** <jd@benjaminbag.com>  
To: Raquel Felzien <rfelzien@cityoffranklin.net>


Mon, Mar 10, 2025 at 12:29 PM

Smith payment was probably part of this digital payment. I probably had more stuff on an additional invoice.

▼ S.E. Smith & Sons  
\*. Ag

\$1,837.11  
Benjamin B.  
Ag, Inc. \*1399


3-14-24 Processed  
Cfm # VZ085-05ZWH

Pending Processing Processed 

S.E. Smith & Sons  
\*. Ag

Check 5199 was mailed to S.E. Smith & Sons for receipt by Mar 14, 2024.  
Your check may be cashed, and the money withdrawn, before, on, or after  
Mar 14, 2024.

**Pay From** Benjamin B. Ag, Inc. \*1399  
**Amount** \$1,837.11

CHECK 

PROCESSED

**Mar 14**  
(Estimated)

**Confirmation** VZ085-05ZWH

Will this work?  
[Quoted text hidden]

BG WELSH LLC  
1065 I Rd  
Franklin, NE US  
+13084701691  
bgwelsh070602@gmail.com

# Invoice

BILL TO  
Augusta Local 308  
1264 I Road  
Franklin, NE 68939

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
47	09/27/2024	\$0.00	10/15/2024	Due on receipt	

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Labor	13	70.00	910.00
	Per Man Hour			910.00
Please make check payable to BG Welsh LLC				
PAYMENT				
BALANCE DUE				<b>\$0.00</b>

PAID

This is the labor to apply the roof product purchased from Smith Lumber.





**HTH GOLF  
HAPPIES TAP HOUSE, LLC**  
1264 I ROAD  
FRANKLIN, NE 68939

**1004**

12-24 2024 76-1373/1041

Printed by Bank A-Count

Pay to the Order of Danny Seathoff \$ 250 ✓

two hundred fifty DOLLARS



www.southcentralstatebank.com

EAGLE 1015

FOR Back Door Install [Signature]

⑆104113738⑆ 3220411 1004



**HTH GOLF  
HAPPIES TAP HOUSE, LLC**  
1264 I ROAD  
FRANKLIN, NE 68939

**1038**

10-8 2024 76-1373/1041

Printed by Bank A-Count

Pay to the Order of BG Welsh \$ 910 ✓

nine hundred ten DOLLARS



www.southcentralstatebank.com

EAGLE 1015

FOR Recover Barking Roof [Signature]

⑆104113738⑆ 3220411 1038

www.citicards.com

JEREMY BONHAM

**Account Summary**

Trans. date	Post date	Description	Amount
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**Payments, Credits and Adjustments**

01/15		AUTOPAY 221214093610045RAUTOPAY AUTO-PMT	\$665.65
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**Standard Purchases**

01/09	01/09	GLENWOOD TELEPHONE MEM BLUE HILL NE	\$70.65
01/09	01/09	BIG G ACE HASTINGS NE	\$343.97 ✓
01/12	01/12	GSPRO HAM LAKE MN	\$250.00

Fred Beall 303-668-7983

698894

Statement

DATE

FEB. 1 2024

TERMS

TO

J.D. Bonham

402-215-7000

1514 L. St.

Franklin NE. 68939

IN ACCOUNT WITH

Womens Bathroom Main Sewerline  
NORTH SIDE OF Building

Replace SEWER Line

4" WPVC

@ 120'

put + labor 5000<sup>00</sup>

Paid Cash

2/23/24

CURRENT

OVER 30 DAYS

OVER 60 DAYS

TOTAL AMOUNT

5000<sup>00</sup>

\$3,000 - ✓ #1099  
\$2,000 - CASH



HTH GOLF  
 HAPPIES TAP HOUSE, LLC  
 1264 I ROAD  
 FRANKLIN, NE 68939

1029

2-23-2029 76-1373/1041

Printed By Bank-A-Clear

Pay to the  
 Order of

Fred Beall Plumbing \$ 3,000 ✓

Three thousand <sup>00</sup>/<sub>100</sub> DOLLARS

SOUTH  
 CENTRAL  
 STATE BANK

www.southcentralstatebank.com

EAGLE - TRIS

FOR Plumbing Line Outside

██████████ 1029



363 N Elm Street  
Grand Island NE 68801

# Invoice

Date	Invoice #
9/6/2024	44790

Bill To

**Augusta Local**  
**JD Bonham**  
**1514 L St**  
**Franklin NE 68939**

Ship To  
Augusta Local  
JD Bonham  
1514 L St  
Franklin, NE 68939

Project Number	Terms	Rep	Work Date
CS31554	Due on receipt	TM	9/5/2024

Qty	Description	Rate	Amount
	Manufacture and install (1) set of channel letters reading "AUGUSTA LOCAL" with logo.		
	Materials	2,760.00	2,760.00T
	Labor & Overhead	6,440.00	6,440.00
		-4,600.00	-4,600.00
	PAID IN FULL		

<p>A 3% fee will be added for any credit or debit card payments.</p> <p>admin@tricitysign.com P 308 384-6335 F 308 384-0483</p> <p>Payment remit address: Tri City Sign Company 363 N Elm Street Grand Island NE 68801</p>	<b>Subtotal</b>	\$4,600.00
	<b>Sales Tax (6.5%)</b>	\$179.40
	<b>Total</b>	\$4,779.40
	<b>Payments/Credits</b> ✓	-\$4,779.40
	<b>Balance Due</b>	<b>\$0.00</b>



363 N Elm Street  
Grand Island NE 68801

# Invoice

Date	Invoice #
9/6/2024	44790

Bill To
<b>Augusta Local JD Bonham 1514 L St Franklin NE 68939</b>

Ship To
Augusta Local JD Bonham 1514 L St Franklin, NE 68939

Project Number	Terms	Rep	Work Date
CS31554	Due on receipt	TM	9/5/2024

Qty	Item	Description	Rate	Amount
	Materials Labor & Overhead Customer Deposit	Manufacture and install (1) set of channel letters reading "AUGUSTA LOCAL" with logo.  Materials Labor & Overhead	$  \begin{array}{r}  2,760.00 \\  -6,440.00 \\  -4,600.00 \\  \hline  9,379.40  \end{array}  $	$  \begin{array}{r}  2,760.00 \\  6,440.00 \\  -4,600.00 \\  \hline  2,760.00  \end{array}  $

<p>A 3% fee will be added for any credit or debit card payments.</p> <p>admin@tricitysign.com P 308 384-6335 F 308 384-0483</p> <p>Payment remit address: Tri City Sign Company 363 N Elm Street Grand Island NE 68801</p>	<b>Subtotal</b>	\$4,600.00
	<b>Sales Tax (6.5%)</b>	\$179.40
	<b>Total</b>	\$4,779.40
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	<b>\$4,779.40</b>

Cardholders (2)

Pending (3)

Pending charges \$101.23

Date	Description	Card	Amount
3/2025	Amazon.com	(...2313)	\$4.49
Nov 2025	Amazon.com	(...2313)	\$83.17
Mar 2025	CASEYS	(...2313)	\$13.57

Account activity

SHOWING Search Search | Sort Options

We found 2 transactions.

Edit | Clear filter

Filtered by: All transactions \$4500.00 to \$4900.00

Date	Description	Card	Category	Amount
Sep 24, 2024	TRI-CITY SIGN COMPANY	(...2313)	Merchandise & inventory	\$4,779.40
Jul 23, 2024	TRI-CITY SIGN COMPANY	(...2313)	Merchandise & inventory	\$4,600.00

# View Order - 47536989

## Order Details

Order Confirmation Number: 47536989

Order Date: 11/27/2023

MasterCard: \*\*\*\*\*7071

## Order Totals

Subtotal:	\$606.92
Processing Fees:	\$7.00
Delivery:	\$0.00
Tax Subtotal:	\$42.97
<b>Total:</b>	<b>\$656.89</b>

*Payment*

## Products

### Delivery Group 1

HAST93073 - 11/27/2023

- Transaction ID: 4777
- Register ID: 78
- Store Number: 3233
- Pick Up at Store

Description	Destination	Qty.	Total
 <b>Mastercraft® 32"W x 80"H Primed Steel Half Lite Exterior Door System - Right Inswing</b> Model Number: 4140320 <i>BUY IT AGAIN</i> <i>Front Door</i>	Pick Up at Store	1	\$337.00 <i>790 + 23.59</i> <i>813.59</i>
 <b>Homasote® 440 SoundBarrier® 1/2" x 4' x 8' Sound Deadening Panel</b> Model Number: 11006 <i>BUY IT AGAIN</i>	Pick Up at Store	5	\$36.99
 <b>Libman® 31-Quart Mop Bucket &amp; Wringer</b> Model Number: 934001 <i>BUY IT AGAIN</i>	Pick Up at Store	1	\$54.99
 <b>36" x 27" Charcoal Cuddler Pet Bed</b> Model Number: MN-00004-BF	Pick Up at Store	1	\$14.99
 <b>Libman® Blue Cotton Blend Mop with Handle</b> Model Number: 781006 <i>BUY IT AGAIN</i>	Pick Up at Store	1	\$14.99

## Billing Address

Jd Bonham  
1264 I Rd  
Franklin, NE 68939-5122  
US

Phone: (402) 215-7000  
Company: Benjmain B Ag  
Email: ejbonham308@gmail.com

# View Order - 56857318

## Order Details

Order Confirmation Number: 56857318

Order Date: 11/21/2024

Mastercard \*\*\*\*\*7071

## Order Totals

Subtotal:	\$392.76
Processing Fees:	\$2.80
Delivery:	\$0.00
Tax Subtotal:	\$27.69
<b>Total:</b>	<b>\$423.25</b>


*Payment*

## Products

### Delivery Group 1

Order #: [HAST46996](#) [Track Order](#)

- Transaction ID: 8797
- Register ID: 76
- Store Number: 3233
- Order Pickup Delegate: Linea Bonham
- Order Pickup Delegate's Email: [bonham.linea@gmail.com](mailto:bonham.linea@gmail.com)
- Pick Up at Store

Description	Destination	Qty.	Total
 <b>Mastercraft® 36"W x 80"H Primed Steel Half Lite Exterior Door System - Right Inswing</b> Model Number: 4140324 <i>BUY IT AGAIN</i> <i>Back Door</i>	Pick Up at Store	1	\$349.00 <i>+ 7% 24.43</i> <i>\$373.43</i>
 <b>Coleman All-Purpose 16oz Filled Propane Tank</b> Model Number: 6357993 <i>BUY IT AGAIN</i>	Pick Up at Store	8	\$5.47

## Billing Address

Jd Bonham  
1264 I Rd  
Franklin, NE 68939-5122  
US

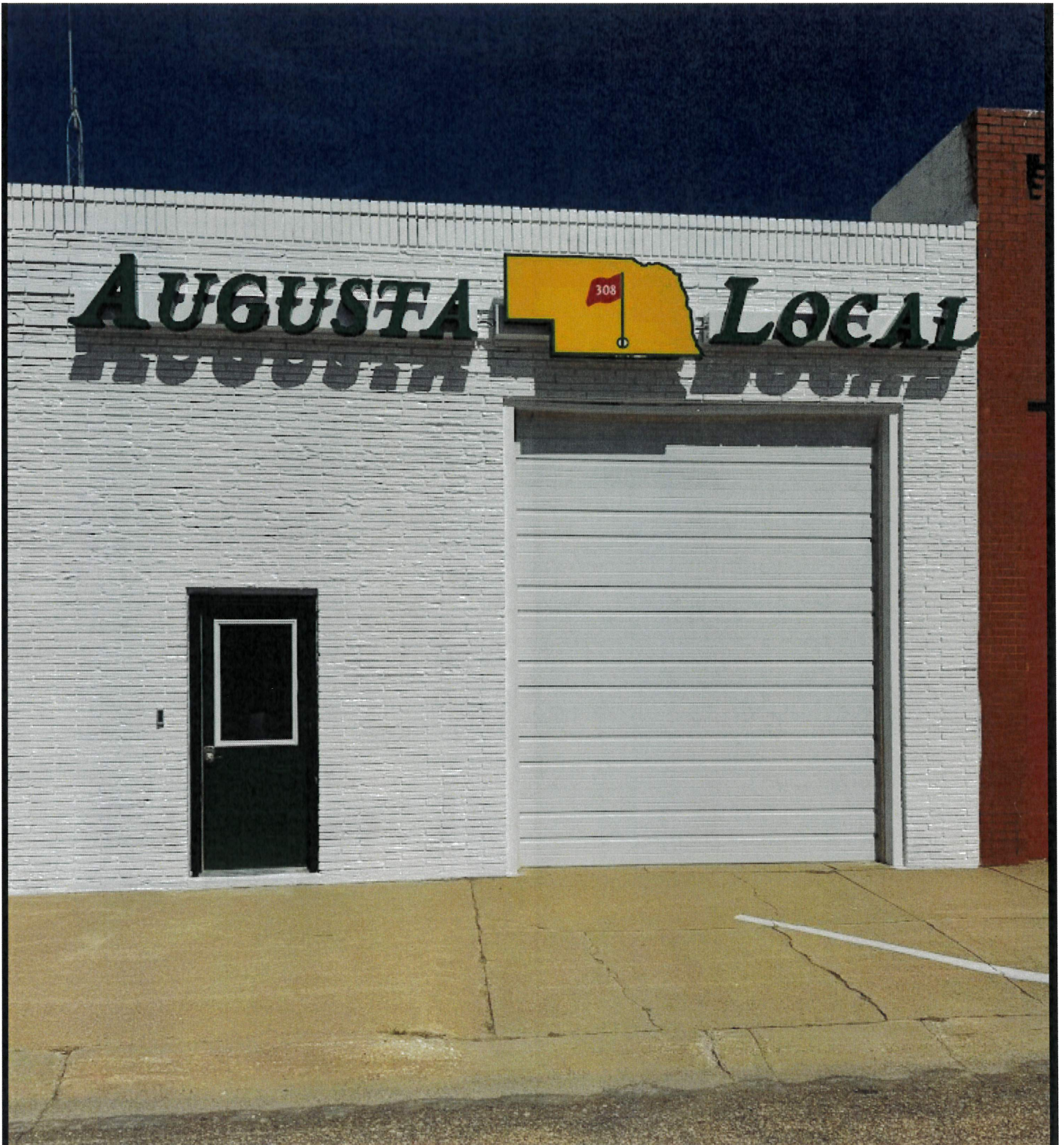
Phone: (402) 215-7000  
Company: Benjmain B Ag  
Email: [ejbonham308@gmail.com](mailto:ejbonham308@gmail.com)

### Popular Links

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**\*Please Note:**The Mail-In Rebate\* is a mail-in-rebate in the form of merchandise credit check from Menards®, valid on future in-store purchases only. The merchandise credit check is not valid towards purchases made on MENARDS.COM®. The Mail-In Rebate\* is not a point-of-sale discount on any item purchased. Participating customers must mail their rebate receipt and completed rebate form to the address on the rebate form to receive their merchandise credit check. See rebate form for details. Limited to stock on hand. First come, first served. Items may be orderable or not available at some Menards® locations; additional packaging/handling charges may be required. See MENARDS.COM® for availability. Future sale price adjustments, exchanges and merchandise returns will void the Mail-In Rebate\* on the items adjusted, exchanged and/or returned. Rebate is valid on special ordered products but does not extend to the special ordering of any normally stocked items. Not good with any other coupons or offers except Menards® coupons, Menards® rebates and manufacturers' coupons. Multiple receipts may accompany one rebate certificate. Menards® reserves the right to limit purchases of any and all items to reasonable job lot quantities. By submitting any rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at [www.rebateinternational.com](http://www.rebateinternational.com)







Parcel Information	
<b>Parcel ID:</b>	5000360.01
<b>Map Number</b>	
<b>State Geo Code</b>	4363-00-0-20001-004-3601
<b>Cadastral #</b>	1-38
<b>Images</b>	<a href="#">Photo #1</a> <a href="#">Photo #2</a> <a href="#">Photo #3</a> <a href="#">Sketch #1</a>
<b>Current Owner:</b>	HAPPIES TAP HOUSE, A NE LLC 1264 I ROAD FRANKLIN, NE 68939
<b>Situs Address:</b>	1516 L ST
<b>Tax District:</b>	617
<b>School District:</b>	FRANKLIN SCHOOL, 31-0506
<b>Account Type:</b>	Commercial
<b>Legal Description:</b>	36 2 15 PT. LOTS 20-22; BLK. 4; ORIGINAL TOWN; FRANKLIN BLOOMINGTON
<b>Lot Width:</b>	19.60
<b>Lot Depth:</b>	72.00
<b>Total Lot Size:</b>	1411.00 sq ft

Assessed Values				
Year	Total	Land	Outbuilding	Dwelling
2024	\$10,225	\$705	\$0	\$9,520
2023	\$10,225	\$705	\$0	\$9,520

Yearly Tax Information		
Year	Amount	Levy
2024	\$142.48	1.760472

2024 Tax Levy	
Description	Rate
COUNTY LEVY	0.30036800
FRANKLIN SCHOOL	0.84843200
ESU #11	0.01325300
CCC	0.02000000
NRD	0.03457500
FRANKLIN FIRE	0.06366600
FRANKLIN VILL	0.45000000
BLOOMINGTON TWP	0.02136500
AG SOCIETY	0.00881300

5 Year Sales History
No previous sales information is available (for the past 5 years).

Property Classification			
<b>Status:</b>	Improved	<b>Location:</b>	Urban
<b>Property Class:</b>	Commercial	<b>City Size:</b>	800-2,500
<b>Zoning:</b>	Commerical	<b>Lot Size:</b>	<10,000 sq. ft.

Property Notes	
Date	Note

Land Information			
Lot Width (ft)	Lot Depth (ft)	Description	Lot Size
19.60	72.00	19.60 x 72.00 FEET	1411.00 sq ft

Commerical Datasheet - Building			
Occupancy	Size	Year Built	Perimeter
100% Storage Warehouse	1,056	1950	140

Dwelling Data		
Description	Units	Value

Outbuilding Data			
Description	Units	Year Built	Cost

Photo/Sketch	