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## CRETE ED/LB840 ADVISORY BOARD MEETING

June 16<sup>th</sup>, 2025 at 2:15 PM  
Crete City Hall, 243 East 13<sup>th</sup> Street

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### MINUTES

Notice of the meeting was given by posting, the appointed method for giving notice as shown by the attached notice, at the following locations:

City Hall, 243 East 13th Street  
Post Office, 1242 Linden Avenue  
City Bank and Trust, 1135 Main Avenue

Advance notice of the meeting was also given to committee members. Pursuant to Section 84-1412(8) of the Nebraska Open Meetings Act, the City has posted a current copy of the Open meetings Act, Laws of the State of Nebraska, in the back of the council chambers. All proceedings shown were taken while the meeting was open to the attendance of the public.

#### 1. Open Meeting

#### 2. Roll Call

Manny Dimas: Present  
Paul Heath: Present  
Ken Marvin: Absent  
Liz Umana: Present  
Jayden Hilkemann: Absent  
Present: 3, Absent:2,

#### 3. Consent Agenda

##### 3.A. Meeting Minutes

##### 3.A.1. May 13th, 2025 Minutes

Paul Heath motioned and Liz Umana seconded to approve the May 13th, 2025 meeting minutes.

Paul Heath: Aye, Liz Umana: Aye, Manny Dimas: Aye

##### 3.B. Financial Report

##### 3.B.1. LB840 Financial Report as of 05.31.2025

City Administrator Tom Ourada explained that this is an updated LB840 Financial Report as of May 31st 2025.

Paul Heath motioned and Manny Dimas seconded to approve the LB840 Financial Report as of May 31st, 2025.

Paul Heath: Aye, Liz Umana: Aye, Manny Dimas: Aye

#### **4. Special Order of Business**

##### **4.A. Consider the Invoice from the Lincoln Partnership For Economic Development in the amount of \$2,500.00**

City Administrator Tom Ourada explained that every year the City does this. The Lincoln Partnership for Economic Development helps to promote the City of Crete and there have been inquiries from companies about possible economic development projects in the community.

Paul Heath motioned and Liz Umana seconded to approve the invoice from the Lincoln Partnership for Economic Development in the amount of \$2,500.

Paul Heath: Aye, Liz Umana: Aye, Manny Dimas: Aye

##### **4.B. Applications for Consideration**

###### **4.B.1. Consider the LB840 Application from Julieta Lozano for Majo Jewelry**

City Administrator Tom Ourada explained that this application is from Julieta Lozano for Majo Jewelry, and they discussed security for the business. The applicant had stated they wanted bars on the window and Ourada explained that with the business being on the 13th Street a shatter-resistant laminated glass would be a better option for it to look inviting and the City would help to pay for it. Ourada further explained that technology and equipment requests are allowed.

Lozano explained that she is needing assistance with technology and equipment to get her business started. She was confused about the window and thought that the cost would be extra. City Attorney Anna Burge went through and added up the requests and Ourada explained that by law the LB840 program can only help with up to 50%. Burge stated that with the renovation, machinery, and equipment the total is \$27,351.

Paul Heath motioned and Manny Dimas seconded to approve the LB840 Application from Julieta Lozano for Majo Jewelry in the amount of \$27,351.00

Paul Heath: Aye, Liz Umana: Aye, Manny Dimas: Aye

###### **4.B.2. Consider the LB840 Application from Shaylene Smith for the Blue River Arts Council.**

City Administrator Tom Ourada explained that this is another application for a loan guarantee for \$310,000.

Blue River Arts Council Executive Director Shaylene Smith stated that this would be for a set 5 year note with Pinnacle Bank. This is a request for a loan guarantee.

Paul Heath motioned and Liz Umana seconded to approve the LB840 application from Shaylene Smith for the Blue River Arts Council for the loan guarantee in the amount of \$310,000.

Paul Heath: Aye, Liz Umana: Aye, Manny Dimas: Aye

#### **4.B.3. Consider the LB840 Application from Samuel Nixon for Nixon Restaurant and Property, Inc.**

City Administrator Tom Ourada stated that this has been the most completed application. Samuel Nixon with Nixon Restaurant and Property, Inc. explained that this application is for start-up funds for a Jimmy John's restaurant in the Crete Community. Nixon explained that funds would be used for construction and planning. Nixon stated that there would be sitting for about 20 to 24 guests and 17 to 20 parking spots and they would also be doing delivery in Crete.

City Administrator Tom Ourada explained that the City's recommendation would be \$47,000. Ourada stated that this property was sold for less as a way to assist with development. The \$47,000 they are recommending is the amount that they came up with when looking at possible property tax and sales tax that would be coming in from this business project. Ourada explained that Nixon could start with the recommended \$47,000 and if he falls short then he is invited to come back and apply again.

Paul Heath motioned and Manny Dimas seconded to approve the LB840 Application from Samuel Nixon for Nixon Restaurant and Property, Inc in the amount of \$47,000.

Paul Heath: Aye, Liz Umana: Aye, Manny Dimas: Aye

#### **4.C. Status of Investments with Performance Requirements**

#### **4.D. Housing**

City Administrator Tom Ourada stated that there are no housing activities at the moment. Later this fall the Rural Workforce Housing Fund Application will open up again and the City of Crete is planning to apply again.

Later this afternoon there will be a meeting to discuss a fourplex and to help answer questions about the applicants' plan for financing.

#### **5. Officers' Reports**

#### **6. Adjournment**

Paul Heath motioned and Manny Dimas seconded to adjourn the meeting at 3:05 p.m.

Paul Heath: Aye, Liz Umana: Aye, Manny Dimas: Aye