



CRETE ED/LB840 ADVISORY BOARD MEETING

October 30th, 2025 at 2:00 PM
Crete City Hall, 243 East 13th Street

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
Ken Marvin: Present
Veronica Ortiz: Absent
Liz Umana: Present
Jayden Hilkemann: Present
Present: 4, Absent:1

3. Consent Agenda

3.A. Meeting Minutes

3.A.1. October 1st, 2025 Meeting Minutes

Ken Marvin motioned and Liz Umana seconded to approve the October 1st, 2025 meeting minutes.

Liz Umana: Aye, Manny Dimas: Aye, Jayden Hilkemann: Aye, Ken Marvin: Aye

3.B. Financial Report

City Administrator Tom Ourada stated that the Financial Report is current as of today. Ourada explained that the City Council rejected the LB840 Application from Saline Medical Specialties. Ourada spoke to Dr. Gutierrez and explained that he would need to submit a new application.

When that application is submitted, it will be on the agenda for the ED/LB840 Advisory Board to review and provide a recommendation to the City Council.

4. Special Order of Business

4.A. City of Crete Economic Development Plan

4.A.1. Status of Investments with Performance Requirements

4.A.2. Housing

4.B. Applications for Consideration

4.B.1. Consider the LB840 Application from Tom and Vicki Sorensen

City Administrator Tom Ourada explained that Tom and Vicki Sorensen are submitting the LB840 Application for assistance with funds in the amount of \$250,000.00 out of the total cost of \$715,517.00. Ourada explained that this is being privately constructed. Tom Sorensen explained that they plan to have the facility for community use for three pickle ball courts, two short basketball courts, and space for community events. Ourada further explained that they are looking at collaboration with Doane University's class of Recreation Management. Students could help and this would be positive for the community. Ourada stated that this application fulfills all the requirements.

ED/LB840 Advisory Board member Ken Marvin asked Sorensen about the timeline of the project. Sorensen stated that once it gets approved by the City Council, they are looking at the concrete being poured this fall and the rest of the construction starting in January. Board member Jayden Hilkemann stated that she is aware of how overbooked the Doane University facilities are and this would be a great addition to the community that students can also use.

Jayden Hilkemann motioned and Ken Marvin seconded to recommend to the City Council the LB840 Application from Tom and Vicki Sorensen in the amount up to \$250,000.00

Liz Umana: Aye, Manny Dimas: Aye, Jayden Hilkemann: Aye, Ken Marvin: Aye

4.B.2. Consider the LB840 Application from Saline Medical Specialties

City Administrator Tom Ourada asked the ED LB840 Advisory Board to table this item.

Manny Dimas motioned and Ken Marvin seconded to table the LB840 Application from Saline Medical Specialties.

Liz Umana: Aye, Manny Dimas: Aye, Jayden Hilkemann: Aye, Ken Marvin: Aye

4.B.3. Consider the LB840 Application from Dollarama Remodeling and Solutions LLC

City Administrator Tom Ourada stated that this LB840 Application is from Dollarama Remodeling and Solutions LLC. The applicants would like to purchase tools and a work vehicle for their construction company. The City would try to take first position on the vehicle if there is a loan on it then it would be second position. Ourada explained that they are asking for \$27,000 in assistance and the total project cost would be around \$54,000. Ourada further explained that this would also be job creation as there would be new employment opportunities for two full-time positions. The applicants are currently working in Crete and would be leaving those positions to dedicate full time to their construction company. Ourada also explained that the trades are under resourced.

ED LB840 Board member Ken Marvin asked if there would be a yearly review and Ourada explained that the yearly review is that they have their company and 20% of the loan is forgiven each year. ED LB840 Board Chair Manny Dimas stated that he assumed they would be licensed and bonded and Ourada stated that was right to work in the City and to work in the state. Ourada

also explained that any funds the City provides is on receipt or invoice and they would have had to purchase it and then the City reimburses. Yoan Ramon Montero Maseda stated that he is working as an electrician at Smithfield Foods and is studying for his license.

Ken Marvin motioned and Liz Umana seconded to recommend to the City Council the LB840 Application from Dollarama Remodeling and Solutions LLC in the amount up to \$27,000.00
Liz Umana: Aye, Manny Dimas: Aye, Jayden Hilkemann: Aye, Ken Marvin: Aye

4.B.4. Consider the LB840 Application from Cristina's Family Restaurant

City Administrator Tom Ourada explained that this LB840 Application is from Jonathan Lopez with Cristina's Family Restaurant and they are asking for assistance with business expansion and renovation in the amount of \$20,000 and the total project cost will be about \$43,000. Ourada explained that this is low risk and they have been in business for over 20 years and he would recommend this application.

Lopez explained that they would like to get the work done towards the end of November and they are planning to put in new flooring and new booths. They are also planning to purchase a new steam table.

Manny Dimas motioned and Jayden Hilkemann seconded to recommend to the City Council the LB840 Application from Cristina's Family Restaurant in the amount up to \$20,000.00
Liz Umana: Aye, Manny Dimas: Aye, Jayden Hilkemann: Aye, Ken Marvin: Aye

4.C. Application Introductions

5. Officers' Reports

City Administrator Tom Ourada reminded everyone that is able to vote and live in City limits. Ourada stated that he has heard many people that are interested in this program continuing and hopefully the City comes back to this advisory board with housing grant match. The two million dollar grant is coming up the first part of the year. If this program is renewed then the 5 to 1 match is something you can't walk away from.

ED LB840 Advisory Board Chair Manny Dimas thanked for the list of projects that LB840 funds have helped with in the last 5 years.

6. Adjournment

Manny Dimas motioned and Ken Marvin seconded to adjourn the meeting at 2:33 p.m.
Liz Umana: Aye, Manny Dimas: Aye, Jayden Hilkemann: Aye, Ken Marvin: Aye