

AGENDA
CITY COUNCIL, YORK, NEBRASKA
Thursday, May 15, 2025
5:30 PM

THE OPEN MEETINGS ACT IS POSTED ON THE EAST WALL OF THE COUNCIL
CHAMBERS

Public participation in City Council meetings follows the rules established in the City of York Ordinances and the state Open Meetings Act. Pursuant to section 2-32(a) of the City Code and the Open Meetings Act, the presiding officer allows public comments during council meetings on matters designated as public hearings and on matters on the agenda that require passage or other action by the Council. Public comment is not allowed after a motion is made by a council member to pass or act on an agenda item. Comments are not allowed on any item that is not on the agenda to ensure full transparency of discussion items to the public before the meeting as required by the Open Meetings Act.

1. The Open Meetings Act is posted on the East Wall of the Council Chambers
2. Notice of this meeting was published in the York News Times on May 8, 2025
3. Pledge of Allegiance
4. Roll Call
5. Minutes of the May 1, 2025 meeting
6. Claims of Elected Officials
 - 6.1. Claim for Tony North of North Printing and Office Supply in the amount of \$667.08
 - 6.2. Claim for Jeff Pieper of Pieper's Inc. in the amount of \$622.59
 - 6.3. Claim for Jeff McGregor of the American Legion in the amount of \$2,000.00
7. Claims for the period of May 2 through May 15, 2025
8. Department Activities Reports for the month of April 2025
9. Approve Cash Balances for the month of April 2025
10. City Administrator Report
11. Consider approval of a special designated license for the Knights of Columbus Council 1708, for the beer garden at the York County Fair, 2325 N. Nebraska Ave, dates: July 31, August 1 and August 2, 2025

12. Consider approval of a bid from Omaha Stage Equipment for the replacement of the Auditorium Stage Curtains in the amount of \$53,486.00
13. Consider approval of #24-DTR-006 Facade Improvement Program to JZA Properties, Nebraska Door and Window LLC, 927 N. Grant Ave, for exterior repair/replacement, awnings, windows and doors, grant in the amount of \$25,927.50, total project cost \$34,570.00
14. Consider approval of #24-DTR-006 Facade Improvement Program to Rood Capital Properties, Mack's Golden Grounds, 600 N. Grant Ave, for exterior repair/replacement, signage, awnings, windows and doors, grant in the amount of \$54,612.00, total project cost \$104,333.00
15. Consider approval of #24-DTR-006 Facade Improvement Program to Dose Management, Opera House Building, 623 N. Grant Ave, for exterior repair/replacement, signage, awnings, windows and doors, grant in the amount of \$37,164.75, total project cost \$49,553.00
16. Consider approval of #24-DTR-006 Facade Improvement Program to Henderson State Bank, 627 N. Lincoln Ave, for exterior repair/replacement, signage, awnings, windows and doors, grant in the amount of \$56,212.88, total project cost \$82,798.00
17. Consider approval of #24-DTR-006 Facade Improvement Program to First National Company, YCDC/Chamber Building, 603 N. Lincoln Ave, for exterior repair/replacement, signage, awnings, windows and doors, grant in the amount of \$6,450.00, total project cost \$8,600.00
18. Consider approval of #24-DTR-006 Facade Improvement Program to Crawfick Properties, Kirtsey's, 723 N. Lincoln Ave, for exterior repair/replacement, signage, awnings, windows and doors, grant in the amount of \$52,468.09, total project cost \$90,459.34
19. Consider approval of #24-DTR-006 Facade Improvement Program to Click Properties, H & R Block, 614 N. Grant Ave, for exterior repair/replacement, signage, awnings, windows and doors, grant in the amount of \$51,639.29, total project cost \$106,243.63
20. Public hearing on preliminary and final plat:
 - 20.1. Consider approval of the preliminary and final plat of Skips 2nd Subdivision to City of York, York County, Nebraska
21. Mayor Appointments:
 - 21.1. Comprehensive Planning Steering Committee:
 - Jeff Pieper, Council President
 - Scott Van Esch, Council Vice President

Bre Ronne, Planning Commission member, Realtor, Chamber President
Jane Brogan, Board of Adjustment
Randy Obermeir, York County Commissioner
Lisa Hurley, York County Development Corporation Executive Director
Madonna Mogul, York Chamber of Commerce Executive Director
Tami Batt, York County Economic Development Corporation Board
President/Corteva
Mitch Bartholomew, York Public Schools Superintendent
Clark Roush, Creative District Director, York University
Jim Ulrich, York General Chief Executive Officer
Alex Saathoff, York County Visitor's Bureau Executive Director

22. LB 840 Public Discussion

23. Third Reading:

Ordinance No. 2389 - annexation of a tract of land in part of the southeast quarter of 32-11-2

24. Adjournment

NHL players, coaches all about routine

PAT GRAHAM
Associated Press

Before games, Dallas forward Matt Duchene relies on the same, tried-and-true routine. He blocks out a two-hour window for a nap, eats an identical meal — pasta and salmon — and spends time reviewing notes he's made in his journal.

For many NHL players and coaches, little pregame rituals and routines help them slip into the proper frame of mind for the next big game.

These can be sleep- or food-related. Or revolve around how they get dressed for a game. Or the way they warm up.

Be careful, though, not to lump these in with superstitions like Patrick Roy talking to his goalposts or Brendan Shanahan listening to Madonna.

"I have a routine, but I don't think that means you're superstitious," Avalanche defenseman Erik Johnson explained. "Lots of guys have routines."

Food seems to be a common theme; many have a go-to menu on game day.

For Vegas forward Pavel Dorofeyev, it's pasta with Alfredo sauce and chicken, while Stars forward Mikko Rantanen prefers chicken, pasta and sweet potatoes. Vegas forward Tomas Hertl has the same breakfast every morning — scrambled eggs with mushrooms, ham and onions.

It used to be 13 meatballs with lingonberry sauce and mashed potatoes with gravy for Minnesota Wild goalie Filip Gustavsson. But he's changed it up this season. "Went to a restaurant instead," he said. "It makes it a little easier."

On the ice, Avalanche goaltender Scott Wedgewood follows the same steps before each period. He taps the crossbar, the right post, left post, back to his blade and the crossbar, each pad twice and then his gloves.

"That's just been a game-on, turn-the-engine-on, type thing," said Wedgewood, whose pregame meal is usually chickpea pasta with marinara sauce, two chicken breasts and a bowl of chicken noodle soup. "If I didn't do it, I don't think it would mentally screw me up."

All routines are subject to change. Unless, of course, it involves how players put on their uniform.

"I always dress (the same) — left skate, left shin pad, left elbow (pad), but I don't even think about it," Hertl said. "I just do it."

Same with Vegas defenseman Ben Hutton: "I kiss the inside of my jersey when I put it on," he said.

One frequent requirement: sneaking in a pregame nap — or at least logging some chill time.

"I nap around the same time, that's just routine more than ritual. I was a little bit more (superstitious) when I was younger, but with my life the way it is, I've kind of had to change my schedule on the fly with a busy household," said Golden Knights defenseman Alex Pietrangolo, who has four kids, including triplets. "I try not to overthink it."

Following morning home skates, Carolina forward Mark Jankowski typically takes Lucy, his 6-year-old golden retriever, for a stroll.

Then, a pregame meal for Jankowski, followed by slipping on a pair of Normatec boots — compression therapy to enhance circulation. He naps 60 to 90 minutes before taking off for the rink.

Washington goaltender Logan Thompson used to have numerous superstitions. It got to the point where, "if I would mess one up or if I would do something wrong, I think it would throw off my whole game," he explained.

"Over the last two years just switched it up of making sure my body feels good and just keeping it loose," he added. "I feel like when you overthink too much, that's when issues happen."

For keeping it loose, he credits "sewer ball," a game played in some corner of a



CHRISTINNE MUSCHI, THE CANADIAN PRESS

Carolina Hurricanes head coach Rod Brind'Amour watches action behind players Mark Jankowski (77), Jack Roslovic (96) and his son Skyler Brind'Amour during first period NHL hockey action April 16 against the Montreal Canadiens in Montreal.



NICK WASS, ASSOCIATED PRESS

Washington Capitals center Lars Eller (20) tries to get the puck past Carolina Hurricanes goaltender Frederik Andersen (31) and Mark Jankowski (77) during the first period of an April 10 NHL hockey game in Washington.

hockey arena all over. Players form a circle and try to keep a ball from hitting the ground. If a player can't, they're out.

As part of his pregame routine, Hertl cranks up the tunes. These days, his playlist is heavy Czech music to set the proper goal-scoring mood.

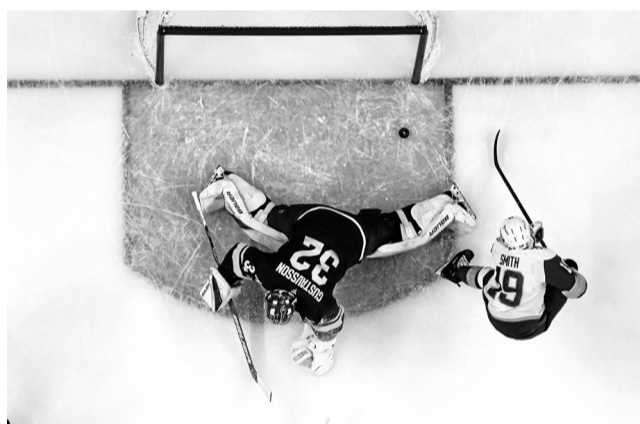
"I'm the kind of guy who can listen to everything," Hertl said. "I like just the

songs I kind of know I can sing along. I have a terrible voice, I can't sing, but this I do by myself."

Other ways that players loosen up for a game: Gustavsson, like many, kicks around a soccer ball. Vegas defenseman Noah Hanifin takes a cold plunge, while teammate Brayden McNabb

chomps on gum (peppermint) in warmups.

Players also make sure their equipment is as prepared as they are. Avalanche forward Jonathan Drouin spray-paints the bottom of his sticks. Stars forward Mason Marchment makes sure his stick is stiff and newly taped.



ABBIE PARR, ASSOCIATED PRESS

Vegas Golden Knights right wing Reilly Smith (19) scores a goal past Minnesota Wild goaltender Filip Gustavsson (32) during the third period of Game 3 of a first-round NHL hockey playoff series April 24 in St. Paul, Minn.

Duchene slightly tweaks his routine depending on if it's a road or home game. On the road, he includes rice with his pasta and salmon. At home, it's salad. He also naps in a hyperbaric chamber before home games.

"As a younger player, I was extremely superstitious, and I hated it," said Duchene, who writes the title of a song — "Jim Bob" by Hardy — on his stick. "I did everything to

the minute before a game. I was almost obsessive about it. I got away from it a few years back."

"My biggest thing is you do what you do to get prepared, and then you just throw the gear on and go play," he added. "That's the most pure form of playing hockey. That's how you do it your whole life. You don't need to do 'A-through-Z' to get ready."

LEGAL NOTICES

NOTICE OF MEETING
Notice is hereby given that a meeting of the City Council of the City of York, Nebraska, will be held at 5:30 o'clock p.m. on Thursday, May 15, 2025 in the Council Chambers, York Municipal Building, 100 East 4th Street, which meeting will be open to the attendance of the public. An agenda of such meeting, kept continuously current, is available for public inspection at the office of the City Clerk. Individuals requiring physical or sensory accommodations should contact the City Clerk at 402-363-2600. Requests need to be made by 5:00 p.m. on the Friday prior to the meeting.

Amanda Ring, City Clerk
May 8, 2025
COL-NE-1600534 ZNEZ

TO WHOM IT MAY CONCERN:
A proceeding concerning the minor child Alayna Hansen is currently active in the County Court of York County, Nebraska, sitting as a juvenile court listed under case number JV 23-68, a supplemental Petition to Terminate Parental Rights is currently scheduled. Notice is hereby given to any person who may make a claim to be the biological father of Alayna Hansen, specifically including Jeremiah Fisher, that such matter shall come on for hearing on the 29th day of May 2025 at 11:30 a.m. in the County Court of York County, Nebraska, 510 N Lincoln Avenue, York, NE 68467.
April 24, May 1, 8, 2025
COL-NE-1600513 ZNEZ

NOTICE OF PUBLIC MEETING
The Upper Big Blue Natural Resources District will hold the Board of Directors meeting on Thursday, May 15, 2025, at 7:00 p.m. in the NRD Administrative Office Building, 319 East 25th Street, York, Nebraska. The agenda, which is kept continually current, shall be readily available for public inspection at the same address, during normal business hours.
May 8, 2025
COL-NE-1600546 ZNEZ

Bob's Baseball Tours

- See MLB games in **New York** (Yankees & Mets), **Boston**, **Cleveland**, **Pittsburgh**, **Chicago** (Cubs) & **Minnesota**.
- Also included, **Little League World Series**, Baseball Hall of Fame in **Cooperstown**, NY and Football Hall of Fame in **Canton**, OH. Guided tour of Manhattan.

August 11-21, 2025

Call or text **507.217.1326** to receive a free brochure. If you call, please slowly/clearly say your name/address; if you text, please include a mailing address to send it to.

MUSEUM of NEBRASKA ART Visit us Mona.unk.edu
art GROWS here

NOW OPEN IN KEARNEY NEBRASKA

- Studios & Interactive Galleries
- New Exhibitions & Modern Gallery Spaces
- Expanded Indoor & Outdoor Event Spaces

SCAN ME

Pawnee County Memorial Hospital *One Team - One Mission*

POSITION OPENINGS

Pawnee County Memorial Hospital is seeking

- » MEDICAL TECHNOLOGIST
- » LPN-C
- » RADIOLOGY TECH
- » REGISTERED NURSE

Our small-town atmosphere offers a professional environment in a critical access facility with a competitive salary and benefit package

For a full description of this position and to apply, visit our website at www.pawneehospital.com to complete an application.

PCMH is an EOE

Last year, more than **\$4 BILLION** in Pell Grants went unclaimed.

DON'T GET FOMO

Fill out the FAFSA and get money for college.

DoTheFAFSA.org

EducationQuest FOUNDATION

REGULAR MEETING
CITY COUNCIL – YORK, NEBRAKSA
May 1, 2025
5:30 PM

A meeting of the Mayor and City Council of the City of York, Nebraska, was convened in open and public session at 5:30 o'clock p.m. in the Council Chambers.

The Mayor announced that the Open Meetings Act was posted on the East Wall of the Council Chambers.

Mayor: Barry Redfern: Present. Councilmembers: Jeff McGregor: Present, Tony North: Absent, Vicki Northrop: Present, Jeff Pieper: Present, Stephen Postier: Present, Jennifer Sheppard: Absent, Scott Van Esch: Present, Jerry Wilkinson: Present. The following City Officials were present: City Administrator Dr. Sue Crawford, Police Chief Ed Tjaden, Public Works Director James Paul and City Clerk Amanda Ring.

Notice of this meeting was given in advance thereof by publication in the York News Times on April 26, 2025, the City's designated method for giving notice, a copy of the proof of publication being attached to these minutes. Notice of this meeting was given to the Mayor and all members of the City Council and a copy of their acknowledgment and receipt of notice and the agenda is attached to these minutes. Availability of the agenda was communicated in advance notice to the Mayor and City Council for this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

Minutes

Motion to approve the minutes of the April 17, 2025 meeting. Ayes with a motion by Jerry Wilkinson and a second by Scott Van Esch. Tony North: Absent, Jennifer Sheppard: Absent, Jerry Wilkinson: Yea, Scott Van Esch: Yea, Jeff Pieper: Yea, Jeff McGregor: Yea, Vicki Northrop: Yea, Stephen Postier: Yea.

Claims

Motion to approve the claim for Tony North of North Printing and Office Supply in the amount of \$2,248.95. Ayes with a motion by Jerry Wilkinson and a second by Stephen Postier. Tony North: Absent, Jennifer Sheppard: Absent, Jerry Wilkinson: Yea, Scott Van Esch: Yea, Jeff Pieper: Yea, Jeff McGregor: Yea, Vicki Northrop: Yea, Stephen Postier: Yea.

Motion to approve the claim for Jeff Pieper of Pieper's Inc. in the amount of \$1,181.35. Ayes with a motion by Jerry Wilkinson and a second by Stephen Postier. Tony North: Absent, Jennifer Sheppard: Absent, Jerry Wilkinson: Yea, Scott Van Esch: Yea, Jeff Pieper: Abstain (With Conflict), Jeff McGregor: Yea, Vicki Northrop: Yea, Stephen Postier: Yea.

Motion to approve the claim for Stephen Postier of the York County Development Corporation in the amount of \$8,797.83. Ayes with a motion by Jerry Wilkinson and a second by Jeff Pieper. Tony North: Absent, Jennifer Sheppard: Absent, Jerry Wilkinson: Yea, Scott Van Esch: Yea, Jeff Pieper: Yea, Jeff McGregor: Yea, Vicki Northrop: Yea, Stephen Postier: Abstain (With Conflict).

Claims

Motion to approve the claims for April 18, 2025 through May 1, 2025. Ayes with a motion by Jerry Wilkinson and a second by Stephen Postier. Tony North: Absent, Jennifer Sheppard: Absent, Jerry Wilkinson: Yea, Scott Van Esch: Yea, Jeff Pieper: Yea, Jeff McGregor: Yea, Vicki Northrop: Yea, Stephen Postier: Yea.

City Administrator Report

Dr. Crawford shared that the city is in its second month of Spring Spruce up and there are some pictures of projects on social media. Any person interested in helping can sign up on the York County Visitors Bureau app or through the Parks and Recreation Department. The York County Visitors Bureau app now has a Downtown Revitalization Tour on the app. One can see what the buildings looked like downtown before being renovated. It was also stated that there are a couple more days to participate in the retail survey. Dr. Crawford thanked all for their participation and feedback. There were around 1,500 responses, with 200 of those being highschoolers. The city is hiring for summer part-time help. If interested, a person can apply on the city's website. The Mayor also shared his disappointment with the two cases of recent vandalism. Foster Park and the mural on North Printing and Office Supply were affected.

WyAd Demolition Bid for 302 N. Lincoln Ave

James told the Council that the city received three bids for this project. WyAd Enterprises was the low bidder and also provided the requested two references. WyAd will receive a notice to proceed once a separate contractor completes the hazardous materials assessments.

Motion to approve the bid from WyAd Enterprises LLC for the demolition of 302 N. Lincoln Ave, in the amount of \$74,250.00; alternate for City to provide traffic control, subtract \$2,500.00 for a total of \$71,750.00. Ayes with a motion by Jeff Pieper and a second by Scott Van Esch. Tony North: Absent, Jennifer Sheppard: Absent, Jerry Wilkinson: Yea, Scott Van Esch: Yea, Jeff Pieper: Yea, Jeff McGregor: Yea, Vicki Northrop: Yea, Stephen Postier: Yea.

2025 Ford Maverick Pickup for Street Dept

James shared this would be to replace the Chevy Colorado building inspector pickup. The old pickup will be put on surplus to be sold.

Motion to approve the state bid contract #16076 OC for a Ford Maverick AWD Truck from Anderson Ford in the amount of \$28,244.00 for the Street Department. Ayes with a motion by Scott Van Esch and a second by Jeff Pieper. Tony North: Absent, Jennifer Sheppard: Absent, Jerry Wilkinson: Yea, Scott Van Esch: Yea, Jeff Pieper: Yea, Jeff McGregor: Yea, Vicki Northrop: Yea, Stephen Postier: Yea.

2025 Ford F150 Pickup for Street Dept

James said this pickup would be an addition to the current fleet, as the new project manager position will now need a vehicle.

Motion to approve the state bid contract #16076 OC for a Ford F150 4x4 Truck from Anderson Ford in the amount of \$45,542.00 for the Street Department. Ayes with a motion by Scott Van Esch and a second by Jerry Wilkinson. Tony North: Absent, Jennifer Sheppard: Absent, Jerry Wilkinson: Yea, Scott Van Esch: Yea, Jeff Pieper: Yea, Jeff McGregor: Yea, Vicki Northrop: Yea, Stephen Postier: Yea.

Mayor Appointments

The Mayor thanked Chad Hammer for his time served on the Board of Adjustments.

Motion to approve the appointment of Angie Kroger to the Board of Adjustment for a term ending September 1, 2026. Ayes with a motion by Stephen Postier and a second by Jerry Wilkinson. Tony North: Absent, Jennifer Sheppard: Absent, Jerry Wilkinson: Yea, Scott Van Esch: Yea, Jeff Pieper: Yea, Jeff McGregor: Yea, Vicki Northrop: Yea, Stephen Postier: Yea.

The Mayor thanked LeRoy Ott for his time served on the Parks and Recreation Advisory Board.

Motion to approve the appointment of Nathan Gauss to the Parks and Recreation Advisory Board for a term ending January 1, 2028. Ayes with a motion by Jerry Wilkinson and a second by Jeff Pieper. Tony North: Absent, Jennifer Sheppard: Absent, Jerry Wilkinson: Yea, Scott Van Esch: Yea, Jeff Pieper: Yea, Jeff McGregor: Yea, Vicki Northrop: Yea, Stephen Postier: Yea.

Second Reading:

Ordinance No. 2389 - annexation of a tract of land in part of the southeast quarter of 32-11-2

ORDINANCE NO. 2389

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF LAND AND TO PROVIDE AN EFFECTIVE DATE FOR THIS ORDINANCE.

This was the second reading for Ordinance NO. 2389 for the annexation of a tract of land in part of the southeast quarter of 32-11-2. The third reading will be May 15, 2025.

Adjournment

There being no further business to come before the Council, the Mayor adjourned the meeting, the time being 5:44 p.m.

Amanda Ring, City Clerk

Barry Redfern, Mayor

SORTED BY VENDOR

VENDOR	NAME	NO# INVOICES	TOTAL AMOUNT	1099 G/L ACCT NO#	G/L NAME	G/L AMOUNT
01-00010	GALE	3	312.64	N		
01-00110	MATHESON TRI-GAS	2	203.38	N		
01-00120	JACKSON SERVICES INC	9	571.30	N		
01-0019	DEREK J PALIK	1	24.89	N		
01-00200	NEBRASKA MACHINERY CO	3	6,541.77	N		
01-00210	EAKES OFFICE PLUS	2	96.42	N		
01-00290	NORTH PRINTING & OFFICE S	5	667.08	N		
01-00300	BLACK HILLS ENERGY	2	90.74	N		
01-00340	BOUND TREE MEDICAL LLC	3	653.96	N		
01-00360	CITY OF YORK	4	7,619.17	N		
01-00540	GLOBAL TECH, INC.	4	17,940.48	N		
01-00570	SUMMIT FIREPROTECTION	2	85.56	N		
01-00600	LICHTI'S INC.	2	1,933.31	N		
01-00630	MUNICIPAL SUPPLY OF NE	1	1,064.49	N		
01-00640	NEBRASKA PUBLIC POWER DIS	2	30,182.98	N		
01-00701	OLSSON ASSOCIATES	1	183.54	N		
01-00710	OVERLAND SAND & GRAVEL	1	43.00	N		
01-00740	TK ELEVATOR CORP	1	232.36	N		
01-00750	PIEPERS INC	3	622.59	N		
01-00780	PRESTO X COMPANY	9	597.11	N		
01-00800	BURST, LLC	32	1,183.51	N		
01-00911	CORNERSTONE INS GROUP	1	631.00	N		
01-00990	ANGLE, MURPHY & CAMPBELL,	1	16.17	N		
01-01050	MICROFILM IMAGING SYSTEMS	1	498.00	N		
01-01090	BAKER & TAYLOR, INC	4	1,719.17	N		
01-0120	RANDY BARNES	1	60.00	N		
01-01280	PLATTE VALLEY COMMUNICATI	3	1,915.75	N		

SORTED BY VENDOR

VENDOR	NAME	NO# INVOICES	TOTAL AMOUNT	1099 G/L ACCT NO#	G/L NAME	G/L AMOUNT
01-01290	GRAND CENTRAL FOODS, INC.	5	377.27	N		
01-01330	JLC, INCORPORATED	7	467.46	N		
01-01340	KOPCHOS SANITATION, INC	9	1,767.00	N		
01-01420	NE CHILD SUPPORT PAYMENT	1	241.96	N		
01-01470	SERVI-TECH LABORATORIES	3	525.00	N		
01-01490	NE DEPT OF REVENUE	2	9,478.91	N		
01-01640	INTERNAL REVENUE SERVICE	4	59,006.00	N		
01-01650	UNION BANK	8	42,002.29	N		
01-01840	CORNERSTONE BANK	1	6,185.91	N		
01-01841	CORNERSTONE BANKTRUST	2	311,337.50	N		
01-01940	SARGENT DRILLING	1	5,850.00	N		
01-01980	SAHLING KENWORTH INC	3	4,237.28	N		
01-01990	WAGNER DECORATING	1	35.99	N		
01-02170	MIDWEST TURF & IRRIGATION	2	11,792.23	N		
01-02230	MCCORMICK HEATING & AC	2	1,077.80	N		
01-02240	OMAHA WORLD HERALD	1	195.99	N		
01-02250	MILLER SEED & SUPPLY CO	2	148.87	N		
01-02530	PEPSI COLA OF LINCOLN/ TO	3	2,032.10	N		
01-02560	CITYSERVICEVALCON LLC	2	2,880.19	N		
01-02650	O'REILLY AUTO PARTS	6	191.58	N		
01-02680	SCHEMMER ASSOCIATES	1	11,063.20	N		
01-02850	NEWMAN TRAFFIC SIGNS	1	148.59	N		
01-02920	FALLER LANDSCAPE	2	765.00	N		
01-03000	LCL TRUCK EQUIPMENT, INC.	1	8,980.87	N		
01-03590	PENNER'S TIRE & AUTO	3	1,778.94	N		
01-04240	NE DEPT OF REVENUE	1	43.12	N		
01-04420	SOUTHEAST NE DEV DIST	10	4,328.22	N		

SORTED BY VENDOR

VENDOR	NAME	NO# INVOICES	TOTAL AMOUNT	1099 G/L ACCT NO#	G/L NAME	G/L AMOUNT
01-04450	ENVIRONMENTAL ANALYSIS SO	2	825.37	N		
01-05310	SAPP BROTHERS PETROLEUM,	2	68.37	N		
01-05400	YORK BOOT N REPAIR INC	1	40.00	N		
01-05600	YORK GENERAL HOSPITAL	1	150.00	N		
01-06410	CASH-WA DISTRIBUTING	3	4,177.82	N		
01-07140	ELECTRONIC SYSTEMS, INC	1	510.47	N		
01-08400	CREDIT MANAGEMENT SERVICE	2	263.32	N		
01-08410	BEACON ATHLETICS	1	749.98	N		
01-09090	WINDSTREAM	1	45.53	N		
01-09110	HY-TEC AUTO SERVICE	2	535.58	N		
01-09900	ANDERSON FORD	1	50,742.00	N		
01-1	MISCELLANEOUS VENDOR	8	445.00	N		
01-10020	YORK COUNTY REGISTER OF D	1	20.00	N		
01-10110	BADGER METER INC	1	484.08	N		
01-10840	TOTAL ADMINISTRATIVE SERV	2	4,091.39	N		
01-11160	ADAM BATTERTON	2	120.00	Y		
01-11190	MEAD LUMBER & RENTAL	1	273.08	N		
01-11220	PAUL DAVIS RESTORATION &	1	200.00	N		
01-11450	HEIDI GREGG	2	279.56	N		
01-14460	HIEBNER BODY SHOP	1	394.45	N		
01-14820	CHRISTOPHER JMULINIX	1	60.00	Y		
01-14850	CHEREE FOLTS	2	159.00	N		
01-14880	ALFRED BENESCH & CO	2	4,425.24	N		
01-14930	MIDWEST BANK	1	4,567.93	N		
01-15280	ERICK BREKKE	1	229.51	N		
01-15930	STERICYCLE INC	1	680.54	N		
01-15940	MED-TECH RESOURCE INC	4	1,111.56	N		

SORTED BY VENDOR

VENDOR	NAME	NO# INVOICES	TOTAL AMOUNT	1099 ACCT NO#	G/L ACCT NO#	G/L NAME	G/L AMOUNT
01-15980	HDR ENGINEERING INC	2	21,821.04	N			
01-16290	MICHAELA STUHR	1	50.00	N			
01-16710	ONE CALL CONCEPTS INC	1	163.28	N			
01-16930	BRUCE WAGNER	1	270.00	Y			
01-18120	TERRI CARLSON	3	199.35	N			
01-18350	METERING & TECHNOLOGY SOL	6	4,979.03	N			
01-18410	REGIONAL CARE INC	1	39,186.34	N			
01-18740	OMAHA NEON SIGN CO	1	618.75	N			
01-19320	CCS PRESENTATION SYSTEM	1	65,696.97	N			
01-19370	NE TECHNOLOGY & TELECOMMU	2	143.72	N			
01-19450	GERHOLD CONCRETE CO INC	1	778.09	N			
01-19940	OVERDRIVE INC	2	1,179.33	N			
01-21730	HERBERT J. WELTER	1	1,380.00	Y			
01-21900	RDG PLANNING & DESIGN	1	1,000.00	N			
01-22050	HEAVY METAL SUPPLY CO	4	208.07	N			
01-22100	SLACK AUTO SUPPLY LLC	1	6.74	N			
01-22660	SPECTRUM ENTERPRISE	2	469.16	N			
01-23260	KERRY'S RESTAURANT & CATE	1	1,523.75	N			
01-23350	YORK PUBLIC SCHOOLS	1	1,173.75	N			
01-23720	YORK COUNTY	1	150.00	N			
01-24090	AXIA PAYMENTS	1	35.68	N			
01-24440	QUALITY SOUND & COMMUNICA	1	35.00	Y			
01-24640	LEVANDER REVOCABLE TRUST	1	1,769.67	N			
01-25100	NEBRASKA RURAL RADIO ASSO	3	1,050.00	N			
01-25530	SAM'S CLUB MC/SYNCB	1	10,752.40	N			
01-25650	CARDMEMBER SERVICE	1	10,616.50	N			
01-25870	YORK SPRINKLERSYSTEMS	2	1,195.92	N			

SORTED BY VENDOR

VENDOR	NAME	NO# INVOICES	TOTAL AMOUNT	1099 G/L ACCT NO#	G/L NAME	G/L AMOUNT
01-26010	SOARIN GROUP	1	933.25	N		
01-26080	AMGL	1	365.00	N		
01-26150	VVS INC - CANTEEN	1	771.60	N		
01-26330	QUICK MED CLAIMS	1	5,132.49	N		
01-26470	LANGUAGE LINC	1	50.40	N		
01-26990	PINNACLE BANK	1	21,957.85	N		
01-27210	MIDWEST AUTO PARTS INC.	11	1,186.63	N		
01-27300	DAVIS EQUIPMENTCORPORATI	1	82.71	N		
01-27310	NICK'S FARM STORE	1	137.00	N		
01-27470	ROWE LAWN SERVICE	1	1,200.00	N		
01-27480	BRIAN ROWE	1	660.00	Y		
01-27520	YORK CREEKSIDEAPARTMENTS	1	17,576.04	N		
01-27570	LINCOLN CREEK ELECTRIC, L	2	275.21	N		
01-27690	CRYSTAL COX	1	75.00	Y		
01-27730	BENJAMIN FRANCISCO	2	120.00	Y		
01-27900	FILAMENT ESSENTIALSERVIC	1	1,171.00	N		
01-28030	JACOB STUTZMAN	1	67.91	Y		
01-28080	FIRST NATIONALCOMPANY	1	1,000.00	N		
01-28520	IRON DIAMOND MEDIA	1	1,400.00	N		
01-28540	AMAZON BUSINESS	18	834.99	N		
01-28740	AARON EDWARD ALVAREZ	4	100.00	Y		
01-28750	ERIC DAVIS	2	165.00	Y		
01-29050	RUSTIC DRY GOODS	1	1,254.18	N		
01-29140	CIVIC PLUS	1	997.50	N		
01-29270	ALLO	6	2,225.60	N		
01-29500	AT & T MOBILITY	1	185.74	N		
01-29610	BENEFIT PLANSADMINISTRAT	1	800.00	N		

SORTED BY VENDOR

VENDOR	NAME	NO# INVOICES	TOTAL AMOUNT	1099 ACCT NO#	G/L ACCT NO#	G/L NAME	G/L AMOUNT
01-29660	MONICA TIDYMAN	1	52.54	N			
01-29670	BRITTANY STEINER	2	116.85	N			
01-29690	PAYMENTECH, LLC	1	3,393.58	N			
01-29870	NAIMAN MITCHEL	1	57.02	N			
01-29950	AMERICAN EXPRESS TRAVEL R	1	7.00	N			
01-30150	CARRIE REMMERS	4	207.81	N			
01-30250	POSITIVE CONCEPTS	1	230.00	N			
01-30460	COLLECTION ASSOCIATES	1	255.10	N			
01-30670	BRANDON KOCH	1	150.00	N			
01-31030	NANCY DAVIDSON	1	120.00	Y			
01-31040	JUSTIN DAVIS	2	90.00	Y			
01-31110	CONNER RYAN LEWIS	1	10.00	N			
01-31320	MASNART, INC	1	580.00	N			
01-31420	CONSTELLATION PAYMENT PRO	1	1,280.57	N			
01-31490	VESTIS	8	976.59	N			
01-31510	HD SUPPLY	2	957.49	N			
01-31570	JENNA FUEHRER	1	30.00	Y			
01-31710	RAECHAL JUNGE	2	30.00	Y			
01-31730	UNANIMOUS INC	1	3,824.00	N			
01-32210	INTERMEDIA.NET, INC.	1	2,011.28	N			
01-32400	BENCHMARK GOVERNMENTSOLU	1	553.50	Y			
01-32700	AMERICAN LEGION	1	2,000.00	N			
01-32710	BARRY SLATER, INC	1	1,000.00	N			
01-32720	EPWORKS LLC	1	696.93	N			
01-32730	FOX VALLEY TECHNICAL COLL	1	325.00	N			
01-32740	GLOBAL INDUSTRIAL	1	3,500.00	N			

VENDOR	NAME	NO# INVOICES	TOTAL AMOUNT	1099	G/L ACCT NO#	G/L NAME	G/L AMOUNT
*** REPORT TOTALS ***							
		384	887,912.32				
		Payroll	206,850.25				
		Total	1,094,762.57				

DEPARTMENT REPORTS

April
2025

COMMUNITY CENTER
CONVENTION CENTER
FIRE
KILGORE MEMORIAL LIBRARY
POLICE
PUBLIC WORKS

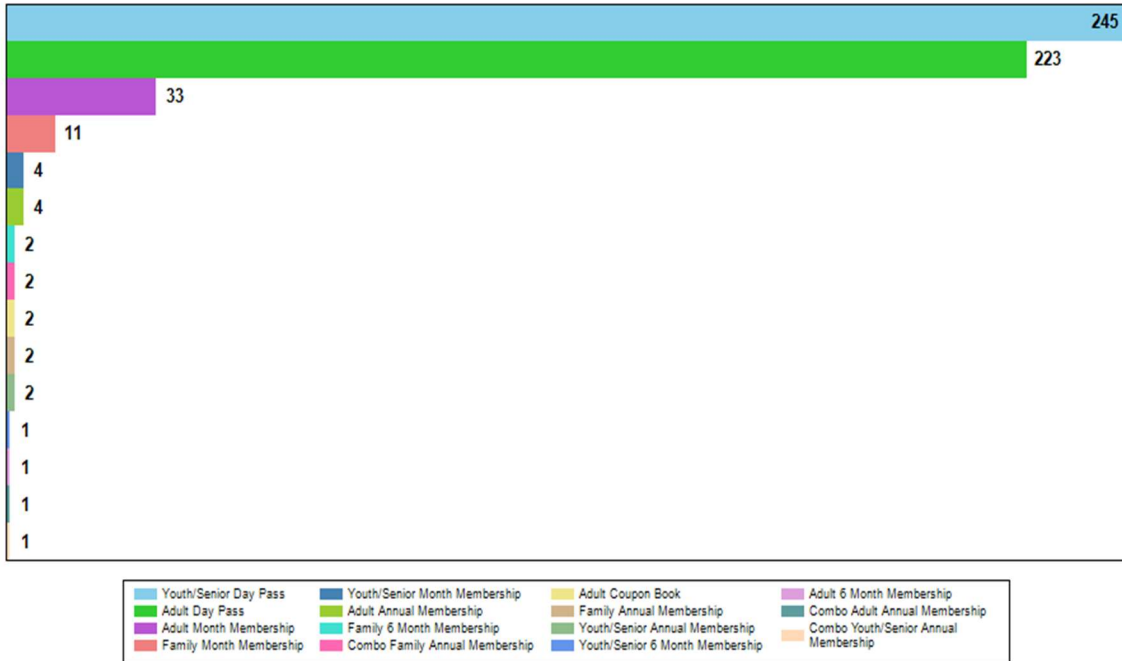
YORK PARKS & RECREATION - APRIL 2025

COMMUNITY CENTER

Total Income \$23,190.50

	CASH	CHECK	CREDIT	TOTAL	Center Admissions	Aud Admissions	Center Programs	Center Rentals	Aud Rentals	Miscellaneous	Notes
TOTALS	\$2,313.00	\$9,225.50	\$11,652.00	\$23,190.50	\$9,139.50	\$0.00	\$7,376.00	\$1,490.00	\$4,985.00	\$0.00	

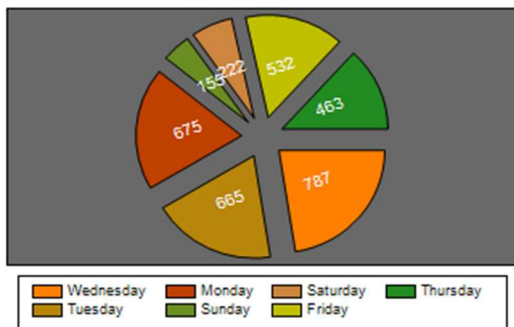
Total Memberships/Day Passes/Coupon Books Sold: 534



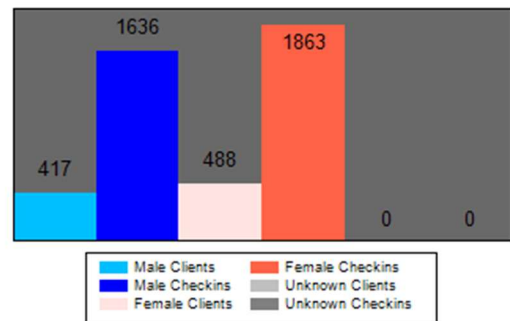
Attendance by York University Students: 672

Attendance Total by Membership: 3379

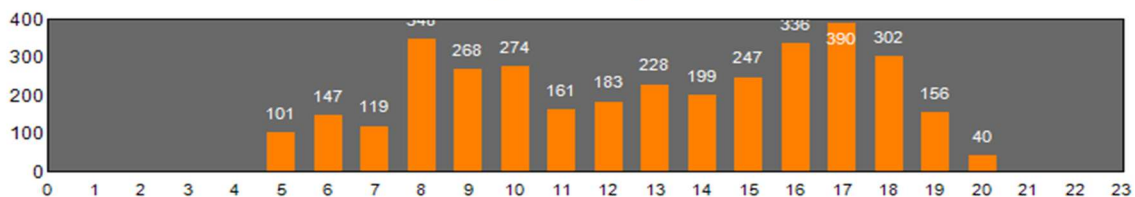
By Day Of Week



By Gender



By Hour of Day



YORK PARKS & RECREATION - APRIL 2025

BALLPARK COMPLEX

Total Income \$27,775.62

	CASH	CHECK	CREDIT	TOTAL	Complex Concessions	Miller Concessions	Rental Fees	Player Fees	Sponsorships	RV Fees	Registration & Facility Fees	Miscellaneous	Notes
TOTALS	\$15,466.25	\$5,870.00	\$7,035.62	\$27,775.62	\$21,851.87	\$0.00	\$4,620.00	\$1,100.00	\$0.00	\$800.00	\$0.00	\$0.00	

SOCCER COMPLEX

Total Income \$2,935.52

	CASH	CHECK	CREDIT	TOTAL	Complex Concessions	Rental Fees	Player Fees	Sponsorships	Split % w/	Miscellaneous	Notes
TOTALS	\$2,247.52	\$0.00	\$688.00	\$2,935.52	\$2,935.52	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

FAMILY AQUATIC CENTER

Total Income \$2,419.00

Total Concession Income \$0.00

	CASH	CHECK	CREDIT	FAC TOTAL	FAC Admissions	FAC Programs	Swim Team Fees	FAC Attendance		CASH	CHECK	CREDIT	FAC Concessions TOTAL
TOTALS	\$0.00	\$87.00	\$2,332.00	\$2,419.00	\$509.00	\$1,735.00	\$0.00	0	TOTALS	\$0.00	\$0.00	\$0.00	\$0.00

PARKS

Total Income \$7,906.50

	CASH	CHECK	CREDIT	TOTAL	Park Income	Levitt Concessions	Miller Concessions	Levitt Rentals	Miscellaneous	Notes
TOTALS	\$5,762.75	\$0.00	\$2,143.75	\$7,906.50	\$0.00	\$6,084.75		\$0.00	\$0.00	

FACILITY USAGE BY YPR LEAGUES AND PUBLIC RESERVATIONS

Water Department	\$50.75	Auditorium	\$226.88	City Shop	\$0.00
City Offices	\$0.00	Ballpark Complex	\$60.75	Soccer Complex	\$254.37
Police Dept	\$0.00	Airport	\$0.00	Parks	\$0.00
Fire Dept	\$0.00	FAC	\$384.40		
Community Center	\$49.75	Library	\$148.48		
Total					\$1,175.38

SUPPLY WORKS ORDERS BY DEPARTMENT

Water Department	\$50.75	Auditorium	\$226.88	City Shop	\$0.00
City Offices	\$0.00	Ballpark Complex	\$60.75	Soccer Complex	\$254.37
Police Dept	\$0.00	Airport	\$0.00	Parks	\$0.00
Fire Dept	\$0.00	FAC	\$384.40		
Community Center	\$49.75	Library	\$148.48		
Total					\$1,175.38

NOTE: All Total Income figures are unofficial calculations.



April Department Report

Number of Events: 25

- Events held on 25 out of 30 days

Number of Guests: 3,849

Types of Events: Banquet, Birthday Parties, Career Day, Church Services/Gatherings, Conference, Crossroads Junk & Vintage Market, Flavors of York, Meetings, Prom, Seminars, Tradeshow, Trainings, Wedding

Highlights of the Month:

April was a fantastic month at the convention center, packed with large-scale events that utilized the entire facility. We kicked things off with YCDC's annual Career Day, welcoming hundreds of local students. The Minnekota Market returned for its Spring show, attracting boutiques and retailers from across the state to stock up on Fall and Winter inventory.

York High School's prom was a standout event once again, followed by the York University Banquet. We closed out the month with the always-popular Spring Crossroads Junk & Vintage Market, featuring over 50 vendors and drawing more than 550 customers. In between, the center stayed busy hosting smaller meetings, workshops, retreats, trainings, and even a few birthday celebrations.

As we transition into May, we've been focused on some much-needed Spring cleaning inside and out to get ready for a bustling wedding season ahead.

**Terri Carlson | Director
Holthus Convention Center**





York Fire Department

Monthly report for April 2025

Call Volume

- **Total Calls: 140**
 - **Fire Calls: 17**
 - 4 automatic fire alarms
 - 2 canceled en-route
 - 8 outside fires (6 were grass fires)
 - 1 unauthorized burn
 - 1 electrical issue (no damage)
 - 1 mutual aid fire (Benedict; \$50,000 damage, total structure loss)
 - **EMS 911 Calls: 98**
 - 7 instances with 2 units out simultaneously
 - 2 instances with 3 calls at once
 - **Transfers to Hospitals: 25**

Personnel & Elections

- Volunteer officer elections held April 1:
 - **Volunteer Chief:** Justin Davis
 - **President:** Adam Batterton
 - **Vice President:** Eric Davis
 - **Secretary/Treasurer:** Mavreena Shaffer
- Election process includes 5 years of service, active participation, and consideration of national certifications.

Meetings & Events

- April 4: Fire chief attended 911 Communications meeting (focused on budget)
- April 16: Attended York County Mutual Aid meeting in Gresham
- Several fire station build meetings held; Council update interrupted by dust storm-related accidents
- April 11: PR event for **Project Austin** (Children's Hospital initiative aiding responses to kids with complex medical needs)
 - Firefighters Lambert and Stutzman represented YFD
 - Event to be featured in a national nurse's publication

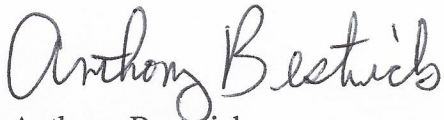
Tours

- Facility tours conducted at:
 - York Cold Storage
 - Cornerstone Building Products

Training

- Focused on the academy for new and current volunteer members (refresher training)
- Location: 126 West Nobes (to be burned for training on May 31, weather permitting)
- Covered search drills, hose deployment, ladder throws, ventilation
- 2 members completed IV/IV monitoring class
- 2 medic students progressing toward August national testing
- **Total Training Hours: 334**

Respectfully submitted,



Anthony Bestwick

York Fire Chief

Kilgore Memorial Library
Director's Report
Prepared for May, 2025
York City Council meeting

1. The Elmer Baker Display Case has a display of Japanese Kokeshi Dolls. This display is from the collection of Kathy Redman. If you, or anyone you know, has a collection they are willing to share in our display case or gallery wall, let us know at the library!
2. The library celebrated Diane Crowder's retirement on April 29. Diane worked 10 years as in the Library Assistant II role, helping patrons at the front desk, doing research for genealogists, and creating StoryWalk® posters. She will be missed.
3. On May 5, the library welcomed Leah Bauder as our new morning shift Library Assistant II staff member. Leah has experience as a classroom teacher and most recently worked at the Seward Memorial Library. Stop by between 10:00 am and 2:00 pm, Monday through Friday, to meet Leah.
4. The library celebrated National Comic Book month with a Comic Book Workshop. The program was open to anyone age 8 through adult. The workshop was led by Do Art Productions on Tuesday, May 13, at 4:00 pm.
5. Everything Summer Reading begins later in May. The adult program to learn who reads more on Highway 34 starts on May 19 and the kickoff event for all ages is scheduled on Saturday, May 31. Staff from the Edgerton Explorit Center will be here at 10:30 and they will be followed with a picnic lunch provided by the Friends of Kilgore Library. To learn more about all the programs follow the library on Facebook or Instagram or check out our website.

Respectfully submitted by,



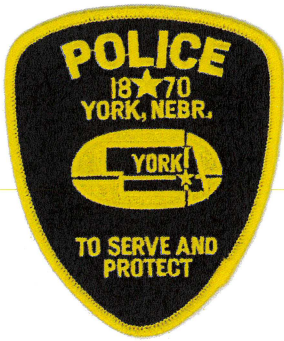
Debora Robertson
Director, Kilgore Memorial Library

LIBRARY DATA AT A GLANCE

Data Type	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	March 2025	April 2025	May 2025	June 2025	July 2025	Aug 2025	Sept 2025	Year to Date
Added to Physical Collections	259	312	233	327	205	345	298						1,979
Added to E-Book Collections	449	506	503	431	416	496	353						3,154
Physical item circulation	5,646	4,967	5,009	5,365	5,169	5,943	5,388						37,487
E-books Circulations	2,074	2,019	2,130	2,498	2,176	2,259	2,155						15,311
New Patrons	159	132	144	220	150	182	143						1,130
Public Computer logins	771	587	555	571	505	555	661						4,205
Door Count	3,907	3,537	3,187	3,215	3,153	3,281	3,800						24,080
Website visits	838	935	1,481	1,700	1,219	1,600	1,800						9,573
Meeting Room Use	1,442	661	373	419	439	631	888						4,853

Data Type	Total 2024	Total 2023	Total 2022
Physical Collections	55,576	59,885	62,255
E-Book Collections	76,651	63,283	59,624
Physical item circulation	66,080	62,261	63,625
E-book Circulations	27,194	20,693	17,362
Registered Borrowers	4,766	4,502	4,077
Public Computer logins	7,934	7,112	6,849
Door Count	39,785	36,610	36,648
Website visits	12,943	36,979	47,270
Meeting Room Use	6,613	5,738	5,239

Data for annual report to Nebraska Library Commission submitted January each year.



York Police Department

315 North Grant Ave.
York, Nebraska 68467

Monthly Activity Summary Report April 2025

Total Calls for Service: 852

Types of Calls:

Accidents:	15
Adult/Child Abuse Investigations:	42
Alarms/Security Checks:	58
Animals:	55
Assaults:	21
Assist Outside Agencies:	6
Community Services:	68
Disturbances/Disorderly Conducts:	18
Health/Enumerations:	22
Larceny/Thefts:	19
Traffic:	130
Vandalism/Criminal Mischiefs:	10
Welfare/Mental Health	26

Enforcement Activity:

Criminal Arrest/Citations:	25
Traffic Citations:	49
Traffic Warnings:	191
Health Violations:	17

Miles Patrolled: 11,969

Additional Information:

We had 2 recruit officers (Maria Geesaman and David "DJ" Wobken) graduate BASIC training at the Neb. Law Enforcement Training Center on April 17th.

Maria and David were hired last fall as new recruits and attended the Nebraska Law Enforcement Training Center beginning in January 2025, culminating in their graduation on April 17th, 2025. That afternoon following graduation, Ofc. Geesaman and Ofc. Wobken were officially sworn as police officers at city hall. Ofc. Wobken and Ofc. Geesaman will continue their training in our 12 week field training program prior to becoming solo officers.



**DEPARTMENT OF PUBLIC WORKS
MONTHLY REPORT**

April — 2025

STREET DEPARTMENT

During the month of April, the central garage serviced and repaired equipment for all city departments as follows:

Street	43	Airport	0	Park	50	Fire	11
Police	0	Landfill	0	Wastewater	24	Water	8

The street sweeper operated 44 hours in April, during which time 120 miles were swept and 22 cubic yards of material were removed from the city streets.

Other major labor activities included:

Job	Hours
General maintenance	6
Shop cleaning	10
Property maintenance	24
Snow removal	57
Mowing/weed control	16
Tree/shrub maintenance	0
Sidewalk repair	0
Right-of-way maintenance	97
Gravel street/alley maintenance	11
Paved surface maintenance	244
Storm sewer repair	3
Traffic signing/signal installation/repair	47
Trash removal	4
Building maintenance	30
System maintenance	4
TOTAL	553

PARK DEPARTMENT

Park personnel performed the following activities:

Job	Hours
Property maintenance	90
Mowing/weed control	160
Tree/shrub maintenance	310
Ball field maintenance	166
Playground equipment maintenance	35
Trash removal	54
Building maintenance	8
Paved surface maintenance	112
TOTAL	935

FAMILY AQUATIC CENTER

Park personnel performed the following activities:

Job	Hours
Building maintenance	27
Property maintenance	57
TOTAL	84

WASTEWATER TREATMENT PLANT

Plant operation for April and the comparison figures for April of last year:

	Last Month	2025	2024	Units
Total flow	29,333,458	29,894,907	27,437,360	gallons
Average flow/day	946,241	996,497	914,579	gallons
Average flow/person	118.28	124.56	114.32	gallons
Grit and screenings to landfill	88.70	52.62	110.24	tons
Bio solids wasted	1.3496	1.408076	1.453349	MG

Wastewater Treatment Plant personnel performed the following activities:

Job	Hours
Plant wages	171
Building maintenance	23
Sewer system maintenance	63
Property maintenance	93
One-call locates	18
Laboratory testing	77
Equipment maintenance	160
Sludge removal	10
Mow/weed control	14
Tree/shrub maintenance	4
Pump/well maintenance	12
TOTAL	645

WATER DEPARTMENT

Plant operation figures for April and the comparison figures for April of last year follow:

	Last Month	2025	2024	Unit
Total water pumped	24,236,000	33,167,000	27,653,000	gallons
Total water billed	17,536,320	22,137,083	22,229,910	gallons
Average use per day	781,806	1,069,903	892,032	gallons
Average use per person	98	134	112	gallons
Total electricity used	188,196	49,090	43,937	kW
Pumps yield	129	676	629	gallons/kW
Peak pumping date	27 th	30 th	21 st	
Peak amount	1,021,000	1,527,000	1,326,000	gallons

Report of office operations for April and comparison figures for April of last year:

	2025	2024
Water bills	1824	1809
Sewer bills	1774	1763
New taps	1” – 12	1” – 2
Service leaks	0	1
Main leaks	0	0
Diggers Hotline calls	182	186

Water Department personnel performed the following activities:

Job	Hours
Plant wages (monitoring wells, etc.)	29
Distribution maintenance	144
Property maintenance	4
One-call locates	18
Meter reading	20
Final notice collection	0
Meter maintenance	10
Pump/well maintenance	0
General maintenance	7
Mow/weed control	3
TOTAL	235

SOLID WASTE RECEIVING CENTER AND LANDFILL

Solid Waste Receiving Center operation figures for April as reported by scale:

	2025		2024	
	Trips	Tons	Trips	Tons
Landfill	1175	2447.81	771	2386.97
C & D	235	766.89	227	415.22
Transfer Station	97	54.81	279	82.25
Brush Pile	276	125.32	107	38.12
Tire Pile	0	0	0	0
Metal Roll-off	0	0	0	0
Total	1783	3394.83	1384	2922.56

Revenue collected during April totaled \$208,054.29. The same period last year totaled \$187,065.83.

Landfill personnel performed the following activities:

Job	Hours
Scale/Transfer Station Operation	197
Landfill Equipment	667
Wind screen & litter control	0
Recycling Act	0
Property maintenance	47
TOTAL	911

AIRPORT

Public Works personnel performed the following activities:

Job	Hours
Airport Attendant	80
Building maintenance	0
Mowing/weed control	0
TOTAL	80

SUMMARY BY DEPARTMENT

Department	Hours	Percentage	Full Time Equivalent
Street	553	16	3.5
Parks/Com Center/Aud/FAC	1019	30	6.4
Landfill	911	26	5.7
Wastewater	645	19	4.0
Water	235	7	1.5
Airport	80	2	0.5
TOTAL	3443	100	21.6

BUILDING INSPECTIONS AND PERMITS

Our building inspection activity for April and comparison figures for April of last year are as follows:

Inspections:	2025	2024	Permits Issued:	2025	2024
Building	80	60	Building	27	39
Electrical	35	51	Electrical	9	7
Plumbing	18	29	Plumbing	6	4
Mechanical	13	14	Mechanical	7	7
Nuisance	3	3	Curb/Street	2	0
Total	149	157	Total	51	57

Twenty-seven (27) permits were issued in April for a value of \$1,332,969.84, which brings the total for the year to \$8,395,917.09. (See attached.)

Permits of note issued:

- Aspen Builders New Single-Family Dwelling \$267,800.00
- Duane Grotz New Single-Family Dwelling \$761,911.81

Building Permits issued in April 2025

06-May-25

	OWNER	ADDRESS	LEGAL DESCRIPTION	DESCRIPTION	AMOUNT
102106	Hubert Maring	1601 East Lawn Plaza Dr		Room addition w/ bathroom	77,098.00
102107	Dylan Hansen	5 Edison Ave		Deck	1,500.00
102108	Travis Stuhr	223 W 10th St		Carport	3,800.00
102110	City of York	814 E Nobes Rd		Sign	0.00
102112	Nancy Phan	608 E 7th St		Fence	2,500.00
102115	Mark Clark	1910 N Grant Ave		Reroof	12,300.00
102122	Adam Cebula	1121 Vista Way		Fence	24,764.00
102123	Merrilee Roemmich	215 N College Ave		Fence	3,500.00
102121	Shana Logston	1319 S Grant Ave		Fence	800.00
102119	Marcus Paulson	218 S Blackburn Ave		Garage	48,700.00
102126	Shawn Brock	314 N Burlington Ave		Windows, Door, Sidewalk, AC	10,700.00
102125	John Mayberry	404 N Blackburn Ave		Fence	800.00
102130	Tucker Boss	1502 E 8th St		Reroof	26,500.00
102133	Chevy Stout	508 N Greenwood Ave		Fence	800.00
102136	Jeanne Huff	1411 E Lawn Plz		Fence	3,421.03
102138	Jim Spahr	408 N Grant Ave		Shipping Containers	6,500.00
102137	Jim Wallingford	1122 N Wisconsin Ave		Reroof, Gutters, Siding	15,000.00
102109	Larry Good	320 N College Ave		Egress	5,490.00
102141	Stephanie Schall	232 W 19th St		Reroof	11,800.00
102142	Anna Johnsen	37 Edison Ave		Reside	26,000.00
102143	Aspen Builders	1730 N Maine Ave	Lot 19, Block 1, Shadow Brook Addition, York, Yor	New Single Family Residence	267,800.00
102145	Mike Huston	1120 E 12th St		Deck, Door, Windows, Siding	1,200.00

OWNER	ADDRESS	LEGAL DESCRIPTION	DESCRIPTION	AMOUNT
102149 Dale Hothusen	901 N Division Ave		Replace Door	600.00
102147 Farmers Co-Op	1120 S Lincoln Ave		Sign	
102128 Duane Grotz	622 N Maine Ave	1rr tr 26 exc w 30 of n 744.82 5-10-2	New Residential	761,911.81
102134 Anna Drake	609 W Iowa Ave		Reroof	10,700.00
102113 Manuel Acosta	1315 N Delaware Ave		Reroof	8,785.00
				\$1,332,969.84
				Permits Issued: 27

CITY OF YORK
CASH BALANCES
for the Month of April 2025

Fund #	Fund	10/1/2024 Balance	Current Month Receipts	YTD Receipts	Current Month Disbursements	YTD Disbursements	Ending Balance
10-101	General	\$4,264,873.70	\$978,582.57	\$9,921,315.21	\$1,042,961.29	\$9,307,260.43	\$4,878,928.48
	American Rescue Plan Act	\$20,934.06	\$0.00	\$0.00	\$0.00	\$20,934.06	\$0.00
10-102	Auditorium	\$0.00	\$23,218.47	\$162,102.58	\$11,626.90	\$137,622.59	\$24,479.99
10-103	Park	\$51,100.00	\$77,627.22	\$521,049.97	\$58,085.39	\$383,012.87	\$189,137.10
10-104	Police	\$49,856.00	\$262,111.68	\$1,840,054.08	\$294,610.09	\$1,745,261.48	\$144,648.60
10-105	Community Center	\$0.00	\$71,934.22	\$546,068.61	\$44,069.98	\$416,038.07	\$130,030.54
10-106	Aquatic Center	\$0.00	\$29,678.88	\$189,941.16	\$14,740.20	\$106,515.54	\$83,425.62
10-110	Senior Center	\$0.00	\$1,928.46	\$13,499.22	\$545.40	\$8,461.23	\$5,037.99
10-201	Convention Center	\$0.00	\$83,161.72	\$507,959.53	\$43,047.03	\$392,928.78	\$115,030.75
10-111	Ball Field	\$0.00	\$51,289.79	\$309,630.15	\$35,094.89	\$304,741.63	\$4,888.52
10-112	Museum	\$0.00	\$10,023.83	\$70,201.81	\$8,096.99	\$71,490.00	(\$1,288.19)
10-113	Soccer Complex	\$25,000.00	\$18,772.31	\$138,680.42	\$13,960.84	\$134,318.25	\$29,362.17
13	User Fees	\$25,587.85	\$1,100.00	\$2,810.00	\$0.00	\$124.40	\$28,273.45
22	Ambulance	\$42,917.30	\$159,528.27	\$1,473,549.00	\$187,197.60	\$1,370,668.66	\$145,797.64
22	Fire	\$0.00	\$52,547.63	\$394,644.00	\$38,028.30	\$389,275.47	\$5,368.53
23	Capital Projects Sinking	\$0.00	\$0.00	\$2,000,000.00	\$0.00	\$0.00	\$2,000,000.00
24	Library	\$0.00	\$68,645.48	\$502,817.02	\$53,281.34	\$446,444.19	\$56,372.83
14-000	General Capital-Non-Dept.	\$59,199.08	\$0.00	\$0.00	\$0.00	\$78,762.73	(\$19,563.65)
14-146	General Capital - Parks	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
14-147	General Capital - Ballpark	\$58,818.83	\$0.00	\$406.44	\$0.00	\$59,225.27	\$0.00
14-148	General Capital - Soccer	\$5,071.44	\$0.00	\$35.02	\$0.00	\$5,106.46	\$0.00
14-149	General Capital - Levitt	\$54,265.68	\$0.00	\$394.90	\$0.00	\$54,660.58	\$0.00
14-221	General Cap - Ambulance	\$2,036,751.58	\$2,436.06	\$2,559,617.47	\$299,087.05	\$1,252,908.39	\$3,343,460.66
14-222	General Capital - Fire	\$2,036,751.65	\$2,436.02	\$2,559,617.42	\$299,087.04	\$1,252,908.32	\$3,343,460.75
	General Balances	\$8,731,127.17	\$1,895,022.61	\$23,714,394.01	\$2,443,520.33	\$17,938,669.40	\$14,506,851.78
11	Keno	\$1,758.16	\$0.00	\$33.91	\$0.00	\$1,792.07	\$0.00
20	Aviation	\$226,641.98	\$23,697.74	\$186,086.72	\$20,001.15	\$174,191.37	\$238,537.33
31	Fire Pension	\$0.00	\$19,850.81	\$139,321.72	\$19,173.75	\$143,073.54	(\$3,751.82)
30	Police Pension	\$0.00	\$9,777.06	\$68,379.61	\$8,052.65	\$65,203.18	\$3,176.43
32	911 Surcharge	\$16,829.12	\$902.38	\$2,815.24	\$4,383.88	\$8,426.88	\$11,217.48
33	Health Insurance	\$1,708,408.78	\$160,885.01	\$1,151,236.60	\$96,939.21	\$1,007,621.16	\$1,852,024.22
	Total Tax Funds	\$10,684,765.21	\$2,110,135.61	\$25,262,267.81	\$2,592,070.97	\$19,338,977.60	\$16,608,055.42
50	Street	\$4,590,669.19	\$273,839.70	\$1,689,585.88	\$120,339.16	\$5,005,310.53	\$1,274,944.54
70	Landfill-Cash & Invest	\$3,692,209.04	\$225,602.94	\$1,354,743.46	\$211,161.56	\$1,498,114.81	\$3,548,837.69
	Landfill-Operations	\$112,807.75	\$171,153.43	\$1,220,284.58	\$171,153.43	\$1,220,284.58	\$112,807.75
	Landfill-Debt Service	\$286,402.92	\$40,008.13	\$277,830.23	\$0.00	\$444,208.75	\$120,024.40
78	Old Landfill Closure	\$13,101.33	\$0.00	\$345.27	\$0.00	\$0.00	\$13,446.60
79	Landfill Post Closure	\$3,202,615.29	\$0.00	\$211,345.48	\$0.00	\$0.00	\$3,413,960.77
	C&D Site Closure/Post Closure	\$252,634.94	\$0.00	\$28,668.69	\$0.00	\$0.00	\$281,303.63
75	Landfill Construction	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total Non-Tax Funds	\$ 12,150,440.46	\$ 710,604.20	\$ 4,782,803.59	\$ 502,654.15	\$ 8,167,918.67	\$ 8,765,325.38
12	CDBG Repurpose Projects	\$0.00	\$259,606.98	\$259,606.98	\$0.00	\$805.00	\$258,801.98
12	CDBG Revolving Loan	\$89,920.65	\$0.00	\$73.14	\$0.00	\$91,041.71	(\$1,047.92)
12	Housing Grant - Federal Funds	\$123,217.39	\$4,439.43	\$87,632.83	\$30.00	\$77,916.04	\$132,934.18
12	Buy Rehab Sell	\$168,422.17	\$0.00	\$143.10	\$0.00	\$168,565.27	\$0.00
18	Creative District	\$236.58	\$96,769.29	\$106,257.41	\$108.72	\$8,446.30	\$98,047.69
60	Federal Proj (Blackburn Br))	\$741.86	\$579.39	\$187,731.55	\$0.00	\$50,437.50	\$138,035.91
60	Shadow Brook Project	(\$14,374.68)	\$0.00	\$0.00	\$0.00	\$0.00	(\$14,374.68)
60	Concrete Panel/Asphalt Proj	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
19-192	Land Acq - Indust. Park	\$207,422.81	\$1,448.48	\$55,508.38	\$14,301.70	\$34,433.20	\$228,497.99
19-193	Land Acq - Right-of-ways	\$21,561.20	\$0.00	\$0.00	\$0.00	\$0.00	\$21,561.20
19-194	Land Acq - Parks	\$67,361.72	\$0.00	\$0.00	\$0.00	\$0.00	\$67,361.72
16	Total Bond Funds	\$721,836.79	\$85,003.48	\$596,563.52	\$66,355.00	\$987,258.75	\$331,141.56
40	Total TIF Funds	\$450,238.48	\$2,251.10	\$41,610.23	\$1,468.00	\$12,762.92	\$479,085.79
	Total Misc. Funds	\$ 1,836,584.97	\$ 190,491.17	\$ 1,075,520.16	\$ 82,263.42	\$ 1,430,861.69	\$ 1,740,045.42
	Total All Funds	\$ 24,671,790.64	\$ 3,011,230.98	\$ 31,120,591.56	\$ 3,176,988.54	\$ 28,937,757.96	\$ 27,113,426.22

LB 357 Cash Available	(from Page 2)	\$1,663,863.19
Wastewater Cash Available	(from Page 3)	\$5,674,194.97
Water Cash Available	(from Page 3)	\$10,678,110.58
		<u>\$ 45,129,594.96</u>

City of York
LB 357 Funds Summary

	31-Mar-25	30-Apr-25
LB 357 Funds Allocation		
Cash Balance	\$17,230,921.44	\$16,753,816.65
Less: Quiet Zone	(\$1,504,475.21)	(\$1,504,475.21)
School-Owned Properties	(\$1,116,730.34)	(\$1,116,730.34)
Ball Field	(\$9,874,685.69)	(\$9,874,685.69)
City-Owned Properties	(\$2,594,062.22)	(\$2,594,062.22)
Total Cash Available	\$2,140,967.98	\$1,663,863.19
Less Restricted Funds		
Debt Service	(\$864,444.72)	(\$403,541.52)
Debt Service Reserve	\$0.00	\$0.00
Total LB 357 Funds	\$1,276,523.26	\$1,260,321.67

City of York
Public Works Summary

	31-Mar-25	30-Apr-25
Wastewater		
Cash Balance	\$5,404,940.24	\$5,674,194.97
Less: Construction Fund	\$0.00	\$0.00
 Total Cash Available	 \$5,404,940.24	 \$5,674,194.97
 Less Restricted Funds		
Operations	\$0.00	\$0.00
Debt Service	(\$364,882.14)	(\$486,509.52)
Debt Service Reserve	\$0.00	\$0.00
Renewal & Replacement	\$0.00	\$0.00
 Total Unrestricted Funds	 <u>\$5,040,058.10</u>	 <u>\$5,187,685.45</u>
 Water		
Cash Balance	\$9,274,401.46	\$9,390,269.65
Less: Construction Fund	(\$15,877.34)	(\$31,790.07)
Add: Farm Management Acct	\$1,318,311.30	\$1,319,631.00
 Total Cash Available	 \$10,576,835.42	 \$10,678,110.58
 Less Restricted Funds		
Operations	\$0.00	\$0.00
Debt Service	(\$329,467.18)	(\$389,392.46)
Debt Service Reserve	(\$266,500.00)	(\$266,500.00)
 Total Unrestricted Funds	 <u>\$9,980,868.24</u>	 <u>\$10,022,218.12</u>
 Landfill		
Cash Balance	\$7,435,931.33	\$7,490,380.84
Less: Construction Fund	\$0.00	\$0.00
 Total Cash Available	 \$7,435,931.33	 \$7,490,380.84
 Less Restricted Funds		
Operations	(\$112,807.75)	(\$112,807.75)
Debt Service	(\$80,016.27)	(\$120,024.40)
All Closure Funds	(\$3,708,711.00)	(\$3,708,711.00)
 Total Unrestricted Funds	 <u>\$3,534,396.31</u>	 <u>\$3,548,837.69</u>

City of York
for the Month of April 2025

Auditors Grouping	<u>Total Amount</u>	<u>Restricted or Assigned</u>	<u>Unrestricted</u>	<u>Notes</u>
10 General:				
General	\$4,878,928.48	31,400.95	\$4,847,527.53	Restricted - YCF (Parks, Police) & Police Memorial Fund
ARP Act \$	\$0.00	\$0.00	\$0.00	Restricted grant money
Senior Center	\$5,037.99		\$5,037.99	
Police	\$144,648.60	\$49,856.00	\$94,792.60	Restricted - Federal equitable sharing money
Community Center	\$130,030.54		\$130,030.54	
Park	\$189,137.10	\$51,100.00	\$138,037.10	Mincks Park splash pad donations & grants
Auditorium	\$24,479.99		\$24,479.99	
Convention Center	\$115,030.75		\$115,030.75	
Aquatic Center	\$83,425.62		\$83,425.62	
Ball Park	\$4,888.52		\$4,888.52	
Museum	(\$1,288.19)		(\$1,288.19)	
Soccer Complex	\$29,362.17	\$ 25,000.00	\$4,362.17	Lighting project
Total	\$5,603,681.57	\$157,356.95	\$5,446,324.62	
13 User Fees	\$28,273.45		\$28,273.45	
14 General Capital Projects	\$6,667,357.76	\$6,667,357.76		Bonded project - Fire Station
22 Fire/EMS	\$151,166.17	\$56,820.86	\$94,345.31	Restricted - York Community Foundation
24 Library	\$56,372.83		\$56,372.83	
30 Police Pension	\$3,176.43		\$3,176.43	
31 Fire Pension	(\$3,751.82)		(\$3,751.82)	
Total General	\$12,506,276.39	\$6,881,535.57	\$5,624,740.82	
50 Street	\$1,274,944.54	\$1,274,944.54		
20 Aviation	\$238,537.33	\$238,537.33		
16 Debt Service	\$331,141.56	\$331,141.56		
15 LB 357	\$1,663,863.19	\$1,663,863.19		
23 Capital Projects Sinking	\$2,000,000.00	\$2,000,000.00		
60 Capital Projects	\$123,661.23	\$123,661.23		
12 CDBG	\$390,688.24	\$390,688.24		
18 Creative District	\$98,047.69	\$98,047.69		
11 Keno	\$0.00	\$0.00		
19 Sinking	\$317,420.91	\$317,420.91		
32 E911	\$11,217.48	\$11,217.48		
40 TIF	\$479,085.79	\$479,085.79		
Total Governmental	\$19,434,884.35	\$13,810,143.53	\$5,624,740.82	
70 Landfill:				
Landfill	\$3,548,837.69		\$3,548,837.69	
Landfill-Operations	\$112,807.75	\$112,807.75		Bond Requirements
Landfill-Debt Service	\$120,024.40	\$120,024.40		Bond Requirements
Old Landfill Closure	\$13,446.60	\$13,446.60		
Landfill Closure/Post	\$3,413,960.77	\$3,413,960.77		
C&D Site Closure/Post	\$281,303.63	\$281,303.63		
Construction	\$0.00		\$0.00	
Total Landfill	\$7,490,380.84	\$3,941,543.15	\$3,548,837.69	
80 Wastewater	\$5,674,194.97	\$486,509.52	\$5,187,685.45	Bond Requirements
90 Water	\$10,678,110.58	\$655,892.46	\$10,022,218.12	Bond Requirements
Total Enterprise	\$23,842,686.39	\$5,083,945.13	\$18,758,741.26	
33 Health Insurance	\$1,852,024.22	\$1,852,024.22		Assigned for insurance claims needs
Total City	\$45,129,594.96	\$20,746,112.88	\$24,383,482.08	

SDL – LOCAL RECOMMENDATION

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
EMAIL: lcc.sdl.licensing@nebraska.gov
WEBSITE: www.lcc.nebraska.gov

150572 Knights of Columbus 1708
License # Licensee Name/Non-Profit Organization

Event location name: York County Fairgrounds

Event address/location: 2325 N. Nebraska Avenue, York, NE 68467

Event Type: Beer Garden

Event date(s):	<u>July 31, 2025</u>	<u>August 1, 2025</u>	<u>August 2, 2025</u>	_____	_____	_____
Event start time(s):	<u>12:00PM</u>	<u>12:00PM</u>	<u>12:00PM</u>	_____	_____	_____
Event end time(s):	<u>1:00AM</u>	<u>1:00AM</u>	<u>1:00AM</u>	_____	_____	_____

Indoor area to be licensed in length & width: _____ X _____

Outdoor area to be licensed in length & width: 1500 X 3500 (Must submit a diagram)

Estimated number of attendees: 400

Alternate dates/times: none

Alternate location name/location: none

Type of alcohol to be served: Beer Wine Distilled Spirits

Event contact name: Matthew Leif Event contact phone number: 402/366-1060

Event contact Email: mleif@cornerstoneconnect.com

*Signature Authorized Representative: 

Local Governing Body completes below:

The local governing body for the City of York OR
County of York approves the issuance of a Special Designated License as
requested above.

Local Governing Body Authorized Signature

Date



Administrative Offices
P.O. Box 276
100 E. 4th Street
York, NE 68467

REQUEST FOR PROPOSALS FOR Auditorium Stage Curtains

SUBMITTAL DUE DATE: April 30, 2025, 11:45am

PROPOSALS MUST BE MAILED OR DELIVERED TO:

**City of York, Attn: City Clerk
100 East 4th St., York NE 68476**

Please mark your envelope "PROPOSAL FOR Auditorium Stage Curtains"

EIN/SSN (Required) 47-063-9290 _____
Federal I.D. Number

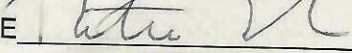
COMPANY NAME Omaha Stage Equipment _____

ADDRESS: 8547 Lake St _____

CITY/STATE/ZIP Omaha, NE 68134 _____

PHONE 402.345.4427 _____

PRINTED NAME Patrick Johnson _____

AUTHORIZED SIGNATURE  _____

TITLE President EMAIL pat@omahastageequipment.com _____

Signature acknowledges that Proposer has read the bid documents thoroughly before submitting a proposal, will fulfill the obligations in accordance to the scope of work, terms and conditions and is submitting without collusion with any other individual firm. You must submit this page with an authorized signature.

ALL QUESTIONS MUST BE SUBMITTED BY EMAIL TO THE FOLLOWING PERSON:

Cheree Folts, Parks and Recreation Director, cfolts@cityofyork.ne.gov

Questions must be submitted no later than April 29, 2025, 5pm. Questions submitted after that date will not be considered.

Potential bidders must schedule a time to meet on-site to review the stage curtain area.

BIDDERS MUST SUBMIT THIS PAGE WITH ANY PROPOSAL



Administrative Offices
P.O. Box 276
100 E. 4th Street
York, NE 68467

Request for Proposals

Project Name: Auditorium Stage Curtains

Required Specifications: Replace all hardware, equipment and curtains of the City Auditorium Stage Curtains. Vendor must haul away all old hardware, equipment and curtains.

Responsible Bidder Criteria:

Insurance

3 references of like projects

Potential bidders must schedule a time to meet with City of York Parks Director on-site to discuss stage needs and to view the existing curtains and riggings **prior to submitting a bid**. Only bids from firms who have completed this step will be considered.

Format/Place to which sealed bids can be delivered:

City of York at 100 E. 4th Street, York Nebraska 68467

Bid Deadline: April 30, 2025, 11:45am

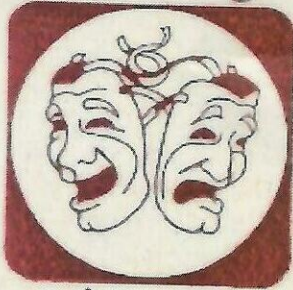
Contact person with the City of York: Cheree Folts

Email: cfolts@cityofyork.ne.gov

Phone: 402-363-2630

Cheree will make a recommendation to the City Council on May 15, 2025. The City Council will select the Vendor for the project. This Request for Proposals does not commit the City of York to award a contract, to pay any costs incurred in the preparation of a proposal for this request, or to procure or contract for services. The City of York reserves the right to accept or reject any or all proposals received as a result of this request, to negotiate with any qualified firm or to modify or cancel in part or in its entirety the Request for Proposals, if it is in the best interest of the City of York to do so.

omaha stage



equipment, inc.

4/16/25

OMAHA STAGE EQUIPMENT
8547 LAKE ST
OMAHA, NE 68134
PHONE 402.345.4427

References:

West Monona Community Schools
1314 15th St.
Onawa, IA 51040

Joe Monahan
joe.monahan@westmonona.org

Boone Central High School
605 S 6th St.
Albion, NE 68620

Michele Wright
mwright@boonecentral.esu7.org

Dundy County Stratton Schools
400 9th Ave W
Benkelman, NE 69021

Rochelle Craft
rcraft@destigers.org

Norfolk Catholic School
2300 Madison Ave
Norfolk, NE 68701

Amy Wattier
amywattier@sacredheartgs.org

Scribner Snyder High School
400 Pebble St
Scribner, NE 68057

Joe Peitzmeier
jpeitz@sstrojans.org



3.28.25

City of York Auditorium
612 N Nebraska Ave
York, NE 68467

Attn: Aaron Conyers

Aaron,

Thanks for contacting Omaha Stage Equipment regarding the Stage Curtains and Rigging at City of York Auditorium in York, NE. Per our discussions, I will quote below

The Set Schedule is as follows:

Curtain	Quantity	Size	Fabric	Color	Fullness	Notes
Valance	1	4' 6"h x 56' 0"w	Athena 23oz	Black	50%	Existing rigging and hardware to be used
Main Curtain	2	13' 4"h x 31' 0"w	Athena 23oz	Black	50%	Curtain track hardware to be replaced
Side Tabs	2	15' 8"h x 3' 6"w	Athena 16oz	Black	50%	New curtain track and hardware
Leg Set 1	2	13' 7"h x 10' 0"w	Athena 16oz	Navy	50%	Curtain track to be reused, new curtain track hardware
Border 1	1	4' 4"h x 56' 0"w	Athena 16oz	Black	50%	Existing pipe to be reused
Border 2	1	4' 4"h x 46' 0"w	Athena 16oz	Black	50%	Existing pipe to be reused
Border 3	1	4' 4"h x 42' 0"w	Athena 16oz	Black	50%	Existing pipe to be reused
Side Legs	4	15' 8"h x 9' 0"w	Athena 16oz	Black	50%	New curtain track and hardware
Midstage Curtain	2	13' 7"h x 28' 6"w	Athena 16oz	Slate	50%	Curtain track hardware to be replaced
Rear Curtain	2	15' 8"h x 21' 0"w	Athena 16oz	Black	50%	New curtain track and hardware

HARDWARE LIST

	Quantity	Part #
SINGLE CARRIER, 3" TRIM CHAIN	46	101-3
MASTER CARRIER, 3" TRIM CHAIN	2	102-3
DOUBLE END PULLEY	1	103
SINGLE END PULLEY	1	104
CLAMP HANGER	20	106
SPLICE	2	107
BLACK ADJUSTABLE FLOOR BLOCK	1	108
END STOP & CORD SUPPORT	2	109
16' STEEL TRACK	6	110S-16
END STOP	4	111
BLACK 1/4" OPERATING LINE	150	114
BLACK SINGLE CARRIER	54	201
SINGLE CARRIER	152	401
4" DOUBLE END PULLEY	4	402
4" SINGLE END PULLEY	2	403
BLACK ADJUSTABLE FLOOR BLOCK	2	404
END STOP & CORD SUPPORT	2	408
BLACK 1/2" OPERATING LINE	4	409
	300	420

*All old counterweight rigging to be removed.

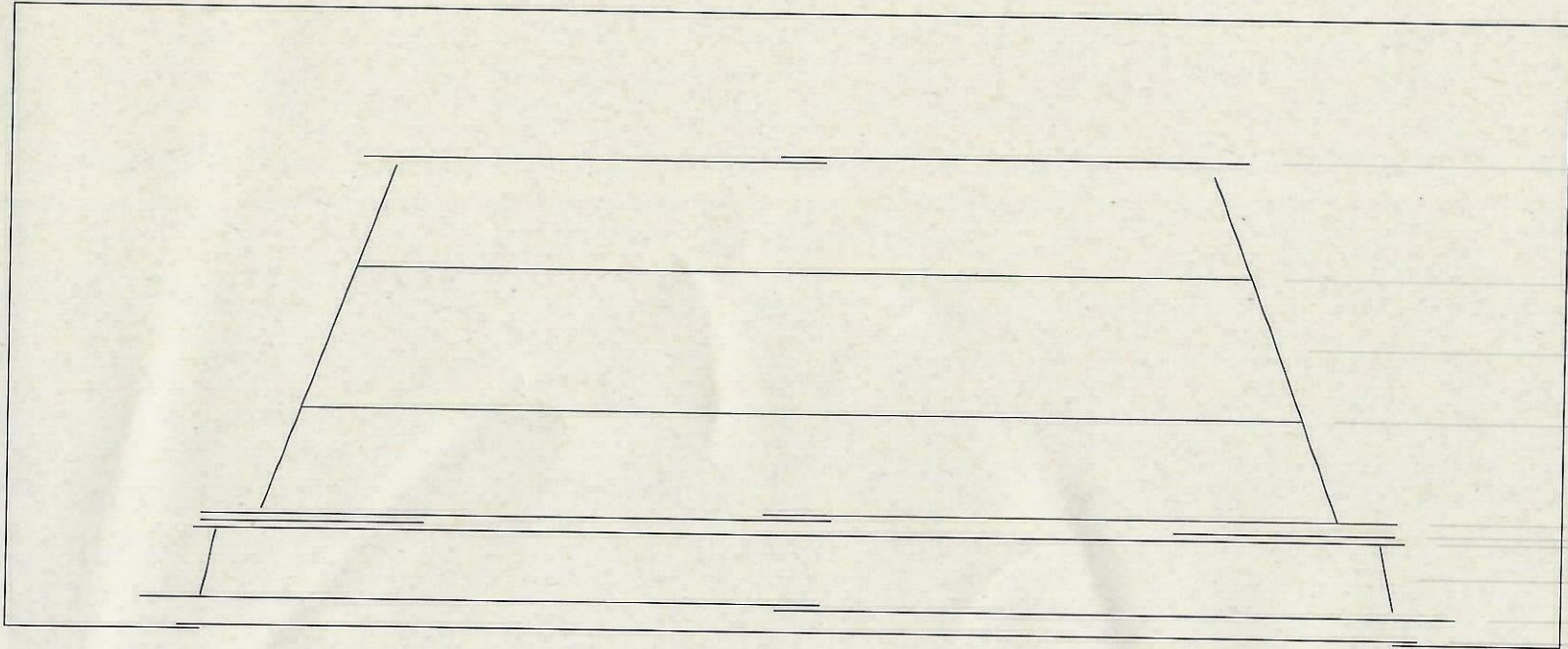
Cost for all Curtains, Rigging, Removal and Installation----- \$53,486.00

Thanks,
Pat Johnson
Omaha Stage Equipment

omaha stage



equipment, inc.



Rear Curtain

Border 3

Side Legs

Border 2

Midstage Curtain
Leg Set 1
Border 1

Side Tabs

Main Curtain
Valance

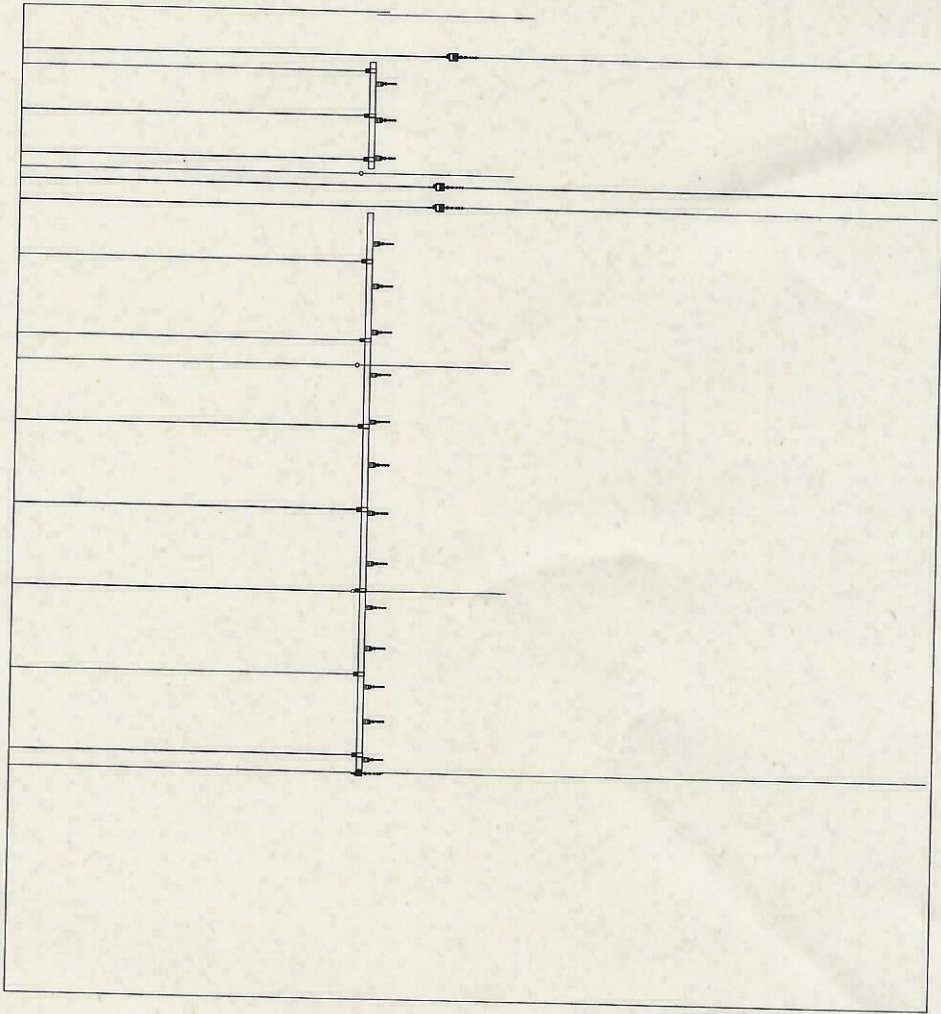
City of York Auditorium
612 N Nebraska Ave
York, NE 68467

**THEATRICAL
FLOORPLAN**



City of York Auditorium
612 N Nebraska Ave
York, NE 68467

**THEATRICAL
ELEVATION**





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/06/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

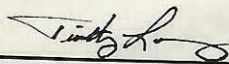
PRODUCER Elite Insurance Services Inc 11909 P Street, Suite 203 Omaha NE 68137		CONTACT NAME: Kellie Kallhoff PHONE (A/C, No, Ext): (402) 691-8118 E-MAIL ADDRESS: kellie@eliteins4u.com FAX (A/C, No): (402) 691-8140	
INSURED Omaha Stage Equipment, Inc. 3873 Leavenworth Omaha NE 68105		INSURER(S) AFFORDING COVERAGE INSURER A: Auto-Owners Insurance Group INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** CL251639694 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			39094215	01/01/2025	01/01/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			96-094215-00	01/01/2025	01/01/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> DED RETENTION \$ 10,000			96-094215-01	01/01/2025	01/01/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$
A	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N <input checked="" type="checkbox"/> Y N/A If yes, describe under DESCRIPTION OF OPERATIONS below			A106-659-132	01/01/2025	01/01/2026	<input checked="" type="checkbox"/> PER STATUTE <input checked="" type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: 22-022 - WSC - Early Childhood Center & High School
Hausmann Construction Inc., Wayne County School District 90-0017, a/k/a Wayne Community Schools A Nebraska political subdivision, Carlson West Povondra Architects, Inc. including their respective agents, officers, directors, and employees are included as additional insureds on a primary and non-contributory basis covering both ongoing and completed operation on the General Liability, Auto, and Umbrella Liability policies as required by written contract. A Waiver of Subrogation is provided on the General Liability, Auto, Umbrella and Workers Compensation policies. 30 day direct notice of cancellation will be provided except for non-payment of premium will be 10 days.

CERTIFICATE HOLDER Hausmann Construction Inc 8885 Executive Woods Dr Lincoln NE 68512		CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
---	--	---

JZA Properties (Nebraska Door & Window Building) – Elected to take the signs out of the project and possibly complete at a later date

FINAL PROJECT	ttl amt submitted	Project	Proposed Grant not to exceed 75% of project	owner investment
Remove/Replace panels (N & E)	\$ 13,750.00	\$ 13,750.00	\$ 10,312.50	\$ 3,437.50
East frontage	\$ 17,079.50	\$ 17,079.50	\$ 12,809.63	\$ 4,269.88
North updates	\$ 1,712.75	\$ 1,712.75	\$ 1,284.56	\$ 428.19
East Canopy	\$ 2,027.75	\$ 2,027.75	\$ 1,520.81	\$ 506.94
	\$ 34,570.00	\$ 34,570.00	\$ 25,927.50	\$ 8,642.50

project	ttl amount	Project	Adjusted Grant	owner investment
Remove/Replace panels (N & E)	\$ 13,750.00	\$ 13,750.00	\$ 10,312.50	\$ 3,437.50
East frontage	\$ 17,079.50	\$ 17,079.50	\$ 12,809.63	\$ 4,269.88
North updates	\$ 1,712.75	\$ 1,712.75	\$ 1,284.56	\$ 428.19
East Canopy	\$ 2,027.75	\$ 2,027.75	\$ 1,520.81	\$ 506.94
Verticle Sign	\$ 15,688.00	\$ 15,688.00	\$ -	\$ 15,688.00
Pole Sign	\$ 46,127.00	\$ 46,127.00	\$ -	\$ 46,127.00
	\$ 96,385.00	\$ 96,385.00	\$ 25,927.50	\$ 70,457.50

From: Zack A
To: Madonna M; Jenna Adamson
Subject: Re: Downtown Revitalization Grant Update – Response Needed
Date: Monday, March 10, 2025 8:20:11 AM
Attachments: image003.png

Madonna

We will be proceeding with

B. I will only complete the portions of the project that were recommended for grant funding, ensuring completion within the grant timeline.

Thanks
Zack Adamson

On Fri, Mar 7, 2025 at 3:42 PM Madonna M <madonnam@yorkchamber.org> wrote:

Dear Zach,

Thank you for your interest in the Downtown Revitalization (DTR) Grant Program. The DTR Committee has completed its initial review of all submitted applications. Due to high demand, the number of requests exceeded the funding available. We carefully evaluated each project, prioritizing based on impact and alignment with program goals. Additionally, we followed guidance from the Southeast Nebraska Development District (SEND), which restricts façade funding to street-facing improvements only—alley- and parking-lot-facing areas are not eligible for funding.

At this stage, we are recommending projects for funding, but final approval is still required. To move your project forward for the next phase of review at SEND, **we need you to confirm how you plan to proceed:**

A. I will complete the entire project as originally submitted, utilizing the committee’s proposed grant funding recommendation and covering the remaining investment myself within the grant timeline.

B. I will only complete the portions of the project that were recommended for grant funding, ensuring completion within the grant timeline.

project	tll amt submitted	Project	Proposed Grant not to exceed 75% of project	owner investment
Remove/Replace panels (N & E)	\$ 13,750.00	\$ 13,750.00	\$ 10,312.50	\$ 3,437.50
East frontage	\$ 17,079.50	\$ 17,079.50	\$ 12,809.63	\$ 4,269.88
North updates	\$ 1,712.75	\$ 1,712.75	\$ 1,284.56	\$ 428.19
East Canopy	\$ 2,027.75	\$ 2,027.75	\$ 1,520.81	\$ 506.94
Verticle Sign	\$ 15,688.00	\$ 15,688.00	-	\$ 15,688.00
Pole Sign	\$ 46,127.00	\$ 46,127.00	-	\$ 46,127.00
	\$ 96,385.00	\$ 96,385.00	\$ 25,927.50	\$ 70,457.50

Important Reminder:

Property owners cannot begin any work (including demolition), nor sign any contracts for materials or services, until an official Notice to Proceed is issued. Any work started before this official approval may result in disqualification from funding.

Please reply to this email by Monday, March 10 with your selection (A or B). Once we receive your response, we will advance your project for further review at SEND.

If you have any questions, feel free to reach out. Thank you for your commitment to enhancing our downtown—we look forward to the next steps in this process!

Madonna Mogul

Executive Director

Thriving Organizations, Thriving Community.



Friday, March 14
5:00 - 7:00 p.m.
York Country Club
21+ Event - Open to the public

Teacher of the Year Awarded
Raffle Prizes
Complimentary Appetizers
(while supplies last)



603 N Lincoln Ave|York, NE 68467|(O) 402.362.5531|(C) 402.366.8564|www.yorkchamber.org

VISION: Striving to cultivate a connected community.

MISSION: York Chamber of Commerce is dedicated to fostering a thriving community by empowering local organizations, supporting economic growth, and nurturing collaborative relationships.

--
Zack Adamson
402-366-9435

From: [York Chamber of Commerce](#)
To: [Info @ York Chamber](#)
Subject: DTR Application
Date: Wednesday, January 29, 2025 5:44:16 PM
Attachments: [Storefront.pdf](#)
[Signage.pdf](#)
[Metal-Panel-Replacement.pdf](#)

Property Owner

Zack Adamson

Business Name

Nebraska Door and Window LLC

Business Type

Glass Company

Business Phone Number

(402) 362-6550

Property Owner Cell Number

(402) 366-9435

Email Address

zacka@nebdor.com

Property Address

927 N. Grant Ave
York, Nebraska 68467
United States
[Map It](#)

Mailing Address

1447 252nd Rd
Seward, Nebraska 68434
United States
[Map It](#)

Total estimated improvement cost

\$96,385.00

Type of eligible improvements planned (select all that apply)

- Facade Improvements (exterior repair/replacement, signage, awnings, windows, doors)

Describe any and all planned improvements and approximate cost for EACH activity:

Replace East storefront completely, remove North window and replace with a door Remove and reinstall aluminum canopy so exterior building restoration can be performed \$20,820.00 (Due Diligence Worksheet included (I could not get a glass company to come take a look, I'm assuming because building is occupied by a glass company)

Exterior panel, trim, and gutter replacement East and North elevation \$13,750.00

Install new signage on East elevation \$61,815.00 (Note 2 quotes were received but only Love Sign quote included all scopes of work, I filled out Due Diligence Worksheet for CBS Signs and included their quote showing not all scopes (they failed to provide message center)

Upload Current Photo of Property

- [3-Jan-24-2025-09_56pm-UapQ.jpg](#)
- [2-Jan-24-2025-09_56pm-VHnU.jpg](#)
- [1-Jan-23-2025-10_39pm-iPQ8.jpg](#)

Upload Two (2) bids for your project

- [Storefront.pdf](#)
- [Signage.pdf](#)
- [Metal-Panel-Replacement.pdf](#)

Printed Name of Property Owner

Zachery Adamson

Signature of Property Owner



Date

01/29/2025

Printed Name of Property Owner

Zachery Adamson

Signature of Property Owner



Release Executed on this Date

01/29/2025

Attestation of U.S. Citizenship

I am a citizen of the United States

Printed Name

Zachery Allen Adamson

Signature



Date

01/29/2025

Thank you for submitting your application for York's Downtown Revitalization (DTR). Your application will be reviewed by the DTR Committee, and someone will be in touch with you regarding next steps.

Proposal

Page No.

of

Pages

DAN'S CONSTRUCTION, INC

3016 N Division Ave
YORK, NEBRASKA 68467
(402) 362-6754

PROPOSAL SUBMITTED TO		PHONE	DATE
Nebraska Door and Window STREET		402362-6650	12-2-2024
927 Grant Ave. CITY, STATE and ZIP CODE		JOB LOCATION	
York, Ne. 68467 ARCHITECT	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for:

Restoring Existing Building;

- | | |
|---|------------------------|
| 1. Remove and Replace Panels and Trim and Gutter on North Side of Building and Insulation
Dispose of Panels and Insulation | Total Price \$8,250.00 |
| 2. Remove and Replace Panels and Trim on East end of Building & Insulation | \$5,500.00 |

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

1/2 Upon Material Order with 1/2 Upon Completion dollars (\$ _____).

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal—The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____



Estimate for Services

Quote #: 12032024
Presented to: Nebraska Door & Window
917 Grant Ave. York, NE 68467
Date: 12/3/24

Quoted by: Jim Norquest

P.O. Box 158
McCool Junction, NE 68401
Phone: 402/724-2163
sales@norquestagrisystems.com

Upgrade & Restoration for Existing Steel Building

1. Removal & replacement of panels, trim & gutter on north side of building plus insulation, also disposal of panels & insulation. \$8,750.00
2. Removal & replacement of panels, trim & insulation on east end of building. \$5,800.00

Freight Included.

Total \$14,550.00

Payment Schedule

\$7,300.00 Due w/order

\$7,250.00 Due on completion

CONDITIONS OF CONTRACT

Contract price as stated includes all materials, labor, and freight for stated job. Grade will be within 2" of level. Extra work occurring from underground obstacles or compaction tests required by code will be at owner's expense. Hot water and/or chemicals needed for below freezing concrete pouring, will be an additional charge. Any additional surcharges created by vendors will be an additional charge. Any alteration or deviation from the above estimate involving extra costs will become an extra charge over and above the estimate. We are not responsible for water, electrical, telephone, sewer, or any type of underground utilities. Delivery date is approximate. We are not responsible for strikes, shortages, or weather conditions beyond our control. *Trash removal & sanitary facilities may be an additional charge.* Estimate is figured with electricity. If electricity or generator is not furnished there will be an additional charge for generator rent. All permits and insurance, with the exception of Erection and Workman's Comp. are the responsibility of the owner.

NEBRASKA DOOR & WINDOW LLC YORK
 927 NORTH GRANT AVE
 YORK, NE 68467
 (402)362-6550

Quote: 2-8500

Date: 1/23/25

Remit To

NEBRASKA DOOR & WINDOW LLC
 4100 LOWELL CIRCLE SUITE D
 LINCOLN, NE 68502

Bill To:

JZA PROPERTIES LLC
 1447 252ND
 SEWARD, NE 68434

PH: (402)366-9435
 (402)366-9435
 zacka@nebdor.com

Customer:

JZA PROPERTIES LLC.
 927 N. GRANT AVE
 YORK, NE 68467

PH: (402)366-9435
 C: (402)366-9435
 zacka@nebdor.com

CSR	Tech	PO	Terms	Job #	Bill To Terms	Job Type
ZAA			Net 30		Net 30	

Qty	Dimension	Hours	Part/Description	Total
1.00			STOREFRONT / CW MAT.	\$16,886.75
			Replace East storefront completely,	
1.00				\$1,520.00
			Remove and reinstall existing aluminum canopy so exterior building restoration can be performed	
1.00			STOREFRONT / CW MAT.	\$1,835.00
			Remove North Elevation Window and Replace with a new Door	

Taxes	
STATE TAX	\$424.05
YORK	\$154.20

Coated Glass Special Note: Insulated glass replacements may not be an exact color match to existing, this is due to the ever changing coatings used on LowE glass that we have no control of. We will do our best to make sure the glass we use in your replacement will have the same or better insulating characteristics. Nebraska Door and Window LLC is not responsible for accuracy of customer provided measurements. All sales are final and no refunds will be given.
 Thanks Your for Your Business

By signing below you are giving Nebraska Door and Window LLC permission to proceed with all work in this quote. You also understand that unforeseen items are not included in this quote and this quote is subject to change.

Signature _____

Full Name _____

Date _____

Taxes	Total	Payments	Balance
\$578.25	\$20,820.00	\$0.00	\$20,820.00

NEBRASKA DOOR & WINDOW LLC YORK
 927 NORTH GRANT AVE
 YORK, NE 68467
 (402)362-6550

Quote: 2-8500
Date: 1/23/25

Remit To
 NEBRASKA DOOR & WINDOW LLC
 4100 LOWELL CIRCLE SUITE D
 LINCOLN, NE 68502

Bill To:
 JZA PROPERTIES LLC
 1447 252ND
 SEWARD, NE 68434

 PH: (402)366-9435
 (402)366-9435
 zacka@nebdoor.com

Customer:
 JZA PROPERTIES LLC.
 927 N. GRANT AVE
 YORK, NE 68467

 PH: (402)366-9435
 C: (402)366-9435
 zacka@nebdoor.com

CSR	Tech	PO	Terms	Job #	Bill To Terms	Job Type
ZAA			Net 30		Net 30	

Qty	Dimension	Hours	Part/Description	Total
1.00			STOREFRONT / CW MAT.	\$18,721.75
			Replace East storefront completely, remove North window and replace with door.	
1.00				\$1,520.00
			Remove and reinstall existing aluminum canopy so exterior building restoration can be performed	

Taxes	
STATE TAX	\$424.05
YORK	\$154.20

Coated Glass Special Note: Insulated glass replacements may not be an exact color match to existing, this is due to the ever changing coatings used on LowE glass that we have no control of. We will do our best to make sure the glass we use in your replacement will have the same or better insulating characteristics. Nebraska Door and Window LLC is not responsible for accuracy of customer provided measurements. All sales are final and no refunds will be given.
 Thanks Your for Your Business

By signing below you are giving Nebraska Door and Window LLC permission to proceed with all work in this quote. You also understand that unforeseen items are not included in this quote and this quote is subject to change.

Signature _____

Full Name _____

Date _____

Taxes	Total	Payments	Balance
\$578.25	\$20,820.00	\$0.00	\$20,820.00

Due Diligence Worksheet

Contractor Business Name: Home Town Glass

Contractor Business Address: 762 S. 4th Road Adams NE 68301

Contact Name: Tom Jones

Phone Number: 402-430-0361

Email Address: TJONES0361@YAHOO.COM

Scope of Work for Bidding: Storefronts - did not show up to look at job or provide bid

Method used to reach out to Contractor (check all that apply/attach copies if applicable)

Date: 11/12/24 Phone Text Email Letter

Date: 11/18/24 Phone Text Email Letter

Project Property Owner Printed Name: Zack Adamson - JZA Properties LLC

Project Property Owner Signature: 

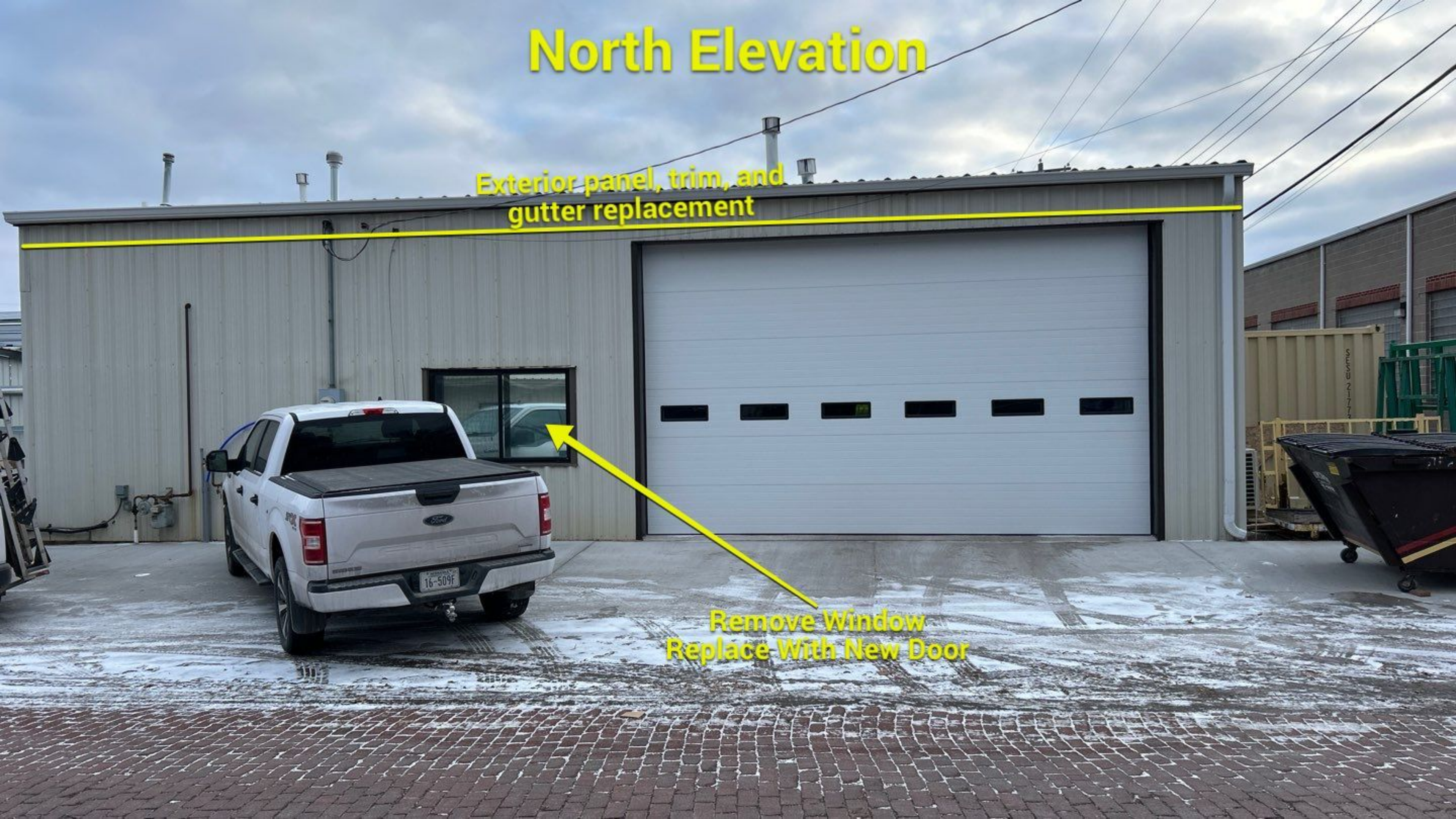
Address of Project Property: 927 N. Grant Ave, York, NE 68467

Date: 1/23/25

North Elevation

Exterior panel, trim, and
gutter replacement

Remove Window
Replace With New Door



**No work to be performed
in this area**

Replace Storefront

**Exterior panel, trim, and
gutter replacement**

East Elevation

No work to be performed
in this area

Exterior panel, trim, and
gutter replacement

Storefront Replacement

Remove and Reinstall
existing Canopy





Submission of a completed Project Information Form with adequate information and attachments constitutes a request for review pursuant to Section 106 of the National Historic Preservation Act of 1966 (as amended). More information may be required to adequately process the Section 106 process. Submit completed form to HN.HP@nebraska.gov.

NOTE: Section 106 regulations provide for a 30-day response time by the Nebraska State Historic Preservation Office from the date of receipt.

PROJECT NAME (if applicable)

York Downtown Revitalization

COUNTY

York

STREET ADDRESS (No P.O. Box Numbers)

927 N Grant Ave

FEDERAL AGENCY OR DESIGNEE

HUD - CDBG

CONTACT PERSON

Kelly Gentrup

EMAIL (for response)

kgentrup@sendedd.org

CITY, STATE ZIP

Lincoln, NE 68510

PROJECT NUMBER
(if applicable)

24DTR006

CITY

York

TELEPHONE

+1 (402) 475-2560

PROJECT DESCRIPTION

Briefly describe the overall project.

Modify the east storefront by removing and replacing the existing aluminum canopy and replacing the exterior panel, trim, and gutter (on east and north elevation). See images and bids for more details.

DESIGNATIONS

To the best of your knowledge, is the structure any of the following?

- Listed Individually on the National Register
- Listed within a National Register Historic District
- Designated Local Landmark
- Designated Local Landmark District

PHOTOGRAPHS

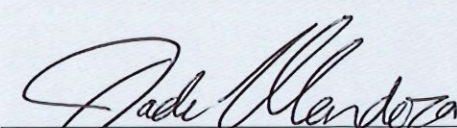
Please provide photographs of all structures. Photographs of neighboring or nearby buildings are helpful. Go to page 2 to insert photo(s).

NESHPO USE ONLY

Nebraska SHPO Determination

Site Number: _____

- No potential to cause effects
- Adverse effect (More consultation needed)
- No historic properties affected
- The SHPO requests additional information (see attached)
- No adverse effect



Review & Compliance Coordinator
State Historic Preservation Office, Nebraska State Historical Society

Date 4/17/2025

Tier II: Site Specific Environmental Review

Community Development Block Grant

Grant Number: 24DTR006

Grantee: City of York

Property Address 927 N Grant Ave, York, NE 68467

Activity Description Modify the east storefront by removing and replacing the existing aluminum canopy and replacing the exterior panel, trim, and gutter (on east and north elevation).

Cost:

- Projected Acquisition Cost \$
- Projected Rehab Cost **\$34,570.00**
- Projected All Cost **\$34,570.00**

1. Contamination and Toxic Substances [24 CFR 58.5(i)(2)]

- Visual review and pictures of site and surroundings conducted by [Karsyn Bredenkamp](#) on April 4, 2025
- The site review identified the following concerns on or adjacent to the project site:
[No concerns were identified during the site visit. Site visit form attached.](#)
- The EPA, <https://www.epa.gov/nepa/nepassist>, mapping web-tool was used. The following sites were identified on or near the site that may be a concern for the project
[There are no sites near the project location that may be a concern for this project.](#)
- The DEQ, <http://degims2.deq.state.ne.us/degflex/DEQ.html>, mapping web-tool was used. The following sites were identified on or near the site that may be a concern for the project
[No sites were identified that may be a concern for the project.](#)
- The Fire Marshall was sent a letter on May 1, 2025 and is [attached. Their response did not indicate any potential impacts to the project that may be a concern.](#)
- The Agency response letter noted that:
 - There were no Underground Storage Tanks (UST's) on or near the site.
 - There were Underground Storage Tanks (UST's) on or near the site.
 - These UST's included those located at:
[Click or tap here to enter text.](#)
- The following Attachments have also been included:

<input checked="" type="checkbox"/> Photographs	<input checked="" type="checkbox"/> Response received back from Agency
<input type="checkbox"/> Website	<input type="checkbox"/> Maps
<input checked="" type="checkbox"/> Letter sent to Agency	<input type="checkbox"/> Aerials

2. Explosive and Flammable Operations [24 CFR 51C]

- Visual review and pictures of site and surroundings conducted by [Karsyn Bredenkmap](#) on April 4, 2025.
 - No known explosive or flammable operations were visible on or near the site.
 - Explosive or flammable operations were visible on or near the site. [Complete the remaining info]
- The site review identified the following concerns on or adjacent to the project site: _____

- [Determine the type of operation, the distance from the operation, and calculate the Acceptable Separation Distance. Attach as separate documentation]


8. Historic Preservation [36 CFR 800]

- The structure was built in the year: [1996](#)
- A site review and photos of the property were completed on the following date: [April 4, 2025](#)
- Based on the review, it has been determined that the structure is:
 - Historic
 - Not historic
- It has also been determined that the rehab activities proposed in the project
 - Will not impact any historic resources.
 - May impact historic resources which may include the home or nearby houses or structures.
- A letter determining whether or not any historic resources might be impacted by the project, along with photos of the site, an aerial map of the residence, and a list of proposed activities were sent to the
 - SHPO on the following date: [March 24, 2025](#)
 - THPO on the following date: [n/a](#)
- SHPO response was received back on the following date: [April 17, 2025](#)
- SHPO noted [No historic properties affected](#)
- THPO response was received back on the following date: [n/a](#)
- THPO noted [n/a](#)
- The following Attachments have also been included:
 - Photographs
 - Documentation showing SHPO was contacted
 - Website
 - Documentation showing THPO was contacted
 - Maps
 - Response received back from Nebraska SHPO
 - Aerials

58.6 Requirements, Flood Disaster Protection Act

- Site is not located within a SFHA (100-year floodplain).
 - The attached FEMA FIRM map 3102370005B and 3102370010B, Effective Date: September 29, 1978 was reviewed and indicates the site is not located in a Special Flood Hazard Area (SFHA). [\[Attachment – FEMA Maps\]](#)
 - No FIRM map was available for the site. _____ was contacted on _____ and the attached information indicates the site is not located in a Special Flood Hazard Area (SFHA). [\[Attach source\]](#)
- Site is located within a SFHA (100-year floodplain).
 - The attached FEMA FIRM map _____ [Map #, Panel #] was reviewed and indicates the site is located in a Special Flood Hazard Area (SFHA). [\[Attach the FIRM Map\]](#)
 - No FIRM map was available for the site. _____ was contacted on _____ and the attached information indicates the site is located in a Special Flood Hazard Area (SFHA). [\[Attach source\]](#)
 - Due to the location of the site, the property
 - Does not require the purchase of flood insurance
 - Requires the purchase of flood insurance. [\[Attach evidence the community is participating in the National Insurance Program and a copy of the flood insurance policy\]](#)

A site-specific environmental review has been performed at the above location in compliance with HUD environmental review regulations (24 CFR 58) and related laws, authorities, and requirements. The review has been performed prior to the commitment of HUD or non-HUD funds, as required by 24 CFR 58.22(a) and (c). This review shall be retained as a component of the project's ERR. Consult the Tier I for further information as to compliance with other laws and authorities for this HUD-assisted project.

Kelly Gentrup		5/2/2025
Preparer Name (print)	Preparer Signature	Date
Director of Development Services, Southeast Nebraska Development District		
Title/ Organization		
Barry Redfern		
Responsible Entity Name (print)	Responsible Entity Signature	Date
Mayor	City of York	
Responsible Entity Title (print)	Entity Name (print local unit of Government name)	



May 1, 2025

Nebraska Fire Marshal
246 S 14th St
Lincoln, NE 68508

Dear Ms. Hatton:

To follow up from my email on December 26, 2024, the City of York has received Release of Funds/Environmental Clearance from the Department of Economic Development (NDED). They received 10 applications and all were approved to move forward with a Tier II Environmental Review, which is required pursuant to NEPA and HUD's environmental regulation, 24 CFR Part 58 for site specific projects. The City of York requests your review of the proposed sites to determine if there are any explosive and flammable operations or contamination and toxic substances of concern near these locations. Locations include –

- | | |
|----------------------|----------------------|
| 1. 111 E 6th St | 6. 614 N Grant Ave |
| 2. 207 E 6th St | 7. 623 N Grant Ave |
| 3. 415 N Platte Ave | 8. 627 N Lincoln Ave |
| 4. 600 N Grant Ave | 9. 723 N Lincoln Ave |
| 5. 603 N Lincoln Ave | 10. 927 N Grant Ave |

Enclosed you will find a project description, a community map, and FIRM maps. Please provide written comments and/or recommendations for any mitigation measures by May 31, 2025 to the following email kgentrup@sendd.org or mailing address: SEND D, 7407 O St, Lincoln, NE 68510

Should any significant changes be proposed to the location and/or scope of the proposed project, you will be notified in writing prior to the initiation of any construction activities for the opportunity to review and comment on any such changes. Please contact Kelly Gentrup at 402-475-2560 or by e-mail at kgentrup@sendd.org if you have any questions or require additional information. Thank you for your assistance.

Sincerely,

A handwritten signature in blue ink that reads "Kelly Gentrup". The signature is fluid and cursive, with a long horizontal stroke at the end.

Kelly Gentrup
Director of Development Services

Enclosures

SEND D is an Equal Opportunity Employer

7407 O St | Lincoln, NE 68510



402-475-2560



www.sendd.org



York 24DTR006 Project Description

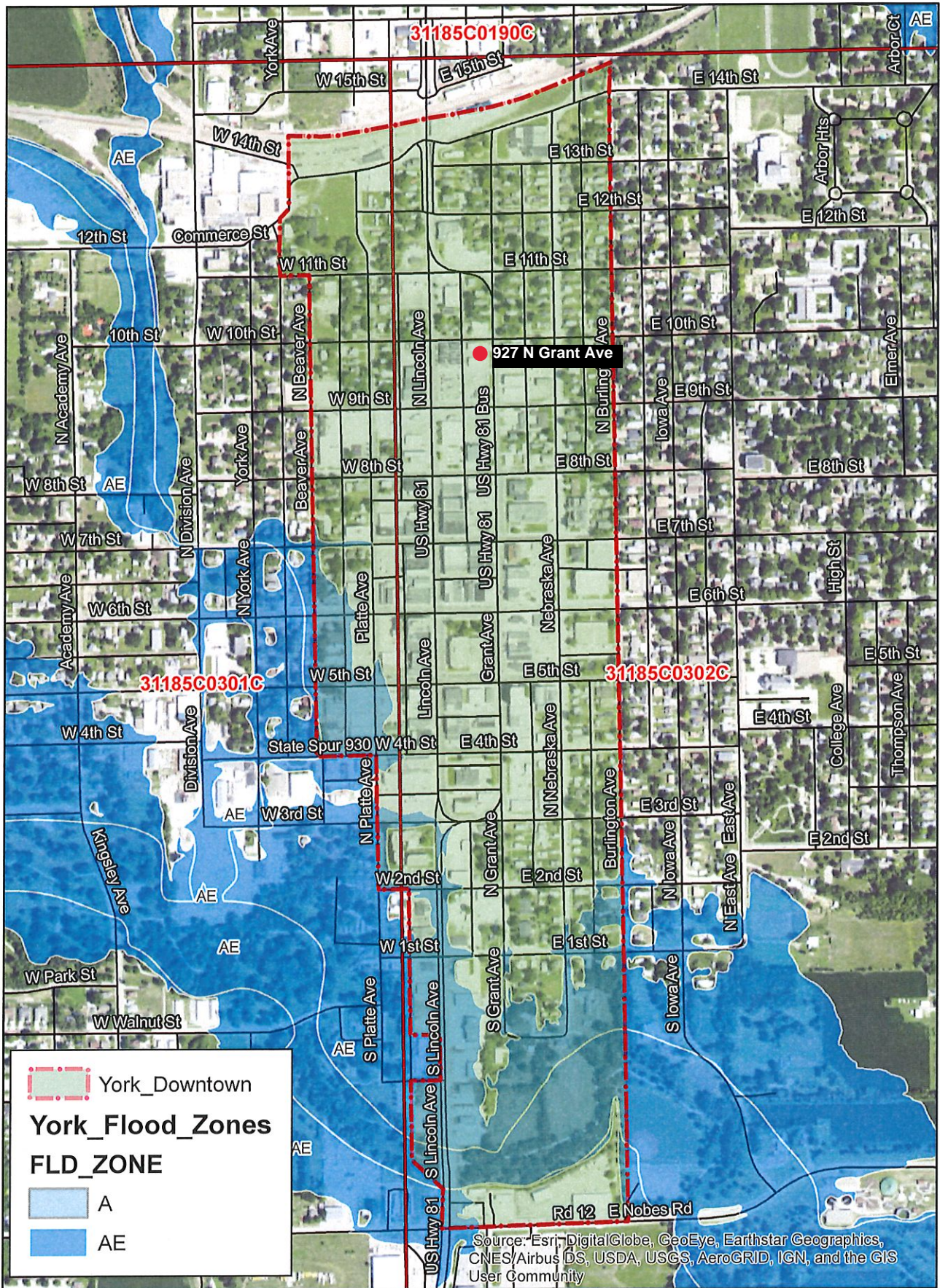
The City of York, York County, Nebraska (hereinafter referred to as the "City") is preparing to implement a commercial rehabilitation project within the municipal limits of the city (hereinafter referred to as the "Project"). The Project will take place within the City's downtown district. The northern boundary of the district runs along the railroad tracks with West Nobes Road serving as the southern boundary. The eastern boundary follows North Burlington Avenue while the western boundary generally follows North Beaver Avenue south to West 3rd Street. From there the boundary continues mainly along North Platte Avenue to East Nobes Road. The area is primarily commercial with residential mixed in.

Project activities identified for improvement within this designated area will be carried out in accordance with the formerly established program guidelines, design guidelines, and design goals and policies. Eligible activities include façade improvements, window/door replacements, brick/masonry repairs, structural repairs, code violations, lighting, and address architectural barriers that impede mobility-restricted citizens. Eligible downtown business owners will be invited to apply for these funds. Those eligible businesses who are interested in applying may contact the city office at (402) 363-2600 and will be able to review the City's Program Guidelines for additional information about the requirements of the program. Applications will be reviewed as they are received. A Tier II site-specific environmental review will be conducted as business sites are identified and selected.

Total project costs are estimated at \$535,000, including \$25,000 for general administration and \$10,000 for construction management. Funding sources include a Community Development Block Grant (CDBG) from the Nebraska Department of Economic Development (NDED) for \$435,000 and a match of \$100,000. Applicants who are awarded funding will be required to provide at least 25% in matching funds.

This Project will address the National Objective of preventing or eliminating slum and blight conditions on an area basis (SBA) through the commercial rehabilitation of private facilities within the area of downtown designated by the City and identified in their Blight and Substandard Area Designation, prepared by RDG Planning & Design in September of 2017. No residents, businesses, or farms will be displaced as a result of the project activities. Project activities may result in dust, noise, or temporary interruption of access to individual buildings during construction. Businesses, residents, and emergency services will be notified of all sidewalk and street closures that may be required for the project and will be directed to an alternate route. The Project activities will be completed within 30 months.

York - Floodplain Information





APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM


FLOOD INSURANCE RATE MAP

CITY OF
YORK,
NEBRASKA
YORK COUNTY

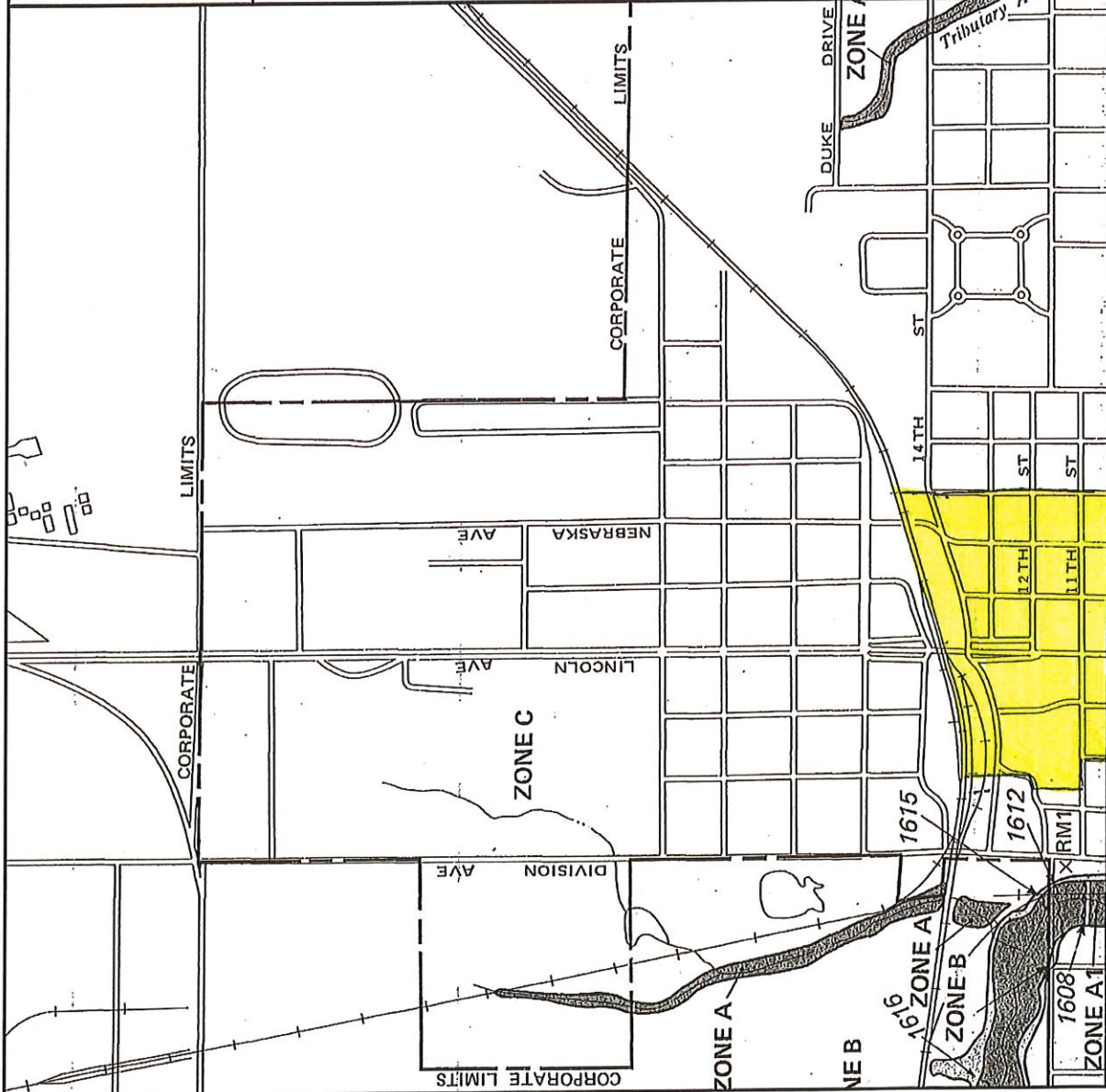
COMMUNITY-PANEL NUMBER
310237 0005 B

PAGE 5 OF 10

EFFECTIVE
SEPTEMBER 29, 1978



U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION



This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the file block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

CITY OF
YORK,
NEBRASKA
YORK COUNTY

COMMUNITY-PANEL NUMBER
310237 0010 B

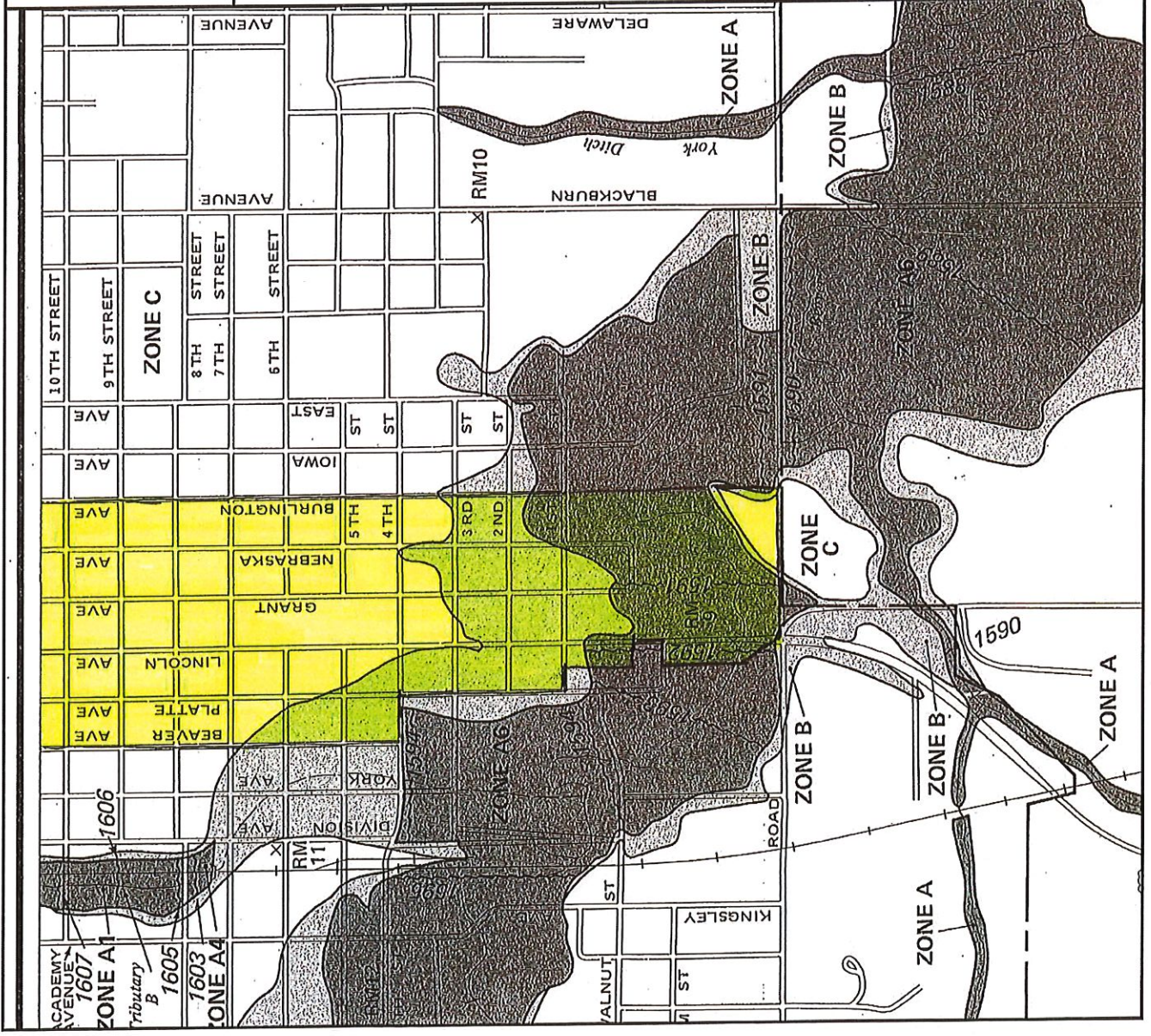
PAGE 10 OF 10

EFFECTIVE
SEPTEMBER 29, 1978



U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT Oh-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.fema.gov





Kelly Gentrup <kgentrup@sendd.org>

York 24DTR006 - Environmental Review Request

Hatton, Rosemary <rosemary.hatton@nebraska.gov>
To: Kelly Gentrup <kgentrup@sendd.org>
Cc: James Owens <jowens@sendd.org>

Thu, May 1, 2025 at 3:03 PM

This is in response to your inquiry regarding the environmental review for the above referenced project. At this time there are no facts known that would impact this project.

I have completed a search on our database. I have attached here a search of underground and aboveground storage tanks for the city in question. If you would like more information about any of the sites listed contact me.

Other issues related to construction, such as plan reviews and installation permits, are also not addressed in this response.

If you find that the proposed construction may be affected by underground storage tanks or if you have further questions, please contact me.

Regards,

Rosemary Hatton,

Administrative Technician, Fuels Division

Nebraska State Fire Marshal Agency

Office | 402-471-9664

Rosemary.Hatton@nebraska.gov

sfm.nebraska.gov | [Facebook](#) | [Twitter](#) | [YouTube](#)

Arson Hotline 1-888-WY-ARSON

Confidentiality Notice: This e-mail, including attachments if any, is intended for the exclusive use of the person or entity to which it is addressed and may contain confidential or privileged information. All unauthorized dissemination, distribution or copying of this e-mail is prohibited. If you believe you have

received this e-mail in error, please advise the sender by reply e-mail and delete this e-mail immediately.
Thank you.

From: Kelly Gentrup <kgentrup@sendedd.org>
Sent: Thursday, May 1, 2025 11:25 AM
To: Hatton, Rosemary <rosemary.hatton@nebraska.gov>
Cc: James Owens <jowens@sendedd.org>
Subject: Re: York 24DTR006 - Environmental Review Request

Hi Rosemary, the City of York has received environmental clearance on their Downtown Revitalization project. They have received 10 applications that need a Tier II review. I have attached a letter that includes each project location in addition to a project map, project description, and floodplain maps. Are there anything additional you need to do a review of these locations?

Also, we are doing file audits of old projects right now and was wondering if you keep these Tier II or general Environmental Review requests, and if so, how long do you keep the requests on file?

Thanks!

On Fri, Dec 27, 2024 at 1:07 PM Hatton, Rosemary <rosemary.hatton@nebraska.gov> wrote:

This is in response to your inquiry regarding the environmental review for the above referenced project. At this time there are no facts known that would impact this project.

I have completed a search on our database. I have attached here a search of underground and aboveground storage tanks for the city in question. If you would like more information about any of the sites listed contact me.

Other issues related to construction, such as plan reviews and installation permits, are also not addressed in this response.

If you find that the proposed construction may be affected by underground storage tanks or if you have further questions, please contact me.

Regards,

Rosemary Hatton,
Administrative Technician, Fuels Division

Nebraska State Fire Marshal Agency

Office | 402-471-9664

Rosemary.Hatton@nebraska.gov

sfm.nebraska.gov | [Facebook](#) | [Twitter](#) | [YouTube](#)

Arson Hotline 1-888-WY-ARSON

Confidentiality Notice: This e-mail, including attachments if any, is intended for the exclusive use of the person or entity to which it is addressed and may contain confidential or privileged information. All unauthorized dissemination, distribution or copying of this e-mail is prohibited. If you believe you have received this e-mail in error, please advise the sender by reply e-mail and delete this e-mail immediately. Thank you.

From: Kelly Gentrup <kgentrup@sendedd.org>
Sent: Thursday, December 26, 2024 1:22 PM
To: Hatton, Rosemary <rosemary.hatton@nebraska.gov>
Cc: James Owens <jowens@sendedd.org>
Subject: York 24DTR006 - Environmental Review Request

Hi Rosemary, SENDD is conducting an environmental review on behalf of the City of York and is requesting your review of this proposed project to determine the potential for any adverse environmental impacts.

Attached is a formal letter explaining the project further in addition to project maps (floodplain and aerial).

If you have any questions or need anything additional, please let me know.

Thanks!

--

Kelly Gentrup

Director of Development Services

Southeast Nebraska Development District

(402) 475-2560

www.sendedd.org

--

Kelly Gentrup

Director of Development Services

Southeast Nebraska Development District

(402) 475-2560

www.sendd.org



York Tanks.xlsx
65K

Facility ID	Facility Name	Facility Address	Facility City	Facility Zip	Facility County	Owner Name	Owner Address	Owner City	Owner St.	Owner Zip	Curr in Use	Temp Out Use	Perm Out Use	Closed In Place	Tanks Removed
6054	7-11 #211	826 GRANT ST	YORK	68467	YORK	DOWNING OIL CO INC	PO BOX 1006	NORFOLK	NE	68702	0	0	0	0	2
507	AMOCO OIL SS #8599	I-80 & HWY 81	YORK	68467	YORK	AMOCO OIL CO	PO BOX 7844	SUGAR CREEK	MO	64054	0	0	0	0	5
12477	AURORA COOPERATIVE	1320 RD L	YORK	68467	YORK	AURORA COOPERATIVE ELEVATOR	PO BOX 209	AURORA	NE	68818-0209	3	0	0	0	0
4210	BARNEYS JUNCTION	1028 LINCOLN AVE	YORK	68467	YORK	BARNEYS JUNCTION	1028 LINCOLN AVE	YORK	NE	68467	0	0	0	0	1
5522	BEN KIRKPATRICK	UNKNOWN	YORK	68467	YORK	KIRKPATRICK, BEN	PO BOX 25	YORK	NE	68467	0	0	0	0	1
10165	BOB BRAASCH	1015 LINCOLN AVE	YORK	68467	YORK	BOB BRAASCH	1015 LINCOLN AVE	YORK	NE	68467	0	0	1	0	0
7373	BROADWELL INC	RR 3	YORK	68467	YORK	BROADWELL INC	13 ARBOR CRT	YORK	NE	68467	0	0	0	0	0
9913	CARL SMITH	W 1/2 SW 1/4 6-9-1 WEST BLUE	YORK	68467	YORK	CARL SMITH	UNKNOWN	YORK	NE	68467	1	0	0	0	0
1045	CASEYS GENERAL STORE	1602 LINCOLN AVE	YORK	68467	YORK	CASEYS RETAIL CO	PO BOX 3001	ANKENY	IA	50021-8045	0	0	0	0	2
5446	CASEYS GENERAL STORE #1690	115 E NOBES RD	YORK	68467	YORK	CASEYS RETAIL CO	PO BOX 3001	ANKENY	IA	50021-8045	2	0	0	0	0
11601	CASEYS GENERAL STORE #2015	1822 N LINCOLN	YORK	68467	YORK	CASEYS RETAIL CO	PO BOX 3001	ANKENY	IA	50021-8045	2	0	0	0	0
3668	CENTRAL VALLEY AG COOP	1504 PLATTE AVE	YORK	68467	YORK	CENTRAL VALLEY AG COOP	PO BOX 429	YORK	NE	68467	6	0	0	0	3
1675	CHAMPION HOME BUILDERS	RR 4 BOX 85A	YORK	68467	YORK	CHAMPION HOME BUILDERS	5573 'N' ST	DRYDEN	MI	48428	0	0	0	0	1
3749	CHUCK KAISER EXC	535 W 4TH ST	YORK	68467	YORK	CHUCK KAISER EXC	535 W 4TH ST	YORK	NE	68467	0	0	0	0	3
12667	CITY OF YORK	627 W 4TH ST	YORK	68467	YORK	CITY OF YORK	100 EAST 4TH	YORK	NE	68467	0	0	0	0	1
11426	CITY OF YORK/WASTEWATER TREATMENT PLANT	814 E NOBES RD	YORK	68467	YORK	CITY OF YORK	100 EAST 4TH	YORK	NE	68467	0	0	0	0	1
3641	C-MART #1338	1630 LINCOLN AVE	YORK	68467	YORK	COASTAL MART INC	9 GREENWAY PLZ STE #2086	HOUSTON	TX	77046	0	0	0	0	3
6221	DALE ELECTRONICS INC	2922 DIVISION AVE	YORK	68467	YORK	BARBER-COLMAN CO	555 COLMAN CTR DR	ROCKFORD	IL	61125	0	0	0	0	0
5825	DENNIS KEAR TRUCKING (FORMER)	716 W 26TH ST	YORK	68467	YORK	YORK COLD STORAGE	COMMERCE ST & DIVISION	YORK	NE	68467	0	0	0	0	2
12125	EASE INC	511 S LINCOLN AVE	YORK	68467	YORK	EASE INC	511 SOUTH LINCOLN AVE	YORK	NE	68467	0	0	0	0	6
11027	EDISON SCHOOL	19TH & EAST AVE	YORK	68467	YORK	YORK PUBLIC SCHOOLS	1005 DUKE	YORK	NE	68467	0	0	0	0	1
9353	EMMANUEL LUTHERAN CHURCH	9TH & BEAVER AVE	YORK	68467	YORK	EMMANUEL LUTHERAN CHURCH	9TH & BEAVER AVE	YORK	NE	68467	1	0	0	0	0
6572	FARMERS COOP ASSOC	125 W 5TH ST	YORK	68467	YORK	FARMERS COOP ASSOC	RR 2	YORK	NE	68467	0	0	0	0	0
6573	FARMERS COOP ASSOC	1 MI E OF HWY 34-81 JCT	YORK	68467	YORK	FARMERS COOP ASSOC	RR 2	YORK	NE	68467	0	0	0	0	0
6683	GOLDEN GABLES	I-80 & HWY 81	YORK	68467	YORK	LOUIS ENDORF	131 EAST HWY 34	SEWARD	NE	68434-2213	0	0	0	0	4
5040	GRANT BUILT PROPERTIES	803 N LINCOLN AVE	YORK	68467	YORK	GRANT BUILT PROPERTIES LLC	208 W SOUTH 50TH ST	YORK	NE	68467	2	0	0	0	4
3170	GROSSHANS OIL CO	224 LINCOLN AVE	YORK	68467	YORK	GROSSHANS, D A	224 LINCOLN AVE	YORK	NE	68467	0	0	0	0	3
10987	GROTZ INC	RR 3 BOX 4	YORK	68467	YORK	GROTZ INC	RR 3 BOX 4	YORK	NE	68467	3	0	0	0	0
4355	HUSKY	LINCOLN AVE & NOBES RD	YORK	68467	YORK	JAMES & AMY SHAW	PO BOX 337	YORK	NE	68467	0	0	0	0	5
11977	KIRKS CORNER #2	3904 S LINCOLN AVE	YORK	68467	YORK	MASON ENTERPRISES 2 INC	3904 S LINCOLN AVE	YORK	NE	68467	4	0	0	0	0
7349	KIRKS KORNER	1027 N LINCOLN AVE	YORK	68467	YORK	KIRKS KORNER	1027 N LINCOLN AVE	YORK	NE	68467	3	0	0	0	1
11719	LEVITT LIBRARY	817 MAYHEW DR	YORK	68467	YORK	YORK COLLEGE	9TH & KIPLINGER	YORK	NE	68467	0	0	0	0	1
11029	LINCOLN SCHOOL	6TH & YORK	YORK	68467	YORK	YORK PUBLIC SCHOOLS	1005 DUKE	YORK	NE	68467	0	0	0	0	1
4545	MAKEN IRRIGATION INC	JCT HWY 34 & 81	YORK	68467	YORK	MAKEN IRRIGATION INC	PO BOX 291	YORK	NE	68467	0	0	0	0	1
11508	MEAD BUILDING CENTER	120 E 16TH	YORK	68467	YORK	WAYNE & KAREN BOEHNING	HC 01 BOX 50	MAXWELL	NE	69151	0	0	0	0	1
6450	MILLER SEED & SUPPLY CO INC	327 YORK AVE	YORK	68467	YORK	MILLER SEED & SUPPLY CO INC	P O BOX 587	YORK	NE	68467	0	0	0	0	0
10660	MOGUL TRANSMISSION INC	203 E 9TH ST	YORK	68467	YORK	MOGUL TRANSMISSION INC	203 E 9TH ST	YORK	NE	68467	0	0	0	0	1
10955	MOSES MOTOR CO	822 LINCOLN AVE	YORK	68467	YORK	MOSES MOTOR CO	PO BOX 566 822 LINCOLN AVE	YORK	NE	68467	0	0	0	0	2
765	NEBRASKA DEPT OF ROADS	1 M S YORK 1/4 M E US-81	YORK	68467	YORK	NEBRASKA DEPT OF ROADS	5001 S 14TH ST	LINCOLN	NE	68512	0	0	0	0	3
1526	NEW HOLLAND INC	N HWY 81 PO BOX 501	YORK	68467-0501	YORK	NEW HOLLAND INC	N HWY 81 BOX 501	YORK	NE	68467	0	0	0	0	2
12492	NORTH OFFICE SUPPLY	5TH ST & NEBRASKA AVE	YORK	68467	YORK	UNKNOWN	UNKNOWN	UNKNOWN	NE	Unknown	0	0	0	0	1
2844	NPPD YORK OPERATIONS CTR	907 W 25TH ST	YORK	68467-0608	YORK	NEBRASKA PUBLIC POWER DIST ATTN KEITH KAREL	1414 15TH ST	COLUMBUS	NE	68602-0499	6	0	0	0	0
873	ORSCHLON FARM & HOME STORE #27	110 MARQUIS AVE	YORK	68467	YORK	ORSCHLON FARM AND HOME LLC	2000 S HWY 63	MOBERLY	MO	65270-4532	0	0	0	0	2
1201	OVERLAND SOUTH PLANT	3RD & DIV	YORK	68467	YORK	OVERLAND READY MIX	PO BOX 307	STROMSBURG	NE	68666	0	0	0	0	3
1168	PIONEER HI BRED RES STATION	RR 2 BOX 1A	YORK	68467	YORK	PIONEER HI-BRED INTL	6800 PIONEER PKWY	JOHNSTON	IA	50131	0	0	0	0	2
10954	PREDMORE GREENHOUSES	1000 MAIN AVE	YORK	68467	YORK	PREDMORE, TOM	1000 MAIN AVE	YORK	NE	68467	0	1	0	0	0
419	PUMP & PANTRY #16	109 LINCOLN AVE	YORK	68467	YORK	BOSSELMAN PUMP & PANTRY INC	PO BOX 4905	GRAND ISLAND	NE	68802-4905	3	0	0	0	4
11142	PUMP & PANTRY #46	3901 S LINCOLN AVE	YORK	68467	YORK	BOSSELMAN PUMP & PANTRY INC	PO BOX 4905	GRAND ISLAND	NE	68802-4905	2	0	0	0	0
6425	SAPP BROS YORK	3432 S LINCOLN AVE	YORK	68467	YORK	SAPP BROS TRAVEL CENTERS INC	PO BOX 45766	OMAHA	NE	68145	6	0	0	0	0
6605	SERVICE CENTER INC	US HWY 81 & E 10TH ST	YORK	68467	YORK	FIRESTONE TIRE & RUBBER CO	1200 FIRESTONE PKWY	AKRON	OH	44317	0	0	0	0	0
3016	SPEEDEE MART #2904	5018 S LINCOLN AVE	YORK	68467	YORK	DANCO II CB LLC	PO BOX 10	VALENTINE	NE	69201-0010	7	0	0	0	5
7972	SPEEDEE MART #2905	3711 S LINCOLN AVE	YORK	68467	YORK	DANCO II CB LLC	PO BOX 10	VALENTINE	NE	69201-0010	3	0	0	0	0
3318	SUNDSTRAND AVIATION	2800 DIVISION AVE	YORK	68467	YORK	SUNDSTRAND CORP	4751 HARRISON AVE	ROCKFORD	IL	61125	0	0	0	0	6
3761	SUNFLOWER CARRIERS INC	558 W 12TH ST	YORK	68467	YORK	SUNFLOWER CARRIERS INC	558 W 12TH ST	YORK	NE	68467	0	0	0	0	1
1527	THE HEARTHSTONE INC	2319 LINCOLN AVE	YORK	68467	YORK	THE HEARTHSTONE INC	PO BOX 159	YORK	NE	68467	0	0	0	0	2
11720	THOMAS HALL	9TH & KIPLINGER AVE	YORK	68467	YORK	YORK COLLEGE	9TH & KIPLINGER	YORK	NE	68467	0	0	0	0	1
11624	UNKNOWN	827 LINCOLN AVE	YORK	68467	YORK	UNKNOWN	UNKNOWN	UNKNOWN	NE	Unknown	0	0	0	0	2
8221	USA INNS	4733 S LINCOLN AVE	YORK	68467	YORK	USA INNS	4733 S LINCOLN AVE	YORK	NE	68467	0	0	0	0	4
3562	WELCH IMPLEMENT CO	HWY 81 N	YORK	68467	YORK	WELCH IMPLEMENT CO	PO BOX 569	YORK	NE	68467	0	0	0	0	2
8149	WEST NOBES CAR WASH	120 W NOBES	YORK	68467	YORK	WEST NOBES CAR WASH	120 W NOBES	YORK	NE	68467	0	0	0	0	3
11028	WILLARD SCHOOL	6TH & BLACKBURN	YORK	68467	YORK	YORK PUBLIC SCHOOLS	1005 DUKE	YORK	NE	68467	0	0	0	0	1
4519	WILLIS DRIEWER	RR 2 BOX 4	YORK	68467	YORK	DRIEWER, WILLIS	RR 2 BOX 4	YORK	NE	68467	0	0	0	0	2
11928	YORK COLLEGE	MCGEEHEE HALL 1020 E 9TH	YORK	68467	YORK	YORK COLLEGE	1125 E 8TH	YORK	NE	68467	0	0	0	0	1
11929	YORK COLLEGE FREEMAN CTR	1105 E 10TH	YORK	68467	YORK	YORK COLLEGE	1125 E 8TH	YORK	NE	69467	0	0	0	0	1
9152	YORK COMMUNITY CTR	211 E 7TH ST	YORK	68467	YORK	CITY OF YORK	COMMUNITY CTR 612 NEBRASKA AVE	YORK	NE	68467	0	0	0	0	2
4600	YORK COUNTY	722 E 25TH ST	YORK	68467	YORK	COUNTY OF YORK	722 E 25TH ST	YORK	NE	68467	4	0	0	0	2
1480	YORK COUNTY RPPD	2122 S LINCOLN AVE	YORK	68467	YORK	YORK COUNTY RPPD	PO BOX 219	YORK	NE	68467	0	0	0	0	2
11716	YORK COUNTY SHERIFF	510 LINCOLN AVE	YORK	68467	YORK	YORK COUNTY SHERIFF	510 LINCOLN AVE	YORK	NE	68467	1	0	0	0	0
12453	YORK GENERAL HEALTH CARE SERVICES	2020 N LINCOLN AVE	YORK	68467	YORK	YORK GENERAL HEALTH CARE SERVICES	2222 N LINCOLN AVE	YORK	NE	68467	0	0	0	0	1
2762	YORK GENERAL HOSPITAL	2222 LINCOLN AVE	YORK	68467	YORK	YORK GENERAL HOSPITAL	2222 LINCOLN AVE	YORK	NE	68467	1	0	0	0	0
11626	YORK HIGH SCHOOL	1005 DUKE DR	YORK	68467	YORK	YORK PUBLIC SCHOOLS	2918 NORTH DELAWARE	YORK	NE	68467	0	0	0	0	2
8895	YORK HOUSING AUTHORITY	215 LINCOLN AVE	YORK	68467	YORK	YORK HOUSING AUTHORITY	215 LINCOLN AVE	YORK	NE	68467	0	0	0	0	1
1510	YORK MFG CO	6 MI W ON US 34	YORK	68467	YORK	YORK MFG CO	PO BOX 38	YORK	NE	68467	0	0	0	0	2
11514	YORK MIDDLE SCHOOL	12TH & EAST AVE	YORK	68467	YORK	YORK PUBLIC SCHOOLS	ROUTE 2, BOX 5	YORK	NE	68467	0	0	0	0	2
1346	YORK MUNICIPAL AIRPORT	1112 HWY 34	YORK	68467	YORK	CITY OF YORK MUNICIPAL AIRPORT	1112 HIGHWAY 34	YORK	NE	68467	2	0	0	0	0
11481	YORK STOPPING CENTER	4700 S LINCOLN AVE	YORK	68467	YORK	HPT TA PROPERTIES TRUST	24601 CENTER RIDGE RD	WESTLAKE	OH	44145	9	0	0	0	0

Field Visit Checklist

Completing the form requires a site visit by the preparer. The preparer should be sure to observe the property by walking through the property and the building(s) and other structures on the property to the extent possible and observing all adjoining* properties.

Preparer should provide responses to all fields to avoid ambiguity

Date of Visit: 4/4/2025 | Time: 1:30pm | Weather Conditions: 46°, light rain, cloudy

Program Name: York Downtown Revitalization - 24DTR006

Project Location/Address: 927 N Grant Ave

Property Owner: Zack Adamson - Nebraska Door & Window, LLC

Attach the following, as appropriate:

Photographs of site and surrounding areas Maps (street, topographic, aerial, site map)

QUESTION Is there evidence of any of the following?	OBSERVATION	
	SUBJECT PROPERTY	ADJOINING PROPERTIES
Is the property or any adjoining property currently used, or has evidence of prior use, as a gasoline station, motor vehicle repair facility, printing facility, dry cleaners, photo developing laboratory, junkyard, or as a waste treatment, storage, disposal, processing or recycling facility?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are there any damaged or discarded automobile(s), automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers greater than 5 gal in volume or 50 gal in the aggregate, stored on or used at the property or adjoining properties?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are there any industrial drums (typically 55 gal) or sacks of chemicals, herbicides or pesticides located on the property or adjoining properties?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Has fill dirt been brought onto the property or adjoining properties that originated from a suspicious site or that is of an unknown origin?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are there any pits, ponds, or lagoons located on the property or adjoining properties in connection with waste treatment or waste disposal?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>

Is there any stained soil, distressed vegetation and/or discolored water on the property or adjoining properties?	YES <input type="checkbox"/>	YES <input type="checkbox"/>
	NO <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>
	UNKNOWN <input type="checkbox"/>	UNKNOWN <input type="checkbox"/>
Are there any storage tanks , aboveground or underground (other than residential), located on the property or adjoining properties?	YES <input type="checkbox"/>	YES <input type="checkbox"/>
	NO <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>
	UNKNOWN <input type="checkbox"/>	UNKNOWN <input type="checkbox"/>

*Adjoining properties: Any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them.

DRAFT HUD-R7-5-4-12

QUESTION	SUBJECT PROPERTY	ADJOINING PROPERTIES
Is there evidence of any of the following?		
Are there any vent pipes, fill pipes, or underground tank access ways visible on the property or adjoining properties?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are any flooring, drains, walls, ceilings, or grounds on the property or adjoining properties stained by substances (other than water) or emitting noxious or foul odors or odors of a chemical nature ?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Is the property served by a private well or non-public water system ? (If yes, a follow-up investigation is required to determine if contaminants have been identified in the well or system that exceed guidelines applicable to the water system, or if the well has been designated contaminated by any government environmental/health agency.)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	
Has the owner or occupant of the property been informed of the existence of past or current hazardous substances or petroleum products or environmental violations with respect to the property or adjoining properties?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Do the property or adjoining properties discharge wastewater (not including sanitary waste or storm water) onto the property or adjoining properties and/or into a storm water system?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>

Is there a transformer, capacitor, or any hydraulic equipment on the property or adjoining properties that are not marked as "non-PCB"?	YES <input type="checkbox"/>	YES <input type="checkbox"/>
	NO <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>
	UNKNOWN <input type="checkbox"/>	UNKNOWN <input type="checkbox"/>

If answering "YES" or UNKNOWN" to any above items, describe the conditions:

Use photographs and maps to mark and identify conditions. Attach more information as needed.


Is further evaluation warranted? YES NO UNCERTAIN

Preparer of this form must complete the following required information.

This inspection was completed by: Name: Karsyn Bredenkamp Title: Community Development Specialist	Phone Number: 402-475-2560
	Email: kbredenkamp@sendedd.org
	Agency: Southeast Nebraska Development District

Address: 7407 O Street, Lincoln, NE 68510

Preparer represents that to the best of his/her knowledge the above statements and facts are true and correct and to the best of his/her actual knowledge no material facts have been suppressed, omitted or misstated.

Signature: 	Date: 4/4/2025 DRAFT HUD-R7-5-4-12
---	--



Submission of a completed Project Information Form with adequate information and attachments constitutes a request for review pursuant to Section 106 of the National Historic Preservation Act of 1966 (as amended). More information may be required to adequately process the Section 106 process. Submit completed form to HN.HP@nebraska.gov.

NOTE: Section 106 regulations provide for a 30-day response time by the Nebraska State Historic Preservation Office from the date of receipt.

PROJECT NAME (if applicable): York Downtown Revitalization
COUNTY: York STREET ADDRESS (No P.O. Box Numbers): 927 N Grant Ave
FEDERAL AGENCY OR DESIGNEE: HUD - CDBG
CONTACT PERSON: Kelly Gentrup CITY, STATE ZIP: Lincoln, NE 68510 TELEPHONE: +1 (402) 475-2560
EMAIL (for response): kgentrup@sended.org

PROJECT DESCRIPTION

Briefly describe the overall project.

Modify the east storefront by removing and replacing the existing aluminum canopy and replacing the exterior panel, trim, and gutter (on east and north elevation). See images and bids for more details.

DESIGNATIONS

To the best of your knowledge, is the structure any of the following?

- Listed Individually on the National Register
Listed within a National Register Historic District
Designated Local Landmark
Designated Local Landmark District

PHOTOGRAPHS

Please provide photographs of all structures. Photographs of neighboring or nearby buildings are helpful. Go to page 2 to insert photo(s).

NESHPO USE ONLY
Nebraska SHPO Determination
Site Number:
No potential to cause effects
Adverse effect (More consultation needed)
No historic properties affected
The SHPO requests additional information (see attached)
No adverse effect
Signature: Jade Mendoza Date: 4/17/2025
Review & Compliance Coordinator
State Historic Preservation Office, Nebraska State Historical Society

North Elevation

Exterior panel, trim, and
gutter replacement

Remove Window
Replace With New Door



**No work to be performed
in this area**

Replace Storefront

**Exterior panel, trim, and
gutter replacement**

East Elevation

No work to be performed
in this area

Exterior panel, trim, and
gutter replacement

Storefront Replacement

Remove and Reinstall
existing Canopy



Rood Capital Properties (Mack's Golden Grounds Building) – Will complete project as submitted with the proposed grant as noted below....They have asked to remove the small tuck point project and to move the allocated funds to the canopy.

FINAL PROJECT	ttl amt submitted	Project	Proposed Grant not to exceed 75% of project	owner investment
ADA Ramp/site work	\$ 20,370.00	\$ 24,686.00	\$ 18,514.50	\$ 6,171.50
Canopy	\$ 13,450.00	\$ 14,929.50	\$ 11,197.13	\$ 3,732.38
2nd floor EFIS over window/roof	\$ 44,715.00	\$ 45,855.50	\$ 10,753.87	\$ 35,101.63
front Windows/Door	\$ 13,945.00	\$ 16,965.00	\$ 12,723.75	\$ 4,241.25
Can Lightig	\$ 1,709.00	\$ 1,897.00	\$ 1,422.75	\$ 474.25
Overhead	\$ 10,144.00	\$ -	\$ -	\$ -
	\$ 104,333.00	\$ 104,333.00	\$ 54,612.00	\$ 49,721.01

project	ttl amount	Project	Adjusted Grant	owner investment
ADA Ramp/site work	\$ 20,370.00	\$ 24,686.00	\$ 18,514.50	\$ 6,171.50
Tuck pointing	\$ 3,000.00	\$ 3,646.00	\$ 2,734.50	\$ 911.50
Canopy	\$ 13,450.00	\$ 14,929.50	\$ 11,197.13	\$ 3,732.38
2nd floor windows/canopy	\$ 44,715.00	\$ 45,855.50	\$ 8,019.37	\$ 37,836.13
front Windows/Door	\$ 13,945.00	\$ 16,965.00	\$ 12,723.75	\$ 4,241.25
Can Lightig	\$ 1,709.00	\$ 1,897.00	\$ 1,422.75	\$ 474.25
Overhead	\$ 10,790.00		\$ -	\$ -
	\$ 107,979.00	\$ 107,979.00	\$ 54,612.00	\$ 53,367.01

From: [Doug Rood](#)
To: [Madonna M](#)
Subject: Re: Downtown Revitalization Grant Update – Response Needed
Date: Sunday, March 9, 2025 11:23:13 AM
Attachments: [image003.png](#)

Hi Madonna,

I will go with option A. Though I have one slight adjustment if possible, could I remove the tuckpointing project and move those allocated funds toward the EFIS or Canopy projects?

Thanks,
Doug

On Fri, Mar 7, 2025 at 3:54 PM Madonna M <madonnam@yorkchamber.org> wrote:

Dear Doug,

Thank you for your interest in the Downtown Revitalization (DTR) Grant Program. The DTR Committee has completed its initial review of all submitted applications. Due to high demand, the number of requests exceeded the funding available. We carefully evaluated each project, prioritizing based on impact and alignment with program goals. Additionally, we followed guidance from the Southeast Nebraska Development District (SEND), which restricts façade funding to street-facing improvements only—alley- and parking-lot-facing areas are not eligible for funding.

At this stage, we are recommending projects for funding, but final approval is still required. To move your project forward for the next phase of review at SEND, **we need you to confirm how you plan to proceed:**

A. I will complete the entire project as originally submitted, utilizing the committee’s proposed grant funding recommendation and covering the remaining investment myself within the grant timeline.

B. I will only complete the portions of the project that were recommended for grant funding, ensuring completion within the grant timeline.

project	tll amt submitted	Project	Proposed Grant not to exceed 75% of project	owner investment
ADA Ramp/site work	\$ 20,370.00	\$ 24,686.00	\$ 18,514.50	\$ 6,171.50
Tuck pointing	\$ 3,000.00	\$ 3,646.00	\$ 2,734.50	\$ 911.50
Canopy	\$ 13,450.00	\$ 14,929.50	\$ 11,197.13	\$ 3,732.38
2nd floor EFIS over window/roof	\$ 44,715.00	\$ 45,855.50	\$ 8,019.37	\$ 37,836.13
front Windows/Door	\$ 13,945.00	\$ 16,965.00	\$ 12,723.75	\$ 4,241.25
Can Lightig	\$ 1,709.00	\$ 1,897.00	\$ 1,422.75	\$ 474.25
Overhead	\$ 10,790.00	\$ -	\$ -	\$ -
	\$ 107,979.00	\$ 107,979.00	\$ 54,612.00	\$ 53,367.01

Important Reminder:

Property owners cannot begin any work (including demolition), nor sign any contracts for materials or services, until an official Notice to Proceed is issued. Any work started before this official approval may result in disqualification from funding.

Please reply to this email by Monday, March 10 with your selection (A or B). Once we receive your response, we will advance your project for further review at SEND.

If you have any questions, feel free to reach out. Thank you for your commitment to enhancing our downtown—we look forward to the next steps in this process!

Madonna Mogul

Executive Director

Thriving Organizations, Thriving Community.

BUSINESS
after HOURS
SALUTE TO
EDUCATORS

Friday, March 14
5:00 - 7:00 p.m.
York Country Club
21+ Event - Open to the public

Teacher of the Year Awarded
Raffle Prizes
Complimentary Appetizers
(while supplies last)



603 N Lincoln Ave|York, NE 68467|(O) 402.362.5531|(C) 402.366.8564|www.yorkchamber.org

VISION: Striving to cultivate a connected community.

MISSION: York Chamber of Commerce is dedicated to fostering a thriving community by empowering local organizations, supporting economic growth, and nurturing collaborative relationships.

From: [York Chamber of Commerce](#)
To: [Info @ York Chamber](#)
Subject: DTR Application
Date: Sunday, February 2, 2025 2:16:38 PM
Attachments: [IMG_0599.pdf](#)
[IMG_0598.pdf](#)
[IMG_0600.pdf](#)
[MGG-drawing-7-site-plan.pdf](#)
[MGG-drawing-4-southwest-elevation.pdf](#)
[MGG-drawing-3-south-elevation.pdf](#)
[Macks-Golden-Grounds-exterior-renovations-Cost-Proposal.pdf](#)
[Macks-Golden-Grounds-exterior-renovations-scope-of-work.pdf](#)

Property Owner

Doug Rood

Business Name

Rood Capital Properties

Business Type

Coffee Shop

Business Phone Number

(610) 295-7178

Property Owner Cell Number

(610) 295-7178

Email Address

d.rood09@gmail.com

Property Address

600 N Grant Ave
York, Nebraska 68467
United States
[Map It](#)

Mailing Address

1605 Kennedy Drive
York, Nebraska 68467
United States
[Map It](#)

Total estimated improvement cost

\$100,000.00

Type of eligible improvements planned (select all that apply)

- Facade Improvements (exterior repair/replacement, signage, awnings, windows, doors)

Describe any and all planned improvements and approximate cost for EACH activity:

Demo and installation of ADA Ramp for front door entrance – \$9,700
Brick tuckpointing(clean up some worn/missing spots of mortar) – \$3,000
Rebuild and extend the canopy – \$13,450

Canopy roofing and EIFS on the exposed wood over the 2nd-floor windows, the lower half of the canopy, and on cracked concrete below windows – \$44,715
3 new double pane windows and new front door – \$13,945
Electrical for can lighting in the canopy – \$1,709
General expenses (permits, refuse, contractor support, etc.) – \$10,670

Upload Current Photo of Property

- [IMG_0599.pdf](#)
- [IMG_0598.pdf](#)
- [IMG_0600.pdf](#)

Upload Two (2) bids for your project

- [MGG-drawing-7-site-plan.pdf](#)
- [MGG-drawing-4-southwest-elevation.pdf](#)
- [MGG-drawing-3-south-elevation.pdf](#)
- [Macks-Golden-Grounds-exterior-renovations-Cost-Proposal.pdf](#)
- [Macks-Golden-Grouds-exterior-renovations-scope-of-work.pdf](#)

Printed Name of Property Owner

Douglas Rood

Signature of Property Owner



Date

02/02/2025

Printed Name of Property Owner

Douglas Rood

Signature of Property Owner



Release Executed on this Date

02/02/2025

Attestation of U.S. Citizenship

I am a citizen of the United States

Printed Name

Douglas Michael Rood

Signature



Date

02/02/2025

Thank you for submitting your application for York's Downtown Revitalization (DTR). Your application will be reviewed by the DTR Committee, and someone will be in touch with you regarding next steps.



4th & York Ave - PO Box 147
York, Nebraska 68467
Ph: 402-362-3339
Fax 402-362-3330

Cost Proposal

DATE: 01/24/25

TO: Doug Rood
600 N. Grant Ave
York, NE 68467

REF: Mack's Golden Grounds exterior renovations

COST PROPOSAL FOR EXTERIOR RENOVATIONS TO THE MACK'S GOLDEN GROUNDS BUILDING

Scope of Work:
See attached scope of work sheet

Cost Breakdown:	Exterior Renovations
General Requirements	\$10,670
Sitework	\$9,700
Concrete	\$0
Masonry	\$3,000
Steel	\$0
Carpentry	\$13,450
Thermal	\$44,715
Openings	\$13,945
Finishes	\$0
Specialties-	\$0
Mechanical	\$0
Electrical	\$1,709
Cost of Work-	<hr/> \$97,189
Overhead & Profit-	\$10,790
Total estimate	<hr/> <hr/> \$107,979

Drew Jensen
JLC Inc.

Mack's Golden Grounds exterior renovations-Scope of work

SCOPE OF WORK – Work associated with construction drawings.

Division 1. General Requirements

1. Permits
2. Refuse Hauling
3. Supervision
4. Temporary Toilet
5. Housekeeping
6. Final Cleaning
7. Equipment
8. Poster board
9. Davis Bacon wage reports

Division 2. Sitework

1. Selective Demolition
2. Paving- ADA sidewalk to entry

Division 3. Concrete

1. NA

Division 4. Masonry

1. Brick tuckpointing

Division 5. Metals

1. NA

Division 6. Carpentry

1. Rough Carpentry
 - a. Frame canopy an additional 2' out from existing
 - b. 5/8 OSB roof sheeting
 - c. 5/8" Densglass sheeting at all EIFS locations

Division 7. Thermal

1. Standing Seam roofing at canopy
2. EIFS
3. Joint Sealants

Division 8. Doors and Windows

1. Aluminum storefront windows and door

Division 9. Finishes

1. NA

Division 10, Specialties

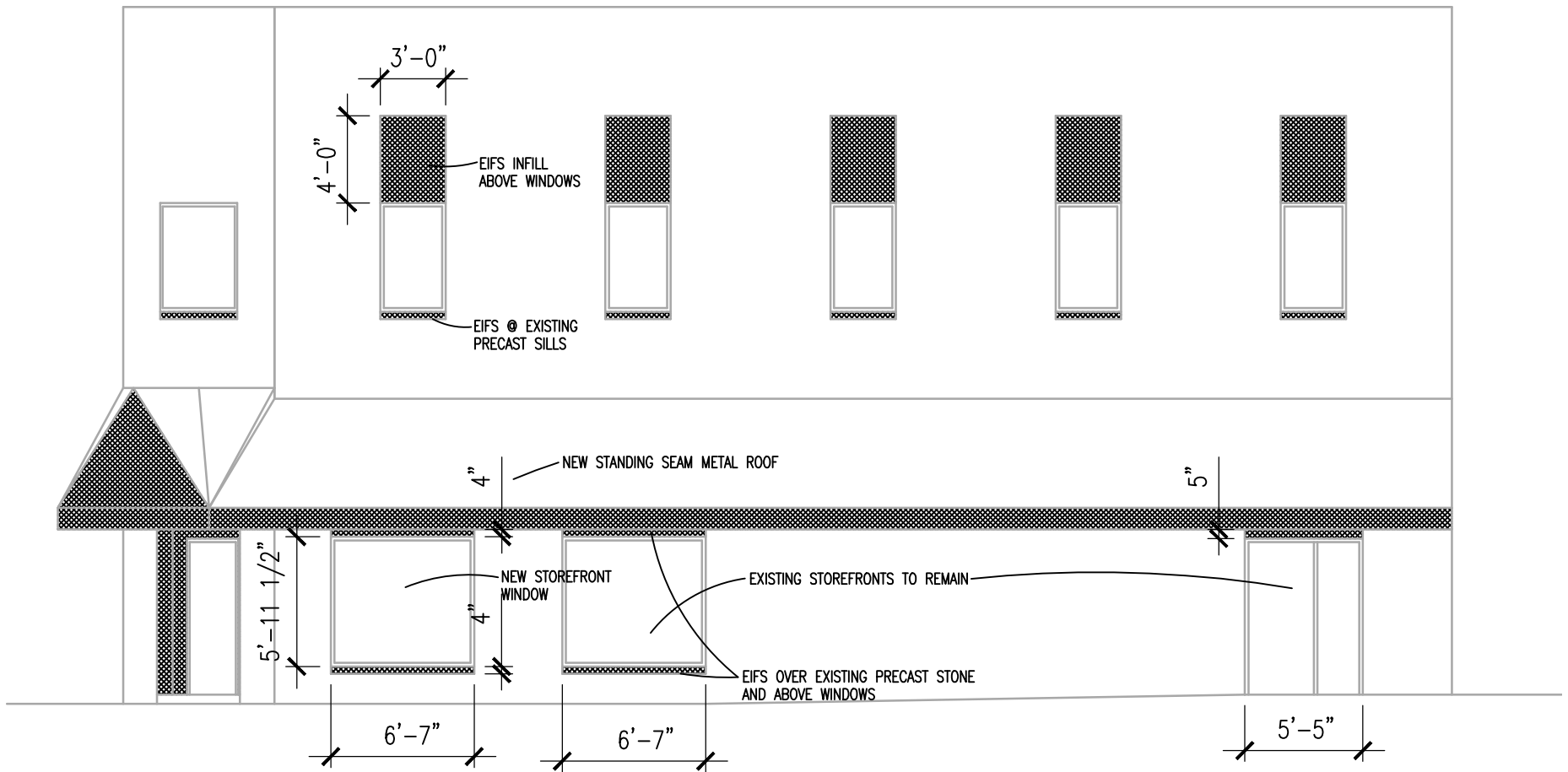
1. NA

Division 15. Mechanical

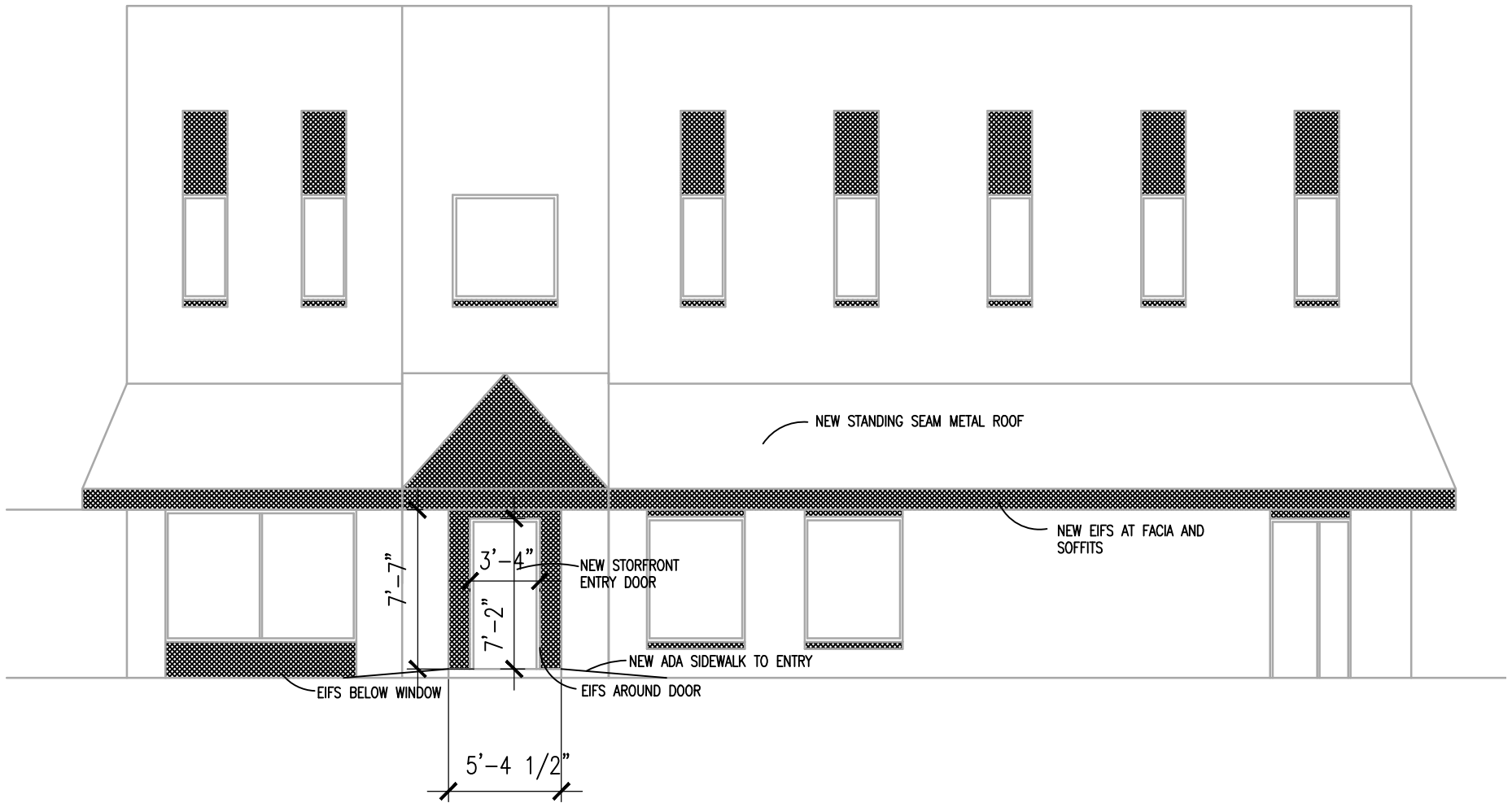
1. NA

Division 16. Electrical

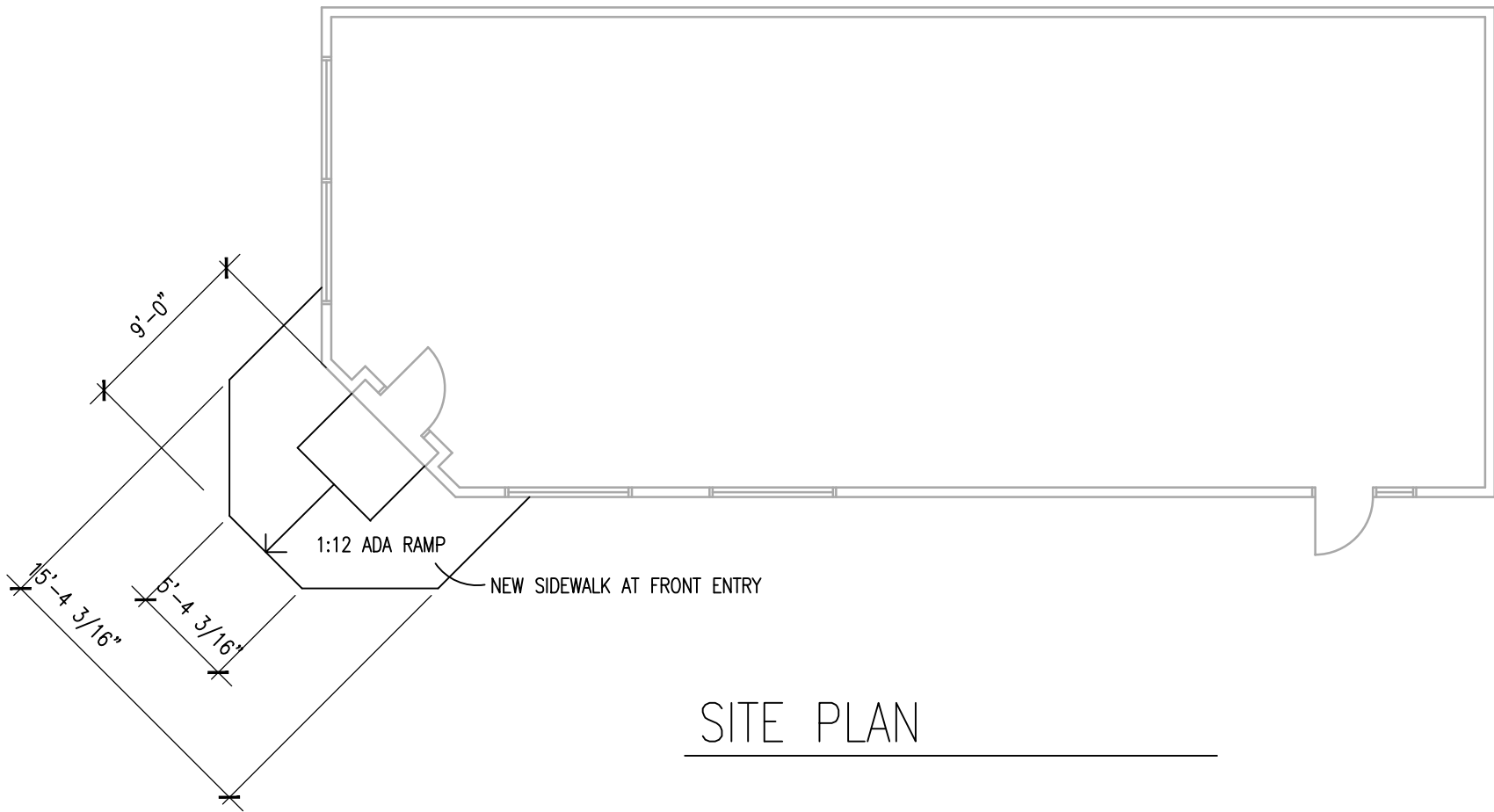
1. Electrical
 - a. Can lighting in canopy soffit



SOUTH ELEVATION



SOUTHWEST ELEVATION



SITE PLAN



MACK'S
GOLDEN GROUNDS

600 GRANT

ONE WAY



MACK'S
GOLDEN GROUNDS

600 GRANT

Coffee





Gabby's
SALON

Love
is in the
air

open

600 GRANT

MACK'S
GOLDEN GROUNDS



Here open to all is the history of this people.

May 9, 2025

Kelly Gentrup
HUD-CDBG
VIA EMAIL

RE: HP# 2503-109-04; York Downtown Revitalization, 600 N Grant Avenue, York, York County,
NE

Dear Kelly Gentrup,

Thank you for submitting the referenced proposed undertaking for our review and comment. Our comment on this project and its potential to affect historic properties is required by Section 106 of the National Historic Preservation Act of 1966, as amended, and implementing regulations 36 CFR Part 800.

According to the project scope submitted, there will be **no adverse effect** provided the following **conditions** are met:

1. EIFS: EIFS should only be used on altered/non-historic infill materials. It should not be used on pre-cast window sills. Instead, repair should be done using a cementitious patching compound that's compatible with the original material. The repair should be color-matched and allow the sills to remain visually and physically consistent with its historic appearance.

Should any changes in the project be made or in the type of funding or assistance provided through federal or state agencies, please notify this office of the changes before further project planning continues. Please retain this correspondence and your documented finding in order to show compliance with Section 106 of the National Historic Preservation Act, as amended. If you have any questions, please contact me at Jade.Mendoza@nebraska.gov or 402-429-7465.

Sincerely,

A handwritten signature in black ink that reads 'Jade Mendoza'.

Jade Mendoza
Interim Section 106 Coordinator

1500 R Street
Lincoln, NE, 68508-1651
<https://history.nebraska.gov>

Tier II: Site Specific Environmental Review

Community Development Block Grant

Grant Number: 24DTR006

Grantee: City of York

Property Address 600 N Grant Ave

Activity Description Improvements include installing ADA ramp in front door entrance, tuckpointing, rebuilding and extending current canopy, removing and replacing windows and front door.

Cost:

- Projected Acquisition Cost \$
- Projected Rehab Cost **\$104,333.00**
- Projected All Cost **\$104,333.00**

1. Contamination and Toxic Substances [24 CFR 58.5(i)(2)]

- Visual review and pictures of site and surroundings conducted by Karsyn Bredenkamp on April 4, 2025
- The site review identified the following concerns on or adjacent to the project site:
No concerns were identified during the site visit. Site visit form attached.
- The EPA, <https://www.epa.gov/nepa/nepassist>, mapping web-tool was used. The following sites were identified on or near the site that may be a concern for the project
There are no sites near the project location that may be a concern for this project.
- The DEQ, <http://degims2.deq.state.ne.us/degflex/DEQ.html>, mapping web-tool was used. The following sites were identified on or near the site that may be a concern for the project
No sites were identified that may be a concern for the project.
- The Fire Marshall was sent a letter on May 1, 2025 and is attached. Their response did not indicate any potential impacts to the project that may be a concern.
- The Agency response letter noted that:
 - There were no Underground Storage Tanks (UST's) on or near the site.
 - There were Underground Storage Tanks (UST's) on or near the site.
 - These UST's included those located at:
[Click or tap here to enter text.](#)
- The following Attachments have also been included:
 - Photographs
 - Website
 - Letter sent to Agency
 - Response received back from Agency
 - Maps
 - Aerials

2. Explosive and Flammable Operations [24 CFR 51C]

- Visual review and pictures of site and surroundings conducted by Karsyn Bredenkmap on April 4, 2025.
 - No known explosive or flammable operations were visible on or near the site.
 - Explosive or flammable operations were visible on or near the site.[Complete the remaining info]
- The site review identified the following concerns on or adjacent to the project site: _____

- [Determine the type of operation, the distance from the operation, and calculate the Acceptable Separation Distance. Attach as separate documentation]


8. Historic Preservation [36 CFR 800]

- The structure was built in the year: 1900
- A site review and photos of the property were completed on the following date: April 4, 2025
- Based on the review, it has been determined that the structure is:
 - Historic
 - Not historic
- It has also been determined that the rehab activities proposed in the project
 - Will not impact any historic resources.
 - May impact historic resources which may include the home or nearby houses or structures.
- A letter determining whether or not any historic resources might be impacted by the project, along with photos of the site, an aerial map of the residence, and a list of proposed activities were sent to the
 - SHPO on the following date: March 24, 2025
 - THPO on the following date: n/a
- SHPO response was received back on the following date: May 9, 2025
- SHPO noted No adverse effect with conditions.
- THPO response was received back on the following date: n/a
- THPO noted n/a
- The following Attachments have also been included:
 - Photographs
 - Website
 - Maps
 - Documentation showing SHPO was contacted
 - Documentation showing THPO was contacted
 - Response received back from Nebraska SHPO
 - Aerials

58.6 Requirements, Flood Disaster Protection Act

- Site is not located within a SFHA (100-year floodplain).
 - The attached FEMA FIRM map 3102370005B and 3102370010B, Effective Date: September 29, 1978 was reviewed and indicates the site is not located in a Special Flood Hazard Area (SFHA). [Attach the FIRM Map]
 - No FIRM map was available for the site. _____ was contacted on _____ and the attached information indicates the site is not located in a Special Flood Hazard Area (SFHA). [Attach source]
- Site is located within a SFHA (100-year floodplain).
 - The attached FEMA FIRM map _____ [Map #, Panel #] was reviewed and indicates the site is located in a Special Flood Hazard Area (SFHA). [Attach the FIRM Map]
 - No FIRM map was available for the site. _____ was contacted on _____ and the attached information indicates the site is located in a Special Flood Hazard Area (SFHA). [Attach source]
 - Due to the location of the site, the property
 - Does not require the purchase of flood insurance
 - Requires the purchase of flood insurance. [Attach evidence the community is participating in the National Insurance Program and a copy of the flood insurance policy]

A site-specific environmental review has been performed at the above location in compliance with HUD environmental review regulations (24 CFR 58) and related laws, authorities, and requirements. The review has been performed prior to the commitment of HUD or non-HUD funds, as required by 24 CFR 58.22(a) and (c). This review shall be retained as a component of the project's ERR. Consult the Tier I for further information as to compliance with other laws and authorities for this HUD-assisted project.

Kelly Gentrup		5-9-2025
Preparer Name (print)	Preparer Signature	Date
Director of Development Services, Southeast Nebraska Development District		
Title/ Organization		
Barry Redfern		
Responsible Entity Name (print)	Responsible Entity Signature	Date
Mayor	City of York	
Responsible Entity Title (print)	Entity Name (print local unit of Government name)	



May 1, 2025

Nebraska Fire Marshal
246 S 14th St
Lincoln, NE 68508

Dear Ms. Hatton:

To follow up from my email on December 26, 2024, the City of York has received Release of Funds/Environmental Clearance from the Department of Economic Development (NDED). They received 10 applications and all were approved to move forward with a Tier II Environmental Review, which is required pursuant to NEPA and HUD's environmental regulation, 24 CFR Part 58 for site specific projects. The City of York requests your review of the proposed sites to determine if there are any explosive and flammable operations or contamination and toxic substances of concern near these locations. Locations include –

- | | |
|----------------------|----------------------|
| 1. 111 E 6th St | 6. 614 N Grant Ave |
| 2. 207 E 6th St | 7. 623 N Grant Ave |
| 3. 415 N Platte Ave | 8. 627 N Lincoln Ave |
| 4. 600 N Grant Ave | 9. 723 N Lincoln Ave |
| 5. 603 N Lincoln Ave | 10. 927 N Grant Ave |

Enclosed you will find a project description, a community map, and FIRM maps. Please provide written comments and/or recommendations for any mitigation measures by May 31, 2025 to the following email kgentrup@sendd.org or mailing address: SEND D, 7407 O St, Lincoln, NE 68510

Should any significant changes be proposed to the location and/or scope of the proposed project, you will be notified in writing prior to the initiation of any construction activities for the opportunity to review and comment on any such changes. Please contact Kelly Gentrup at 402-475-2560 or by e-mail at kgentrup@sendd.org if you have any questions or require additional information. Thank you for your assistance.

Sincerely,

A handwritten signature in blue ink that reads "Kelly Gentrup". The signature is fluid and cursive, with a long horizontal stroke at the end.

Kelly Gentrup
Director of Development Services

Enclosures

SEND D is an Equal Opportunity Employer

7407 O St | Lincoln, NE 68510



402-475-2560



www.sendd.org



York 24DTR006 Project Description

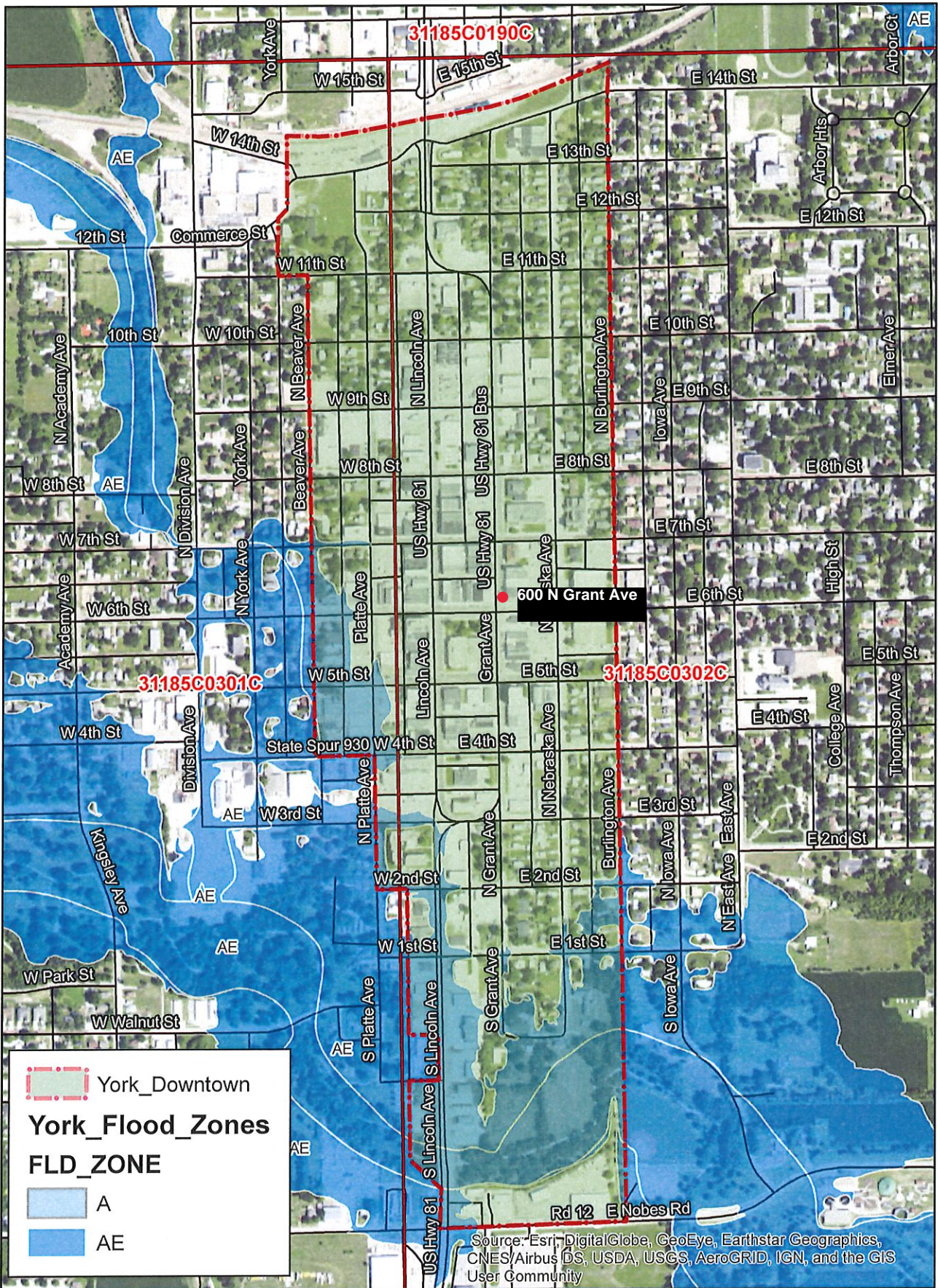
The City of York, York County, Nebraska (hereinafter referred to as the "City") is preparing to implement a commercial rehabilitation project within the municipal limits of the city (hereinafter referred to as the "Project"). The Project will take place within the City's downtown district. The northern boundary of the district runs along the railroad tracks with West Nobes Road serving as the southern boundary. The eastern boundary follows North Burlington Avenue while the western boundary generally follows North Beaver Avenue south to West 3rd Street. From there the boundary continues mainly along North Platte Avenue to East Nobes Road. The area is primarily commercial with residential mixed in.

Project activities identified for improvement within this designated area will be carried out in accordance with the formerly established program guidelines, design guidelines, and design goals and policies. Eligible activities include façade improvements, window/door replacements, brick/masonry repairs, structural repairs, code violations, lighting, and address architectural barriers that impede mobility-restricted citizens. Eligible downtown business owners will be invited to apply for these funds. Those eligible businesses who are interested in applying may contact the city office at (402) 363-2600 and will be able to review the City's Program Guidelines for additional information about the requirements of the program. Applications will be reviewed as they are received. A Tier II site-specific environmental review will be conducted as business sites are identified and selected.

Total project costs are estimated at \$535,000, including \$25,000 for general administration and \$10,000 for construction management. Funding sources include a Community Development Block Grant (CDBG) from the Nebraska Department of Economic Development (NDED) for \$435,000 and a match of \$100,000. Applicants who are awarded funding will be required to provide at least 25% in matching funds.

This Project will address the National Objective of preventing or eliminating slum and blight conditions on an area basis (SBA) through the commercial rehabilitation of private facilities within the area of downtown designated by the City and identified in their Blight and Substandard Area Designation, prepared by RDG Planning & Design in September of 2017. No residents, businesses, or farms will be displaced as a result of the project activities. Project activities may result in dust, noise, or temporary interruption of access to individual buildings during construction. Businesses, residents, and emergency services will be notified of all sidewalk and street closures that may be required for the project and will be directed to an alternate route. The Project activities will be completed within 30 months.

York - Floodplain Information





APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM


FLOOD INSURANCE RATE MAP

CITY OF
YORK,
NEBRASKA
YORK COUNTY

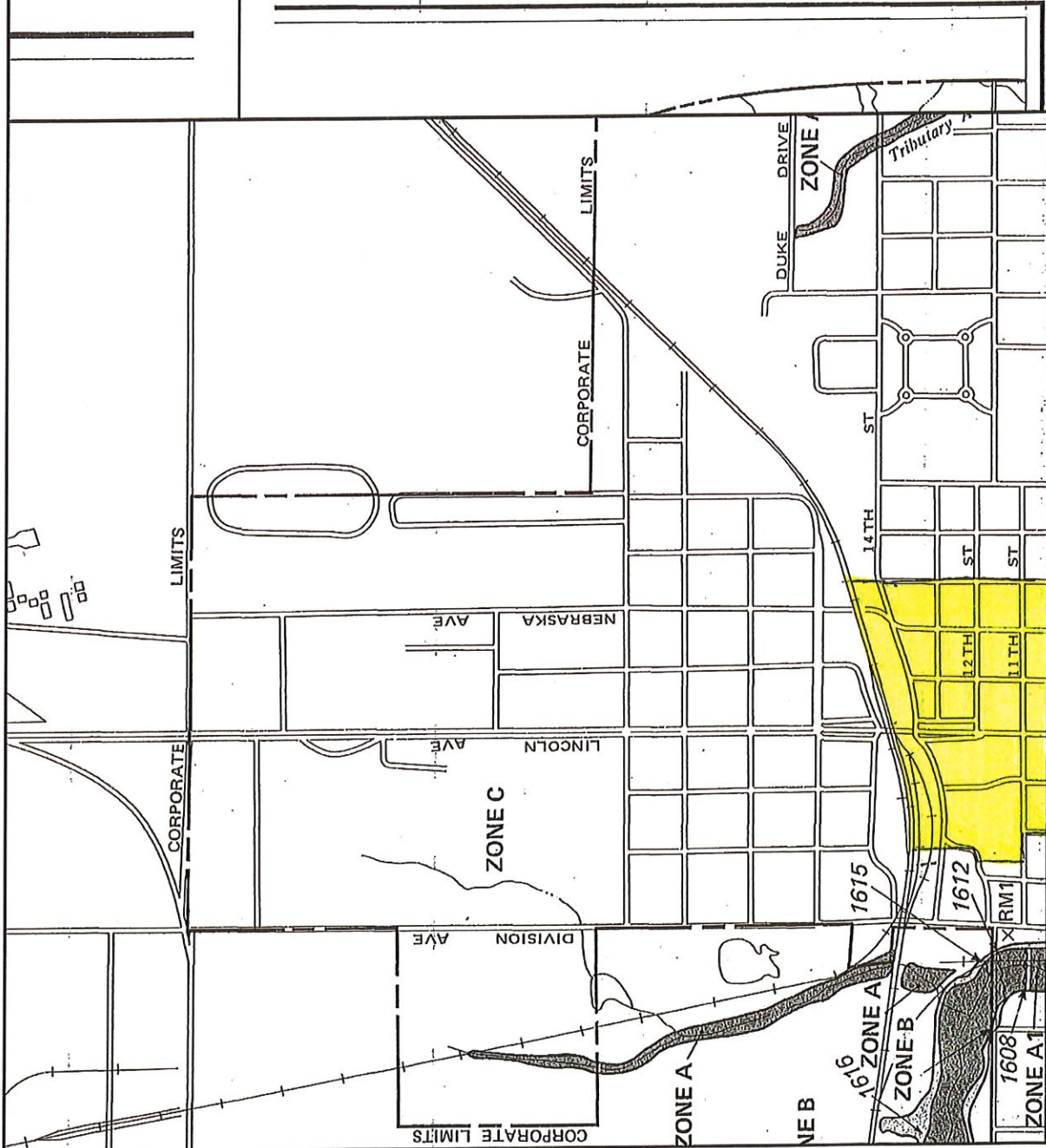
COMMUNITY-PANEL NUMBER
310237 0005 B

PAGE 5 OF 10

EFFECTIVE
SEPTEMBER 29, 1978



U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION



This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the file block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

CITY OF YORK, NEBRASKA YORK COUNTY

COMMUNITY-PANEL NUMBER 310237 0010 B

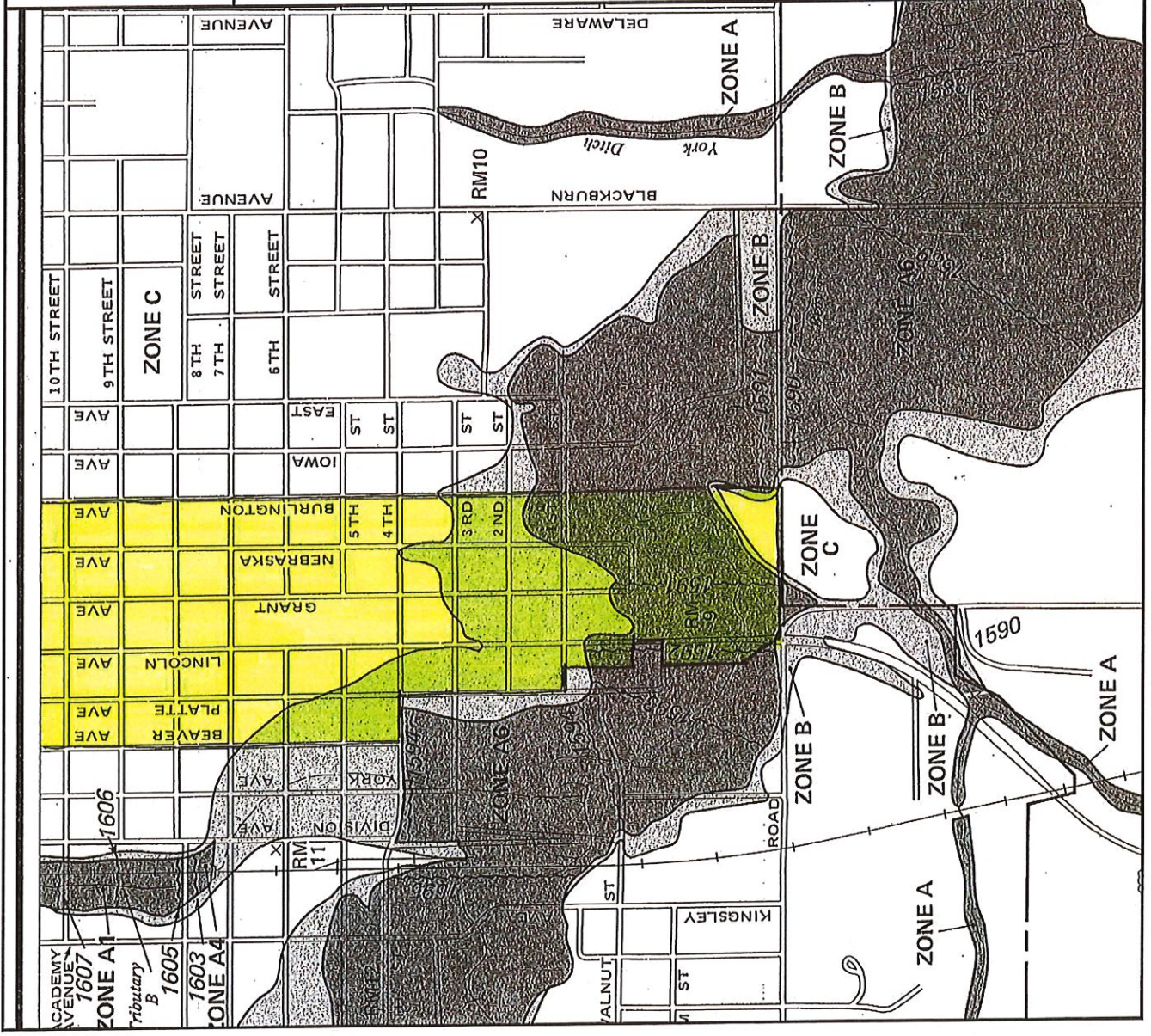
PAGE 10 OF 10

EFFECTIVE SEPTEMBER 29, 1978



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT Oh-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.fema.gov





Kelly Gentrup <kgentrup@sendd.org>

York 24DTR006 - Environmental Review Request

Hatton, Rosemary <rosemary.hatton@nebraska.gov>
To: Kelly Gentrup <kgentrup@sendd.org>
Cc: James Owens <jowens@sendd.org>

Thu, May 1, 2025 at 3:03 PM

This is in response to your inquiry regarding the environmental review for the above referenced project. At this time there are no facts known that would impact this project.

I have completed a search on our database. I have attached here a search of underground and aboveground storage tanks for the city in question. If you would like more information about any of the sites listed contact me.

Other issues related to construction, such as plan reviews and installation permits, are also not addressed in this response.

If you find that the proposed construction may be affected by underground storage tanks or if you have further questions, please contact me.

Regards,

Rosemary Hatton,

Administrative Technician, Fuels Division

Nebraska State Fire Marshal Agency

Office | 402-471-9664

Rosemary.Hatton@nebraska.gov

sfm.nebraska.gov | [Facebook](#) | [Twitter](#) | [YouTube](#)

Arson Hotline 1-888-WY-ARSON

Confidentiality Notice: This e-mail, including attachments if any, is intended for the exclusive use of the person or entity to which it is addressed and may contain confidential or privileged information. All unauthorized dissemination, distribution or copying of this e-mail is prohibited. If you believe you have

received this e-mail in error, please advise the sender by reply e-mail and delete this e-mail immediately.
Thank you.

From: Kelly Gentrup <kgentrup@sendedd.org>
Sent: Thursday, May 1, 2025 11:25 AM
To: Hatton, Rosemary <rosemary.hatton@nebraska.gov>
Cc: James Owens <jowens@sendedd.org>
Subject: Re: York 24DTR006 - Environmental Review Request

Hi Rosemary, the City of York has received environmental clearance on their Downtown Revitalization project. They have received 10 applications that need a Tier II review. I have attached a letter that includes each project location in addition to a project map, project description, and floodplain maps. Are there anything additional you need to do a review of these locations?

Also, we are doing file audits of old projects right now and was wondering if you keep these Tier II or general Environmental Review requests, and if so, how long do you keep the requests on file?

Thanks!

On Fri, Dec 27, 2024 at 1:07 PM Hatton, Rosemary <rosemary.hatton@nebraska.gov> wrote:

This is in response to your inquiry regarding the environmental review for the above referenced project. At this time there are no facts known that would impact this project.

I have completed a search on our database. I have attached here a search of underground and aboveground storage tanks for the city in question. If you would like more information about any of the sites listed contact me.

Other issues related to construction, such as plan reviews and installation permits, are also not addressed in this response.

If you find that the proposed construction may be affected by underground storage tanks or if you have further questions, please contact me.

Regards,

Rosemary Hatton,
Administrative Technician, Fuels Division

Nebraska State Fire Marshal Agency

Office | 402-471-9664

Rosemary.Hatton@nebraska.gov

sfm.nebraska.gov | [Facebook](#) | [Twitter](#) | [YouTube](#)

Arson Hotline 1-888-WY-ARSON

Confidentiality Notice: This e-mail, including attachments if any, is intended for the exclusive use of the person or entity to which it is addressed and may contain confidential or privileged information. All unauthorized dissemination, distribution or copying of this e-mail is prohibited. If you believe you have received this e-mail in error, please advise the sender by reply e-mail and delete this e-mail immediately. Thank you.

From: Kelly Gentrup <kgentrup@sendedd.org>
Sent: Thursday, December 26, 2024 1:22 PM
To: Hatton, Rosemary <rosemary.hatton@nebraska.gov>
Cc: James Owens <jowens@sendedd.org>
Subject: York 24DTR006 - Environmental Review Request

Hi Rosemary, SENDD is conducting an environmental review on behalf of the City of York and is requesting your review of this proposed project to determine the potential for any adverse environmental impacts.

Attached is a formal letter explaining the project further in addition to project maps (floodplain and aerial).

If you have any questions or need anything additional, please let me know.

Thanks!

--

Kelly Gentrup

Director of Development Services

Southeast Nebraska Development District

(402) 475-2560

www.sendedd.org

--

Kelly Gentrup

Director of Development Services

Southeast Nebraska Development District

(402) 475-2560

www.sendd.org



York Tanks.xlsx

65K

Facility ID	Facility Name	Facility Address	Facility City	Facility Zip	Facility County	Owner Name	Owner Address	Owner City	Owner St.	Owner Zip	Curr in Use	Temp Out Use	Perm Out Use	Closed In Place	Tanks Removed
6054	7-11 #211	826 GRANT ST	YORK	68467	YORK	DOWNING OIL CO INC	PO BOX 1006	NORFOLK	NE	68702	0	0	0	0	2
507	AMOCO OIL SS #8599	I-80 & HWY 81	YORK	68467	YORK	AMOCO OIL CO	PO BOX 7844	SUGAR CREEK	MO	64054	0	0	0	0	5
12477	AURORA COOPERATIVE	1320 RD L	YORK	68467	YORK	AURORA COOPERATIVE ELEVATOR	PO BOX 209	AURORA	NE	68818-0209	3	0	0	0	0
4210	BARNEYS JUNCTION	1028 LINCOLN AVE	YORK	68467	YORK	BARNEYS JUNCTION	1028 LINCOLN AVE	YORK	NE	68467	0	0	0	0	1
5522	BEN KIRKPATRICK	UNKNOWN	YORK	68467	YORK	KIRKPATRICK, BEN	PO BOX 25	YORK	NE	68467	0	0	0	0	1
10165	BOB BRAASCH	1015 LINCOLN AVE	YORK	68467	YORK	BOB BRAASCH	1015 LINCOLN AVE	YORK	NE	68467	0	0	1	0	0
7373	BROADWELL INC	RR 3	YORK	68467	YORK	BROADWELL INC	13 ARBOR CRT	YORK	NE	68467	0	0	0	0	0
9913	CARL SMITH	W 1/2 SW 1/4 6-9-1 WEST BLUE	YORK	68467	YORK	CARL SMITH	UNKNOWN	YORK	NE	68467	1	0	0	0	0
1045	CASEYS GENERAL STORE	1602 LINCOLN AVE	YORK	68467	YORK	CASEYS RETAIL CO	PO BOX 3001	ANKENY	IA	50021-8045	0	0	0	0	2
5446	CASEYS GENERAL STORE #1690	115 E NOBES RD	YORK	68467	YORK	CASEYS RETAIL CO	PO BOX 3001	ANKENY	IA	50021-8045	2	0	0	0	0
11601	CASEYS GENERAL STORE #2015	1822 N LINCOLN	YORK	68467	YORK	CASEYS RETAIL CO	PO BOX 3001	ANKENY	IA	50021-8045	2	0	0	0	0
3668	CENTRAL VALLEY AG COOP	1504 PLATTE AVE	YORK	68467	YORK	CENTRAL VALLEY AG COOP	PO BOX 429	YORK	NE	68467	6	0	0	0	3
1675	CHAMPION HOME BUILDERS	RR 4 BOX 85A	YORK	68467	YORK	CHAMPION HOME BUILDERS	5573 'N' ST	DRYDEN	MI	48428	0	0	0	0	1
3749	CHUCK KAISER EXC	535 W 4TH ST	YORK	68467	YORK	CHUCK KAISER EXC	535 W 4TH ST	YORK	NE	68467	0	0	0	0	3
12667	CITY OF YORK	627 W 4TH ST	YORK	68467	YORK	CITY OF YORK	100 EAST 4TH	YORK	NE	68467	0	0	0	0	1
11426	CITY OF YORK/WASTEWATER TREATMENT PLANT	814 E NOBES RD	YORK	68467	YORK	CITY OF YORK	100 EAST 4TH	YORK	NE	68467	0	0	0	0	1
3641	C-MART #1338	1630 LINCOLN AVE	YORK	68467	YORK	COASTAL MART INC	9 GREENWAY PLZ STE #2086	HOUSTON	TX	77046	0	0	0	0	3
6221	DALE ELECTRONICS INC	2922 DIVISION AVE	YORK	68467	YORK	BARBER-COLMAN CO	555 COLMAN CTR DR	ROCKFORD	IL	61125	0	0	0	0	0
5825	DENNIS KEAR TRUCKING (FORMER)	716 W 26TH ST	YORK	68467	YORK	YORK COLD STORAGE	COMMERCE ST & DIVISION	YORK	NE	68467	0	0	0	0	2
12125	EASE INC	511 S LINCOLN AVE	YORK	68467	YORK	EASE INC	511 SOUTH LINCOLN AVE	YORK	NE	68467	0	0	0	0	6
11027	EDISON SCHOOL	19TH & EAST AVE	YORK	68467	YORK	YORK PUBLIC SCHOOLS	1005 DUKE	YORK	NE	68467	0	0	0	0	1
9353	EMMANUEL LUTHERAN CHURCH	9TH & BEAVER AVE	YORK	68467	YORK	EMMANUEL LUTHERAN CHURCH	9TH & BEAVER AVE	YORK	NE	68467	1	0	0	0	0
6572	FARMERS COOP ASSOC	125 W 5TH ST	YORK	68467	YORK	FARMERS COOP ASSOC	RR 2	YORK	NE	68467	0	0	0	0	0
6573	FARMERS COOP ASSOC	1 MI E OF HWY 34-81 JCT	YORK	68467	YORK	FARMERS COOP ASSOC	RR 2	YORK	NE	68467	0	0	0	0	0
6683	GOLDEN GABLES	I-80 & HWY 81	YORK	68467	YORK	LOUIS ENDORF	131 EAST HWY 34	SEWARD	NE	68434-2213	0	0	0	0	4
5040	GRANT BUILT PROPERTIES	803 N LINCOLN AVE	YORK	68467	YORK	GRANT BUILT PROPERTIES LLC	208 W SOUTH 50TH ST	YORK	NE	68467	2	0	0	0	4
3170	GROSSHANS OIL CO	224 LINCOLN AVE	YORK	68467	YORK	GROSSHANS, D A	224 LINCOLN AVE	YORK	NE	68467	0	0	0	0	3
10987	GROTZ INC	RR 3 BOX 4	YORK	68467	YORK	GROTZ INC	RR 3 BOX 4	YORK	NE	68467	3	0	0	0	0
4355	HUSKY	LINCOLN AVE & NOBES RD	YORK	68467	YORK	JAMES & AMY SHAW	PO BOX 337	YORK	NE	68467	0	0	0	0	5
11977	KIRKS CORNER #2	3904 S LINCOLN AVE	YORK	68467	YORK	MASON ENTERPRISES 2 INC	3904 S LINCOLN AVE	YORK	NE	68467	4	0	0	0	0
7349	KIRKS KORNER	1027 N LINCOLN AVE	YORK	68467	YORK	KIRKS KORNER	1027 N LINCOLN AVE	YORK	NE	68467	3	0	0	0	1
11719	LEVITT LIBRARY	817 MAYHEW DR	YORK	68467	YORK	YORK COLLEGE	9TH & KIPLINGER	YORK	NE	68467	0	0	0	0	1
11029	LINCOLN SCHOOL	6TH & YORK	YORK	68467	YORK	YORK PUBLIC SCHOOLS	1005 DUKE	YORK	NE	68467	0	0	0	0	1
4545	MAKEN IRRIGATION INC	JCT HWY 34 & 81	YORK	68467	YORK	MAKEN IRRIGATION INC	PO BOX 291	YORK	NE	68467	0	0	0	0	1
11508	MEAD BUILDING CENTER	120 E 16TH	YORK	68467	YORK	WAYNE & KAREN BOEHNING	HC 01 BOX 50	MAXWELL	NE	69151	0	0	0	0	1
6450	MILLER SEED & SUPPLY CO INC	327 YORK AVE	YORK	68467	YORK	MILLER SEED & SUPPLY CO INC	P O BOX 587	YORK	NE	68467	0	0	0	0	0
10660	MOGUL TRANSMISSION INC	203 E 9TH ST	YORK	68467	YORK	MOGUL TRANSMISSION INC	203 E 9TH ST	YORK	NE	68467	0	0	0	0	1
10955	MOSES MOTOR CO	822 LINCOLN AVE	YORK	68467	YORK	MOSES MOTOR CO	PO BOX 566 822 LINCOLN AVE	YORK	NE	68467	0	0	0	0	2
765	NEBRASKA DEPT OF ROADS	1 M S YORK 1/4 M E US-81	YORK	68467	YORK	NEBRASKA DEPT OF ROADS	5001 S 14TH ST	LINCOLN	NE	68512	0	0	0	0	3
1526	NEW HOLLAND INC	N HWY 81 PO BOX 501	YORK	68467-0501	YORK	NEW HOLLAND INC	N HWY 81 BOX 501	YORK	NE	68467	0	0	0	0	2
12492	NORTH OFFICE SUPPLY	5TH ST & NEBRASKA AVE	YORK	68467	YORK	UNKNOWN	UNKNOWN	UNKNOWN	NE	Unknown	0	0	0	0	1
2844	NPPD YORK OPERATIONS CTR	907 W 25TH ST	YORK	68467-0608	YORK	NEBRASKA PUBLIC POWER DIST ATTN KEITH KAREL	1414 15TH ST	COLUMBUS	NE	68602-0499	6	0	0	0	0
873	ORSCHLERN FARM & HOME STORE #27	110 MARQUIS AVE	YORK	68467	YORK	ORSCHLERN FARM AND HOME LLC	2000 S HWY 63	MOBERLY	MO	65270-4532	0	0	0	0	2
1201	OVERLAND SOUTH PLANT	3RD & DIV	YORK	68467	YORK	OVERLAND READY MIX	PO BOX 307	STROMSBURG	NE	68666	0	0	0	0	3
1168	PIONEER HI BRED RES STATION	RR 2 BOX 1A	YORK	68467	YORK	PIONEER HI-BRED INTL	6800 PIONEER PKWY	JOHNSTON	IA	50131	0	0	0	0	2
10954	PREDMORE GREENHOUSES	1000 MAIN AVE	YORK	68467	YORK	PREDMORE, TOM	1000 MAIN AVE	YORK	NE	68467	0	1	0	0	0
419	PUMP & PANTRY #16	109 LINCOLN AVE	YORK	68467	YORK	BOSSELMAN PUMP & PANTRY INC	PO BOX 4905	GRAND ISLAND	NE	68802-4905	3	0	0	0	4
11142	PUMP & PANTRY #46	3901 S LINCOLN AVE	YORK	68467	YORK	BOSSELMAN PUMP & PANTRY INC	PO BOX 4905	GRAND ISLAND	NE	68802-4905	2	0	0	0	0
6425	SAPP BROS YORK	3432 S LINCOLN AVE	YORK	68467	YORK	SAPP BROS TRAVEL CENTERS INC	PO BOX 45766	OMAHA	NE	68145	6	0	0	0	0
6605	SERVICE CENTER INC	US HWY 81 & E 10TH ST	YORK	68467	YORK	FIRESTONE TIRE & RUBBER CO	1200 FIRESTONE PKWY	AKRON	OH	44317	0	0	0	0	0
3016	SPEEDEE MART #2904	5018 S LINCOLN AVE	YORK	68467	YORK	DANCO II CB LLC	PO BOX 10	VALENTINE	NE	69201-0010	7	0	0	0	5
7972	SPEEDEE MART #2905	3711 S LINCOLN AVE	YORK	68467	YORK	DANCO II CB LLC	PO BOX 10	VALENTINE	NE	69201-0010	3	0	0	0	0
3318	SUNDSTRAND AVIATION	2800 DIVISION AVE	YORK	68467	YORK	SUNDSTRAND CORP	4751 HARRISON AVE	ROCKFORD	IL	61125	0	0	0	0	6
3761	SUNFLOWER CARRIERS INC	558 W 12TH ST	YORK	68467	YORK	SUNFLOWER CARRIERS INC	558 W 12TH ST	YORK	NE	68467	0	0	0	0	1
1527	THE HEARTHSTONE INC	2319 LINCOLN AVE	YORK	68467	YORK	THE HEARTHSTONE INC	PO BOX 159	YORK	NE	68467	0	0	0	0	2
11720	THOMAS HALL	9TH & KIPLINGER AVE	YORK	68467	YORK	YORK COLLEGE	9TH & KIPLINGER	YORK	NE	68467	0	0	0	0	1
11624	UNKNOWN	827 LINCOLN AVE	YORK	68467	YORK	UNKNOWN	UNKNOWN	UNKNOWN	NE	Unknown	0	0	0	0	2
8221	USA INNS	4733 S LINCOLN AVE	YORK	68467	YORK	USA INNS	4733 S LINCOLN AVE	YORK	NE	68467	0	0	0	0	4
3562	WELCH IMPLEMENT CO	HWY 81 N	YORK	68467	YORK	WELCH IMPLEMENT CO	PO BOX 569	YORK	NE	68467	0	0	0	0	2
8149	WEST NOBES CAR WASH	120 W NOBES	YORK	68467	YORK	WEST NOBES CAR WASH	120 W NOBES	YORK	NE	68467	0	0	0	0	3
11028	WILLARD SCHOOL	6TH & BLACKBURN	YORK	68467	YORK	YORK PUBLIC SCHOOLS	1005 DUKE	YORK	NE	68467	0	0	0	0	1
4519	WILLIS DRIEWER	RR 2 BOX 4	YORK	68467	YORK	DRIEWER, WILLIS	RR 2 BOX 4	YORK	NE	68467	0	0	0	0	2
11928	YORK COLLEGE	MCGEEHEE HALL 1020 E 9TH	YORK	68467	YORK	YORK COLLEGE	1125 E 8TH	YORK	NE	68467	0	0	0	0	1
11929	YORK COLLEGE FREEMAN CTR	1105 E 10TH	YORK	68467	YORK	YORK COLLEGE	1125 E 8TH	YORK	NE	69467	0	0	0	0	1
9152	YORK COMMUNITY CTR	211 E 7TH ST	YORK	68467	YORK	CITY OF YORK	COMMUNITY CTR 612 NEBRASKA AVE	YORK	NE	68467	0	0	0	0	2
4600	YORK COUNTY	722 E 25TH ST	YORK	68467	YORK	COUNTY OF YORK	722 E 25TH ST	YORK	NE	68467	4	0	0	0	2
1480	YORK COUNTY RPPD	2122 S LINCOLN AVE	YORK	68467	YORK	YORK COUNTY RPPD	PO BOX 219	YORK	NE	68467	0	0	0	0	2
11716	YORK COUNTY SHERIFF	510 LINCOLN AVE	YORK	68467	YORK	YORK COUNTY SHERIFF	510 LINCOLN AVE	YORK	NE	68467	1	0	0	0	0
12453	YORK GENERAL HEALTH CARE SERVICES	2020 N LINCOLN AVE	YORK	68467	YORK	YORK GENERAL HEALTH CARE SERVICES	2222 N LINCOLN AVE	YORK	NE	68467	0	0	0	0	1
2762	YORK GENERAL HOSPITAL	2222 LINCOLN AVE	YORK	68467	YORK	YORK GENERAL HOSPITAL	2222 LINCOLN AVE	YORK	NE	68467	1	0	0	0	0
11626	YORK HIGH SCHOOL	1005 DUKE DR	YORK	68467	YORK	YORK PUBLIC SCHOOLS	2918 NORTH DELAWARE	YORK	NE	68467	0	0	0	0	2
8895	YORK HOUSING AUTHORITY	215 LINCOLN AVE	YORK	68467	YORK	YORK HOUSING AUTHORITY	215 LINCOLN AVE	YORK	NE	68467	0	0	0	0	1
1510	YORK MFG CO	6 MI W ON US 34	YORK	68467	YORK	YORK MFG CO	PO BOX 38	YORK	NE	68467	0	0	0	0	2
11514	YORK MIDDLE SCHOOL	12TH & EAST AVE	YORK	68467	YORK	YORK PUBLIC SCHOOLS	ROUTE 2, BOX 5	YORK	NE	68467	0	0	0	0	2
1346	YORK MUNICIPAL AIRPORT	1112 HWY 34	YORK	68467	YORK	CITY OF YORK MUNICIPAL AIRPORT	1112 HIGHWAY 34	YORK	NE	68467	2	0	0	0	0
11481	YORK STOPPING CENTER	4700 S LINCOLN AVE	YORK	68467	YORK	HPT TA PROPERTIES TRUST	24601 CENTER RIDGE RD	WESTLAKE	OH	44145	9	0	0	0	0

Field Visit Checklist

Completing the form requires a site visit by the preparer. The preparer should be sure to observe the property by walking through the property and the building(s) and other structures on the property to the extent possible and observing all adjoining* properties.

Preparer should provide responses to all fields to avoid ambiguity

Date of Visit: 4/4/2025 | Time: 1:10 pm | Weather Conditions: 46°, light rain, cloudy

Program Name: York Downtown Revitalization - 24DTR006

Project Location/Address: 600 N Grant Ave

Property Owner: Doug Rood - Rood Capital Properties

Attach the following, as appropriate:

- Photographs of site and surrounding areas Maps (street, topographic, aerial, site map)

QUESTION Is there evidence of any of the following?	OBSERVATION	
	SUBJECT PROPERTY	ADJOINING PROPERTIES
Is the property or any adjoining property currently used, or has evidence of prior use, as a gasoline station, motor vehicle repair facility, printing facility, dry cleaners, photo developing laboratory, junkyard, or as a waste treatment, storage, disposal, processing or recycling facility?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are there any damaged or discarded automobile(s), automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers greater than 5 gal in volume or 50 gal in the aggregate, stored on or used at the property or adjoining properties?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are there any industrial drums (typically 55 gal) or sacks of chemicals, herbicides or pesticides located on the property or adjoining properties?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Has fill dirt been brought onto the property or adjoining properties that originated from a suspicious site or that is of an unknown origin?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are there any pits, ponds, or lagoons located on the property or adjoining properties in connection with waste treatment or waste disposal?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>

Is there any stained soil, distressed vegetation and/or discolored water on the property or adjoining properties?	YES <input type="checkbox"/>	YES <input type="checkbox"/>
	NO <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>
	UNKNOWN <input type="checkbox"/>	UNKNOWN <input type="checkbox"/>
Are there any storage tanks , aboveground or underground (other than residential), located on the property or adjoining properties?	YES <input type="checkbox"/>	YES <input type="checkbox"/>
	NO <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>
	UNKNOWN <input type="checkbox"/>	UNKNOWN <input type="checkbox"/>

**Adjoining properties:* Any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them.

DRAFT HUD-R7-5-4-12

QUESTION	SUBJECT PROPERTY	ADJOINING PROPERTIES
Is there evidence of any of the following?		
Are there any vent pipes, fill pipes, or underground tank access ways visible on the property or adjoining properties?	YES <input type="checkbox"/>	YES <input type="checkbox"/>
	NO <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>
	UNKNOWN <input type="checkbox"/>	UNKNOWN <input type="checkbox"/>
Are any flooring, drains, walls, ceilings, or grounds on the property or adjoining properties stained by substances (other than water) or emitting noxious or foul odors or odors of a chemical nature ?	YES <input type="checkbox"/>	YES <input type="checkbox"/>
	NO <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>
	UNKNOWN <input type="checkbox"/>	UNKNOWN <input type="checkbox"/>
Is the property served by a private well or non-public water system ? (If yes, a follow-up investigation is required to determine if contaminants have been identified in the well or system that exceed guidelines applicable to the water system, or if the well has been designated contaminated by any government environmental/health agency.)	YES <input type="checkbox"/>	
	NO <input checked="" type="checkbox"/>	
	UNKNOWN <input type="checkbox"/>	
Has the owner or occupant of the property been informed of the existence of past or current hazardous substances or petroleum products or environmental violations with respect to the property or adjoining properties?	YES <input type="checkbox"/>	YES <input type="checkbox"/>
	NO <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>
	UNKNOWN <input type="checkbox"/>	UNKNOWN <input type="checkbox"/>
Do the property or adjoining properties discharge wastewater (not including sanitary waste or storm water) onto the property or adjoining properties and/or into a storm water system?	YES <input type="checkbox"/>	YES <input type="checkbox"/>
	NO <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>
	UNKNOWN <input type="checkbox"/>	UNKNOWN <input type="checkbox"/>

Is there a transformer, capacitor, or any hydraulic equipment on the property or adjoining properties that are not marked as "non-PCB"?	YES <input type="checkbox"/>	YES <input type="checkbox"/>
	NO <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>
	UNKNOWN <input type="checkbox"/>	UNKNOWN <input type="checkbox"/>

If answering "YES" or UNKNOWN" to any above items, describe the conditions:

Use photographs and maps to mark and identify conditions. Attach more information as needed.


Is further evaluation warranted? YES NO UNCERTAIN

Preparer of this form must complete the following required information.

This inspection was completed by: Name: Karsyn Bredenkamp Title: Community Development Specialist	Phone Number: 402-475-2560
	Email: kbredenkamp@sended.org
	Agency: Southeast Nebraska Development District

Address: 7407 O Street, Lincoln, NE 68510

Preparer represents that to the best of his/her knowledge the above statements and facts are true and correct and to the best of his/her actual knowledge no material facts have been suppressed, omitted or misstated.

Signature: 	Date: 4/4/2025 DRAFT HUD-R7-5-4-12
---	--



Here open to all is the history of this people.

May 9, 2025

Kelly Gentrup
HUD-CDBG
VIA EMAIL

RE: HP# 2503-109-04; York Downtown Revitalization, 600 N Grant Avenue, York, York County,
NE

Dear Kelly Gentrup,

Thank you for submitting the referenced proposed undertaking for our review and comment. Our comment on this project and its potential to affect historic properties is required by Section 106 of the National Historic Preservation Act of 1966, as amended, and implementing regulations 36 CFR Part 800.

According to the project scope submitted, there will be **no adverse effect** provided the following **conditions** are met:

1. EIFS: EIFS should only be used on altered/non-historic infill materials. It should not be used on pre-cast window sills. Instead, repair should be done using a cementitious patching compound that's compatible with the original material. The repair should be color-matched and allow the sills to remain visually and physically consistent with its historic appearance.

Should any changes in the project be made or in the type of funding or assistance provided through federal or state agencies, please notify this office of the changes before further project planning continues. Please retain this correspondence and your documented finding in order to show compliance with Section 106 of the National Historic Preservation Act, as amended. If you have any questions, please contact me at Jade.Mendoza@nebraska.gov or 402-429-7465.

Sincerely,

A handwritten signature in black ink that reads 'Jade Mendoza'.

Jade Mendoza
Interim Section 106 Coordinator

1500 R Street
Lincoln, NE, 68508-1651
<https://history.nebraska.gov>



NESHPO Use Only	
Date Received	HP Number
MAR 24 2025	2503-109-01

Submission of a completed Project Information Form with adequate information and attachments constitutes a request for review pursuant to Section 106 of the National Historic Preservation Act of 1966 (as amended). More information may be required to complete the Section 106 process. Submit completed form to HN.HP@nebraska.gov.

NOTE: Section 106 regulations provide for a 30-day response time by the Nebraska State Historic Preservation Office from the date of receipt.

PROJECT NAME (if applicable)

York Downtown Revitalization

COUNTY

York

STREET ADDRESS (No P.O. Box Numbers)

600 N Grant Ave

FEDERAL AGENCY OR DESIGNEE

HUD - CDBG

CONTACT PERSON

Kelly Gentrup

EMAIL (for response)

kgentrup@sendedd.org

CITY, STATE ZIP

Lincoln, NE 68510

PROJECT NUMBER (if applicable)

24DTR006

CITY

York

TELEPHONE

+1 (402) 475-2560

PROJECT DESCRIPTION

Briefly describe the overall project.

Constructed 1927

Demo and install ADA ramp for front door entrance

Brick tuckpointing

Rebuild and extend canopy; canopy roofing and EIFS on the exposed wood over 2nd story windows (the areas that are boarded up above the windows will be covered with EFIS that will be the color matched to the existing brick or black to compliment the awning, the lower half of the canopy and on cracked below windows

Remove and replace 3 double pane windows and new front door (see drawing attached) (aluminum clad/ brown black

Electrical for can lighting in canopy soffit

DESIGNATIONS

To the best of your knowledge, is the structure any of the following?

- Listed Individually on the National Register
- Listed within a National Register Historic District
- Designated Local Landmark
- Designated Local Landmark District

PHOTOGRAPHS

Please provide photographs of all structures. Photographs of neighboring or nearby buildings are helpful. Go to page 2 to insert photo(s).

NESHPO USE ONLY

Nebraska SHPO Determination

Site Number: ~~2503-109-01~~

- No potential to cause effects
- Adverse effect (More consultation needed)
- No historic properties affected
- The SHPO requests additional information (see attached)
- No adverse effect

Jade Mendoza

Date 4/23/2025

April 23, 2025

Kelly Gentrup
HUD-CDBG
VIA EMAIL

RE: HP# 2503-109-04, York Downtown Revitalization, 600 N Grant Avenue, York, York County, NE

Dear Kelly Gentrup,

Thank you for submitting the referenced proposed undertaking for our review and comment. Our comment on this project and its potential to affect historic properties is required by Section 106 of the National Historic Preservation Act of 1966, as amended, and implementing regulations 36 CFR Part 800.

After further review, 600 N Grant Avenue is contributing to an eligible historic district in York, Nebraska. Therefore, **more information** is needed in order to determine the potential effects on the historic integrity of the standing structure. Please provide the following information:

1. Are original second-story windows still intact behind the existing boards?
Please confirm their current condition and whether they remain in place behind the coverings.
2. Please provide justification for the decision to cover the window openings rather than restoring them to their original size and appearance.
3. When was the existing awning installed on the building?
If possible, include any documentation or evidence of its historical context or alterations over time.
4. Please clarify the rationale for proposing EIFS (Exterior Insulation and Finish System) over the existing window sills.

Please retain this correspondence and your documented finding in order to show compliance with Section 106 of the National Historic Preservation Act, as amended. If you have any questions, please contact me at Jade.Mendoza@nebraska.gov or 402-429-7465.

Sincerely,



Jade Mendoza
Interim Section 106 Coordinator

Doug, we have received the State Historic Preservation Office's Section 106 review back, and they had some questions that I was hoping you could answer.

1. Are original second story windows still intact behind the existing boards? Please confirm their current condition and whether they remain in place behind the coverings.
2. Please provide justification for the decision to cover the window openings rather than restoring them to their original size and appearance.
3. When was the existing awning installed on the building? If possible, include any documentation or evidence of its historical context or alterations over time.
4. Please clarify the rationale for proposing EIFS over the existing window sills?

I have included Jade with SHPO in this email, so you can communicate with both of us. If you have any questions or need clarification on any of the above, please let me know. Thanks!

[Quoted text hidden]

--

Kelly Gentrup

Director of Development Services

Southeast Nebraska Development District

(402) 475-2560

www.sendd.org

Doug Rood <d.rood09@gmail.com>

Wed, Apr 23, 2025 at 8:19 PM

To: Kelly Gentrup <kgentrup@sendd.org>

Cc: Madonna M <madonnam@yorkchamber.org>, "Mendoza, Jade" <jade.mendoza@nebraska.gov>

Hello Kelly,

1. The second story has undergone complete replacement, and there is no existing structure behind the current boards.
2. The interior of the building has been remodeled to conform to the current window size, including the installation of a drop ceiling. Returning to the original size would necessitate substantial interior remodeling, involving the removal and disposal of fully functional double-pane windows that are currently installed on the second story.
3. I am unable to provide an answer to this question as I purchased the building in 2024 and have only resided in York since 2021. While I could conduct further research, I do not believe the awning holds any historical significance, likely installed in the 80s/90s when asking a friend. My intention to rebuild or reface the awning is to enhance the building's aesthetics and its presence in downtown York, while also providing shelter for additional outdoor seating.
4. This recommendation was made by a contractor as the existing wood structure does not provide a long-term weatherized solution for protecting the building. The EIFS will offer protection while simultaneously providing a completed appearance compared to the existing wood.

Please do not hesitate to contact me if you have any further questions. I can be reached at 610-295-7178.

Thank you,
Doug

[Quoted text hidden]

Kelly Gentrup <kgentrup@sendd.org>

Thu, May 8, 2025 at 11:34 AM

To: "Mendoza, Jade" <jade.mendoza@nebraska.gov>

Cc: Madonna M <madonnam@yorkchamber.org>

Hey Jade, I just wanted to follow up to see if there was anything additional you needed from Doug in regards to their Section 106 and historic concerns?

[Quoted text hidden]

Mendoza, Jade <Jade.Mendoza@nebraska.gov>

Fri, May 9, 2025 at 8:22 AM

To: Kelly Gentrup <kgentrup@sendd.org>

Cc: Madonna M <madonnam@yorkchamber.org>

Hi Kelly & Doug,

Thank you for the additional information. Before I can move forward with approving the project (with conditions), I just need to confirm one final detail regarding the window sills. The initial proposal indicates that the sills are precast concrete, which appears consistent with the building photos. However, Doug's response suggests that the existing sills are wood. Could you please confirm whether the sills are wood or another material? If they are precast concrete, they should not be covered with EIFS, as it's highly recommended to use a more historically compatible material for any necessary repairs.

Please let me know as soon as possible. If I receive your response before 9:30, I can get the approval letter sent before I leave the office today for our tri-annual board meeting.

Thank you,

Jade Mendoza | Survey Coordinator | Interim Section 106 Coordinator



P: 402-429-7465 | Jade.Mendoza@nebraska.gov

1500 R Street, Lincoln, NE 68508

history.nebraska.gov



[Quoted text hidden]

Madonna Mogul <madonnam@yorkchamber.org>

Fri, May 9, 2025 at 8:29 AM

To: "Mendoza, Jade" <Jade.Mendoza@nebraska.gov>, Kelly Gentrup <kgentrup@sendd.org>

I just texted Doug. Question 2nd floor window sills or 1st?

Madonna Mogul

Executive Director

Thriving Organizations, Thriving Community.

603 N Lincoln Ave|York, NE 68467|(O) 402.362.5531|(C) 402.366.8564|www.yorkchamber.org

VISION: Striving to cultivate a connected community.

MISSION: York Chamber of Commerce is dedicated to fostering a thriving community by empowering local organizations, supporting economic growth, and nurturing collaborative relationships.

[Quoted text hidden]

Mendoza, Jade <Jade.Mendoza@nebraska.gov>

Fri, May 9, 2025 at 8:34 AM

To: Madonna Mogul <madonnam@yorkchamber.org>, Kelly Gentrup <kgentrup@sendd.org>

Thank you! Any and all window sills that are proposed to be covered with EIFS. So probably both 2nds story and 1st floor according to the proposal.

[Quoted text hidden]

Madonna Mogul <madonnam@yorkchamber.org>

Fri, May 9, 2025 at 9:27 AM

To: "Mendoza, Jade" <Jade.Mendoza@nebraska.gov>, Kelly Gentrup <kgentrup@sendd.org>

Doug's reply.....I found the original proposal, it does have EIFS on the window sills around the whole building. 2nd floor was for consistency with above the windows. 1st floor was more structural/protection.

Madonna Mogul

Executive Director

Thriving Organizations, Thriving Community.

603 N Lincoln Ave|York, NE 68467|(O) 402.362.5531|(C) 402.366.8564|www.yorkchamber.org

VISION: Striving to cultivate a connected community.

MISSION: York Chamber of Commerce is dedicated to fostering a thriving community by empowering local organizations, supporting economic growth, and nurturing collaborative relationships.

From: Mendoza, Jade <Jade.Mendoza@nebraska.gov>

Sent: Friday, May 9, 2025 8:35 AM

To: Madonna Mogul <madonnam@yorkchamber.org>; Kelly Gentrup <kgentrup@sendd.org>

Subject: RE: York DTR -Rood Project

Thank you! Any and all window sills that are proposed to be covered with EIFS. So probably both 2nds story and 1st floor according to the proposal.

Jade Mendoza | Survey Coordinator | Interim Section 106 Coordinator



P: 402-429-7465 | Jade.Mendoza@nebraska.gov

1500 R Street, Lincoln, NE 68508

history.nebraska.gov



[Quoted text hidden]

Mendoza, Jade <Jade.Mendoza@nebraska.gov>

Fri, May 9, 2025 at 9:32 AM

To: Madonna Mogul <madonnam@yorkchamber.org>, Kelly Gentrup <kgentrup@sendd.org>

Madonna,

Thank you for the additional information. I have attached a letter of approval with conditions. As I mentioned in my last email, EIFS would not be a suitable material to use on pre-cast sills. SHPOs recommendations are as follows:

Recommended Materials for Repair:

- Use a cementitious patching compound or concrete repair mortar formulated specifically for precast concrete. These are compatible in expansion/contraction and texture.
 - Example: SikaRepair, Jahn M90, or Edison Coatings System 45.
- For finer surface work or to match finishes, lime-based mortars or mineral coatings (like KEIM) can be used in combination with patching.

Color and Texture Matching:

- Repairs should be color- and texture-matched to the existing sill to minimize visual change and preserve historic appearance.

4. Sealant or Protective Coating (if needed):

- A breathable, silane/siloxane-based water repellent (not a film-forming sealer) may be applied after repair to reduce future water damage.

Please let me know if you have any questions or concerns,

Best,

Jade Mendoza | Survey Coordinator | **Interim Section 106 Coordinator**

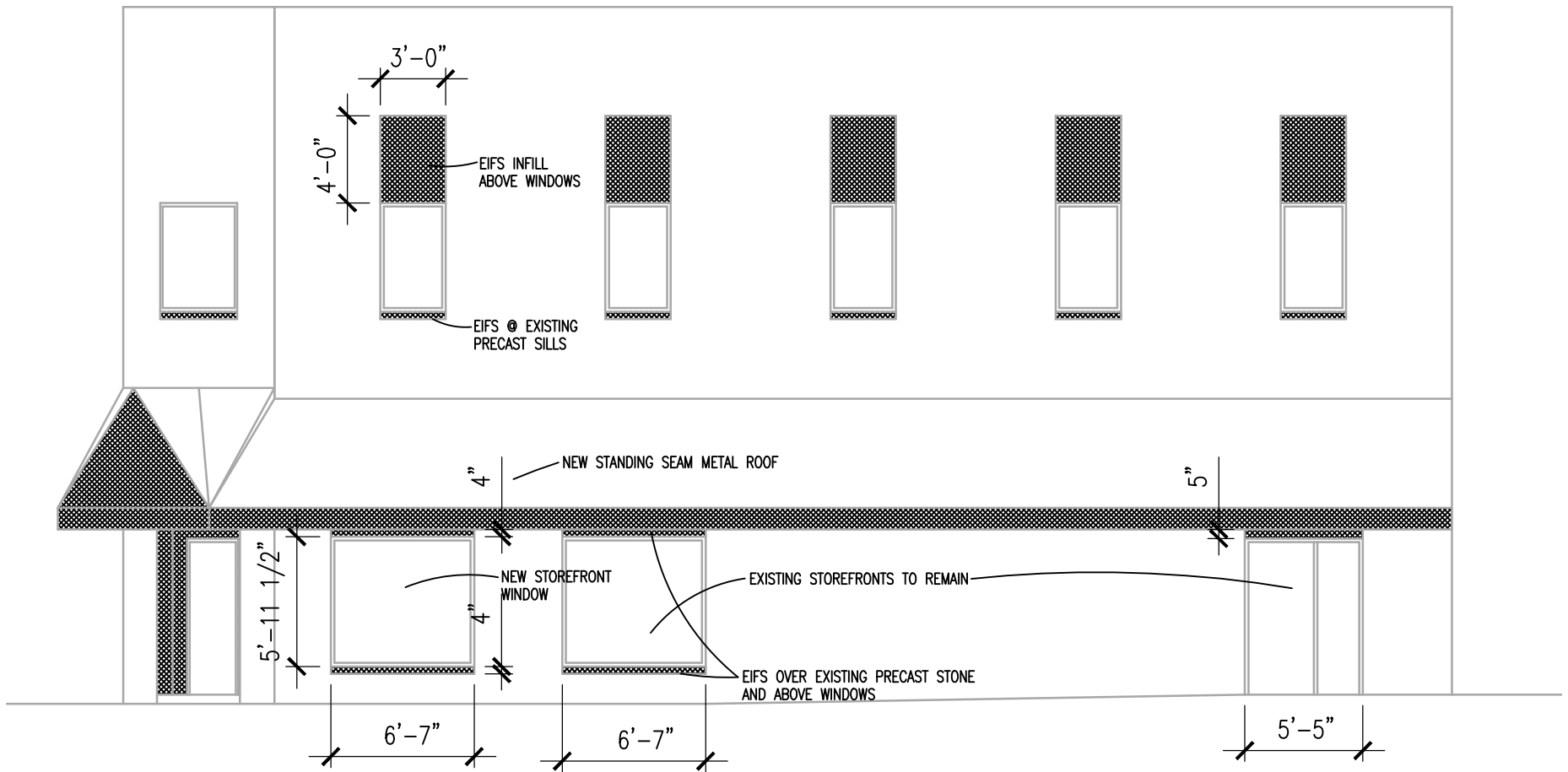


P: 402-429-7465 | Jade.Mendoza@nebraska.gov

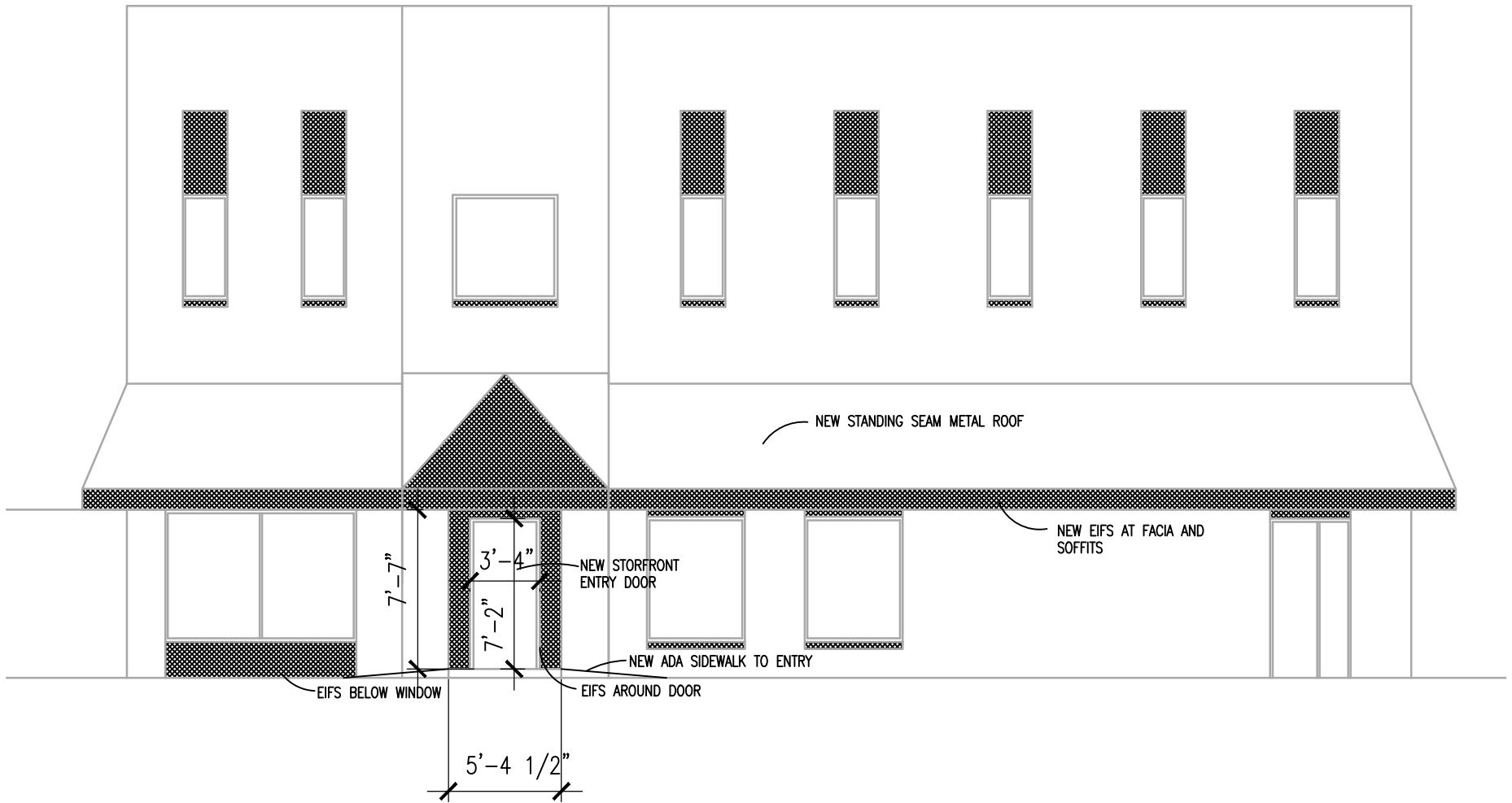
[1500 R Street, Lincoln, NE 68508](#)

history.nebraska.gov

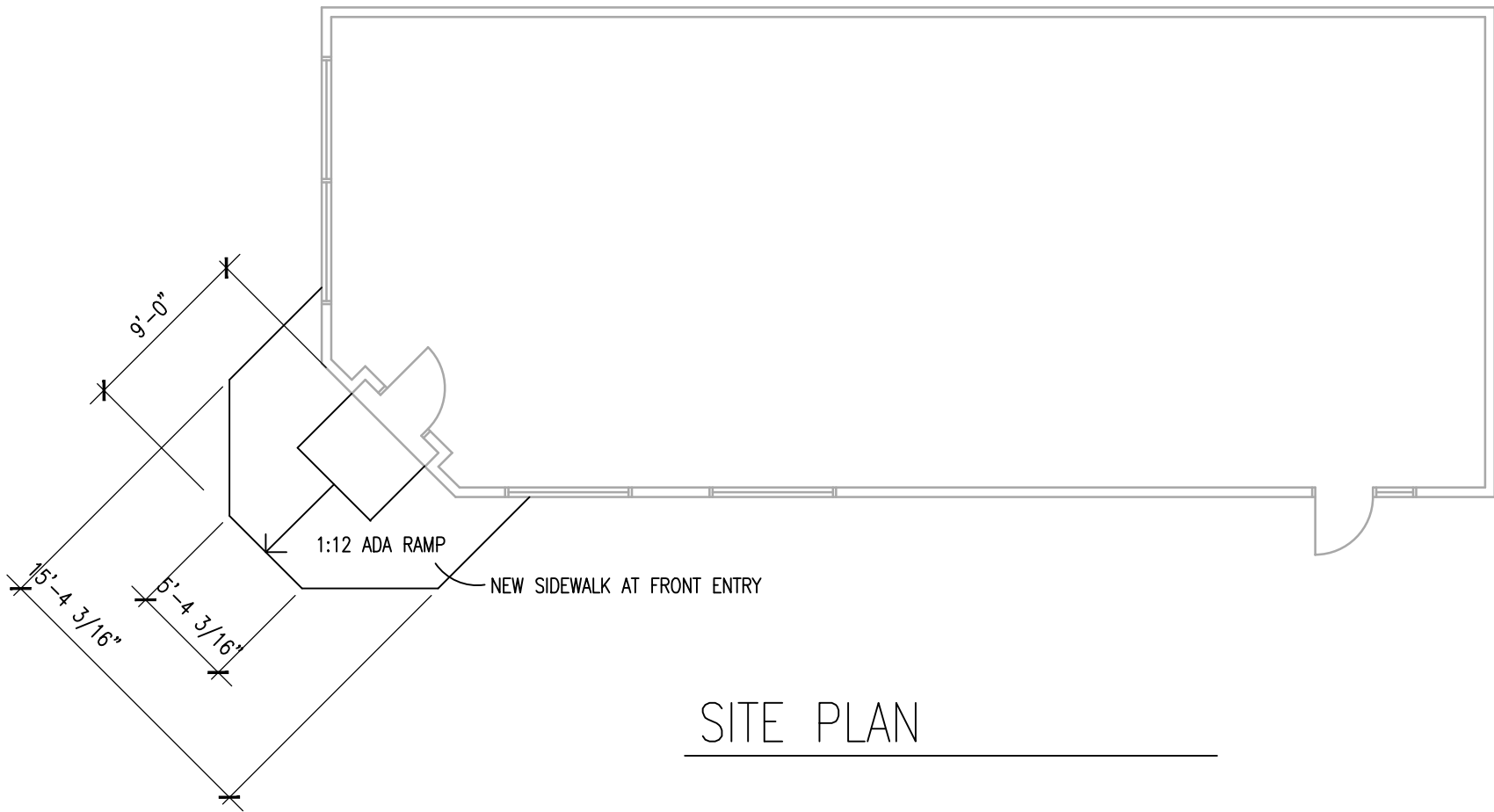




SOUTH ELEVATION



SOUTHWEST ELEVATION



SITE PLAN



MACK'S
GOLDEN GROUNDS

600 GRANT

ONE WAY

MACK'S
GOLDEN GROUNDS
804-788-1111
804-788-4111



MACK'S
GOLDEN GROUNDS

600 GRANT

Coffee





Gabby's
SALON

Love
is in the
air

open

600 GRANT

MACK'S
GOLDEN GROUNDS

Dose Management (Opera House Building) – Elected to remove the street level windows/doors and possibly complete at a later date

FINAL PROJECT	ttl amt submitted	Project	Proposed Grant not to exceed 75% of project	owner investment
Painting of building	\$ 49,553.00	\$ 49,553.00	\$ 37,164.75	\$ 12,388.25
	\$ 49,553.00	\$ 49,553.00	\$ 37,164.75	\$ 12,388.25

project	ttl amount	Project	Adjusted Grant	owner investment
Street Level Glass	\$ 12,517.65	\$ 12,517.65	\$ -	\$ 12,517.65
Sealing Street Level Glass	\$ 3,616.10	\$ 3,616.10	\$ -	\$ 3,616.10
Painting if building	\$ 49,553.00	\$ 49,553.00	\$ 37,164.75	\$ 12,388.25
	\$ 65,686.75	\$ 65,686.75	\$ 37,164.75	\$ 28,522.00

From: [brad_dose](#)
To: [Madonna M](#)
Subject: Re: Downtown Revitalization Grant Update – Response Needed
Date: Monday, March 10, 2025 9:57:39 AM
Attachments: [image003.png](#)

Hi, we will go with B.

Thank you
 Brad Dose
 Dose Management

[Yahoo Mail: Search, Organize, Conquer](#)

On Fri, Mar 7, 2025 at 3:51 PM, Madonna M
<madonnam@yorkchamber.org> wrote:

Dear Linda & Brad,

Thank you for your interest in the Downtown Revitalization (DTR) Grant Program. The DTR Committee has completed its initial review of all submitted applications. Due to high demand, the number of requests exceeded the funding available. We carefully evaluated each project, prioritizing based on impact and alignment with program goals. Additionally, we followed guidance from the Southeast Nebraska Development District (SENDD), which restricts façade funding to street-facing improvements only—alley- and parking-lot-facing areas are not eligible for funding.

At this stage, we are recommending projects for funding, but final approval is still required. To move your project forward for the next phase of review at SENDD, **we need you to confirm how you plan to proceed:**

A. I will complete the entire project as originally submitted, utilizing the committee's proposed grant funding recommendation and covering the remaining investment myself within the grant timeline.

B. I will only complete the portions of the project that were recommended for grant funding, ensuring completion within the grant timeline.

project	ttl amt submitted	Project	Proposed Grant not to exceed 75% of project	owner investment
Street Level Glass	\$ 12,517.65	\$ 12,517.65	\$ -	\$ 12,517.65
Sealing Street Level Glass	\$ 3,616.10	\$ 3,616.10	\$ -	\$ 3,616.10
Painting if building	\$ 49,553.00	\$ 49,553.00	\$ 37,164.75	\$ 12,388.25
	\$ 65,686.75	\$ 65,686.75	\$ 37,164.75	\$ 28,522.00

Important Reminder:

Property owners cannot begin any work (including demolition), nor sign any contracts for materials or services, until an official Notice to Proceed is issued. Any work started before this official approval may result in disqualification from funding.

Please reply to this email by Monday, March 10 with your selection (A or B). Once we receive your response, we will advance your project for further review at SENDD.

If you have any questions, feel free to reach out. Thank you for your commitment to enhancing our downtown—we look forward to the next steps in this process!

Madonna Mogul
 Executive Director

Thriving Organizations, Thriving Community.

603 N Lincoln Ave | York, NE 68467 | (O) 402.362.5531 | (C) 402.366.8564 | www.yorkchamber.org

VISION: Striving to cultivate a connected community.

MISSION: York Chamber of Commerce is dedicated to fostering a thriving community by empowering local organizations, supporting economic growth, and nurturing collaborative relationships.

From: [York Chamber of Commerce](#)
To: [Info @ York Chamber](#)
Subject: DTR Application
Date: Thursday, February 6, 2025 1:59:50 PM
Attachments: [2025-02-05_142155.pdf-dose.pdf](#)
[Quote-101431.pdf](#)
[Quote-101430.pdf](#)
[Nebraska-Door-and-Window-Quote-8481-Dose.pdf](#)
[Due-Diligence-Worksheet-FILLABLE.pdf](#)

Property Owner

Linda Dose

Business Name

Dose Management

Business Phone Number

(402) 694-1284

Property Owner Cell Number

(402) 694-1284

Email Address

lkd3sons@gmail.com

Property Address

623 N Grant Ave
York, Nebraska 68467
United States
[Map It](#)

Mailing Address

United States
[Map It](#)

Total estimated improvement cost

\$65,886.75

Type of eligible improvements planned (select all that apply)

- Facade Improvements (exterior repair/replacement, signage, awnings, windows, doors)

Describe any and all planned improvements and approximate cost for EACH activity:

Our intention is to paint the outside of the building. We have utilized two DTR rounds to prepare for this final stage of revitalization. If not all the funds can be awarded, our first preference would be to fund the painting for the building. From there, the windows then the doors. We have selected to go with Lincoln Glass. As for the paint, you may remember that we had a very difficult time with painting contractors last time. We were thrilled to receive the one bid.

Upload Current Photo of Property

- [dose-9.jpg](#)
- [dose-6.jpg](#)
- [dose-10.jpg](#)

- [dose-91.jpg](#)
- [does-8.jpg](#)

Upload Two (2) bids for your project

- [2025-02-05_142155.pdf-dose.pdf](#)
- [Quote-101431.pdf](#)
- [Quote-101430.pdf](#)
- [Nebraska-Door-and-Window-Quote-8481-Dose.pdf](#)
- [Due-Diligence-Worksheet-FILLABLE.pdf](#)

Printed Name of Property Owner

Linda Dose

Signature of Property Owner



Date

02/06/2025

Printed Name of Additional Property Owner

Linda Dose

Signature of of Additional Property Owner



Date

02/06/2025

Printed Name of Property Owner

Linda Dose

Signature of Property Owner



Release Executed on this Date

02/06/2025

Printed Name of Additional Property Owner

Linda Dose

Signature of of Additional Property Owner



Date

02/06/2025

Attestation of U.S. Citizenship

I am a citizen of the United States

Printed Name

Linda Dose

Signature



Date

02/06/2025

Thank you for submitting your application for York's Downtown Revitalization (DTR). Your application will be reviewed by the DTR Committee, and someone will be in touch with you regarding next steps.

Proposal

KUCERA PAINTING INC
1511 EAST 11TH STREET
KEARNEY, NE 68847
308-893-2075 or 402-461-1907
kucerapainting@gmail.com

Proposal submitted to
Address :

Dose Management LLC

JOB York Building

Proposal #

Proposal valid till date #

Number of pages

We hereby submit specifications and details for:

power wash prep and two coats of paint all labor and Materials all Equipment

We hereby propose to furnish material and labor to complete the job as per the above specifications for a sum of:

US\$ _____ (In figures) US\$ 49,553.00

With the terms of payments as follows: _____

Please revert for any clarification / further details.

Authorized Signatory: Name _____ Signature: *[Signature]*

Acceptance of Proposal

I/We have reviewed your proposal and hereby indicate our acceptance of the same, as per the details, specifications and amounts mentioned in the proposal form. I/We agree to the proposed terms of payment and will release the funds as per agreed herein.

Authorized Signatory: Name _____ Signature: _____ Date _____



Quote 101431

Date: 2/4/2025

Page: 1 of 2

Dose Management, LLC.
623 N. Grant Ave.
York NE 68467
Attention: Linda

Job: Dose Management, LLC.
623 N. Grant Ave.
York NE 68467
Mobile: 402-694-1284
Email: lkd3sons@gmail.com

Quantity	Description
----------	-------------

- | | |
|---|---|
| 1 | Reseal Windows - T&M
- Replace rubber gasket on exterior of windows that is missing or shrunken, leaving gaps.

- Re-caulk perimeter of frames where framing meets building in areas that have gaps, cracks or separations. |
|---|---|

Time and material rough estimate - customer will be charged for actual labor hours on project and materials used.

- 1 x Replacement Gasket - 500' Roll
- 1 x Caulking - Poly - Case
- Labor



- | | |
|---|---|
| 1 | Nebraska Construction Tax / No Sales Tax |
|---|---|

[Click here to view and accept the quote online.](#)

[Click here to securely pay your deposit.](#)

By confirming, you accept the above mentioned description of work and agree to the price, terms and conditions listed.

If a reschedule is requested under 24 hours to installation date, a \$150 Reschedule Fee will be added to final invoice.

This quotation is valid for 30 days from the date of issue.

Balance is due on delivery or pickup. A 50% deposit is due at the time of acceptance and must be paid before any work can commence. 50% (\$1,808.05)

Subtotal: 3,616.10

Total: **\$3,616.10**

Terms and Conditions:

1. This quote is valid for 30 days from the date of the order. Our prices include measurements, fabrication, delivery and installation of products specified on the opposite side of this quote unless otherwise stated.
2. Price does not include evening or weekend working hours. Normal working hours are 7:30 am to 4:00 pm Monday through Friday.
3. The quoted price is subject to change if there are any changes to the size or configuration after the final field measurement, or options not listed in the quote.
4. All the products shall be furnished in accordance with the respective industry tolerances of color variation, thickness, size (+/-1/8"), texture and performance standards.
5. Lincoln Glass, Inc. (hereafter Lincoln Glass) will not be responsible for any discrepancies in customer provided measurements.
6. If existing obstructions are needed to be removed **or customer's structure needs to be modified or corrected** for installation, Lincoln Glass reserves the right to require customer to modify the work area. If this action results in an installation time increase and/or reschedule, there may be extra charges.
7. In case Lincoln Glass is required to provide labor to install "customer provided" products, Lincoln Glass is not responsible for any damages to customer's products or any other materials involved in, surrounding, or in the area of the work being performed.
8. Any items not specifically listed and priced in quote are excluded; any changes from the quote to hardware or materials listed may cause a change in pricing for which a new quote may be submitted.
9. Lead times given are based on information received by suppliers and manufacturers and are subject to change at any time and without notice, therefore Lincoln Glass shall not be held responsible for delays caused by suppliers and manufacturers.
10. One trip for field measurements and one trip for installation per project is included in the quoted price. Field measurements will be taken after we are notified that the areas of our scope are ready for measurement. Additional trips required due to openings not being ready and/or unacceptable installation conditions will result in \$150.00 per trip charge.
11. Following is excluded: Final protection and cleaning, glass or mirror breakage by others, testing, engineering, permits, bonds, demolition, temporary enclosures, repairs or modification of existing opening or frames, core drilling for floor closures, any electrical work, unless noted in the scope of work on the quote.
12. Removal of existing materials may damage materials and/or surfaces during the removal of the said materials **or may expose tile/structure issues**. Lincoln Glass does not assume any responsibility for damages due to or during removal of existing materials. **Additional trips required due to these issues will result in \$150.00 per trip charge.**
13. Payment terms: 100% prepayment is required for walk-in or call-in projects. A nonrefundable 50% deposit is required at the time of order for storefront and shower door projects, with the balance due upon project completion. Lincoln Glass may require a credit/debit card to be placed on file for charging at project completion. Established customers are eligible for Net 30 payment terms, which must be approved by Lincoln Glass, in its sole discretion.
14. All glass and/or mirror products must be inspected at the time of **pick up/delivery or installation**. Lincoln Glass is not responsible for glass and/or mirror products once it leaves the store premises or has been accepted after delivery/installation.
15. It is the customer's responsibility to load products. Lincoln Glass or its agents cannot load your vehicle. During loading, Lincoln Glass or its agents will not be held liable for any damages to vehicle, personal items in the vehicle, or any bodily injuries that may occur during loading and transportation.
16. Customer agrees to pay a \$35.00 fee for each returned check.
17. Lincoln Glass is not responsible for any existing structural issues that may interfere with the installation and/or lead to unsightly reveals. Any or all structural modifications that may arise before, during, or after the glass installation are explicitly the customer's responsibility.
18. If any dimensions are changed after Lincoln Glass measurement is completed and the changes in dimensions lead to inability of installation, there will be additional charges.
19. Once the delivery/installation appointment for your project is confirmed, this time will be reserved just for you. If you are unable to keep this appointment we will need a notification at least one business day in advance. Otherwise, a \$150.00 Reschedule Fee will be added to your final invoice and there may be further delays due to our scheduling load.
20. Upon your acceptance of this quote, Lincoln Glass has the option, but not the obligation, to perform a title search on the property where the work is to be performed. If Lincoln Glass deems the results of the title search unsatisfactory for any reason (significant deed of trust or existence of construction liens or other encumbrances), then Lincoln Glass may require you to pay the proposal in full before any material is procured or labor is provided. Lincoln Glass has 14 days after your acceptance of the proposal to perform the title search and exercise its right to require 100% prepayment. After you receive Lincoln Glass' notice, you have 14 days to make payment in full and, if no payment is received, you agree that this proposal is null and void and that Lincoln Glass has no obligation to complete the scope of work.
21. Lincoln Glass warrants that its installation services with respect to products purchased from Lincoln Glass shall be performed in a workmanlike manner and in accordance with the manufacturer's installation instructions as of the date the installation is complete. To secure warranty service, you must (1) make a warranty claim in writing to Lincoln Glass within one (1) year from the date of installation; and (2) provide Lincoln Glass with access to the area for reinstallation of the products within a reasonable period of time. Lincoln Glass's only obligation under this warranty is to reinstall the products at its cost. **THIS LIMITED INSTALLATION WARRANTY CONTAINS THE ENTIRE AND COMPLETE TERMS OF LINCOLN GLASS'S LIMITED INSTALLATION WARRANTY AND THE LIMITED INSTALLATION WARRANTY SUPERSEDES AND EXCLUDES ALL PRIOR ORAL OR WRITTEN REPRESENTATIONS OR WARRANTIES. LINCOLN GLASS EXPRESSLY DISCLAIMS ANY IMPLIED WARRANTIES, INCLUDING IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.** Lincoln Glass's limited installation warranty does not apply to any products not manufactured by Lincoln Glass, although such products may be covered by a separate warranty of the product manufacturer.
22. **Limitation of Damages. THE TOTAL LIABILITY OF LINCOLN GLASS FOR ALL CLAIMS OF ANY KIND ARISING FROM OR RELATED TO THE FORMATION, PERFORMANCE OR BREACH OF THIS CONTRACT, OR ANY PRODUCTS OR SERVICES, SHALL NOT EXCEED THE CONTRACT PRICE. LINCOLN GLASS SHALL NOT BE LIABLE FOR ANY SPECIAL, CONSEQUENTIAL, INCIDENTAL, INDIRECT, OR PUNITIVE DAMAGES.**

ACCEPTANCE OF ORDER: I accept the above mentioned description of work for the above price and subject to the above terms and conditions.

Customer Acceptance: _____

Acceptance Date: _____



Quote 101430

Date: 2/4/2025

Page: 1 of 3

Dose Management, LLC.
623 N. Grant Ave.
York NE 68467
Attention: Linda

Job: Dose Management, LLC.
623 N. Grant Ave.
York NE 68467
Mobile: 402-694-1284
Email: lkd3sons@gmail.com

Quantity	Description	Size	Area
1	Supply and Install Glass Replace cracked and failed units, specified by customer.		
	3 x IG 1" OA: 1/4" Clear Annealed / 1/4" Clear Annealed Mill Spacer 1/2" (IGU Spacer 1)	32-7/8" x 81-5/8" 18.6349sq ft	58.08
	1 x IG 1" OA: 1/4" Clear Annealed / 1/4" Clear Annealed Mill Spacer 1/2" (IGU Spacer 1)	28-3/16" x 71-3/8" 13.9714sq ft	15.00
	1 x Sundries		
	4 Hours Delivery Drive to York, NE Labor		
1	Nebraska Construction Tax / No Sales Tax		



Continued on next page...

This quotation is valid for 30 days from the date of issue.
Balance is due on delivery or pickup. A 50% deposit is due at the time of acceptance and must be paid before any work can commence. 50% (\$6,258.83)

Quantity	Description	Size	Area
1	Storefront Entry Door Replacements		
	<p>Scope of work included in bid:</p> <p>-Lincoln Glass to furnish and install Manko Window Systems storefront doors, frames, and sidelites. Specifically, (2) 3-0 x 7-0 medium stile doors with continuous hinges, std. MS locks, std. push/pull handles, thresholds, sweeps and closers. Framing to be Manko 2450CG series 2" x 4-1/2", thermally broken, center plane, outside glazed, screwspline framing in predetermined configuration. Lincoln Glass to build down headers to accommodate 84" tall doors and wrap header material in brake metal to match door and framing material.</p> <p>- Lincoln Glass to caulk the entire exterior of frames with caulking that matches framing system.</p> <p>Red Door R.O. – 69 7/8" x 86" Pink Door R.O. – 40" x 86"</p> <p>- Finish: Bronze Anodized</p> <p>- Glass to be: 1" Clear Tempered Insulated Glass Units</p> <p>- Removal of existing doors/frames: Included</p> <p>Custom Door Lead Time – 8-10 weeks Stock Door Lead Time – 2-3 weeks Lead Time for S/L Materials – 2-4 weeks</p> <p>Exclusions:</p> <ul style="list-style-type: none"> •Final cleaning of glass and aluminum. •Field testing of any kind. •Hardware for doors of any kind unless specifically noted above. •Drywall/Paint Repair •Trim Replacement/Installation •Wood Framed Openings/Opening Preparation •Cement block/brick/stone demo or opening preparation. •Electrical wiring of any kind if applicable. •Secured Access/Card Reader/Fob Access, etc. •Furnishing, installation, or caulking of any wood or hollow metal frames. •Signage/tint/film 		
	Click here to view and accept the quote online.		
	Click here to securely pay your deposit.		
	By confirming, you accept the above mentioned description of work and agree to the price, terms and conditions listed.		
	If a reschedule is requested under 24 hours to installation date, a \$150 Reschedule Fee will be added to final invoice.		
	This quotation is valid for 30 days from the date of issue. Balance is due on delivery or pickup. A 50% deposit is due at the time of acceptance and must be paid before any work can commence. 50% (\$6,258.83)	Subtotal:	12,517.65
		Total:	\$12,517.65

Terms and Conditions:

1. This quote is valid for 30 days from the date of the order. Our prices include measurements, fabrication, delivery and installation of products specified on the opposite side of this quote unless otherwise stated.
2. Price does not include evening or weekend working hours. Normal working hours are 7:30 am to 4:00 pm Monday through Friday.
3. The quoted price is subject to change if there are any changes to the size or configuration after the final field measurement, or options not listed in the quote.
4. All the products shall be furnished in accordance with the respective industry tolerances of color variation, thickness, size (+/-1/8"), texture and performance standards.
5. Lincoln Glass, Inc. (hereafter Lincoln Glass) will not be responsible for any discrepancies in customer provided measurements.
6. If existing obstructions are needed to be removed **or customer's structure needs to be modified or corrected** for installation, Lincoln Glass reserves the right to require customer to modify the work area. If this action results in an installation time increase and/or reschedule, there may be extra charges.
7. In case Lincoln Glass is required to provide labor to install "customer provided" products, Lincoln Glass is not responsible for any damages to customer's products or any other materials involved in, surrounding, or in the area of the work being performed.
8. Any items not specifically listed and priced in quote are excluded; any changes from the quote to hardware or materials listed may cause a change in pricing for which a new quote may be submitted.
9. Lead times given are based on information received by suppliers and manufacturers and are subject to change at any time and without notice, therefore Lincoln Glass shall not be held responsible for delays caused by suppliers and manufacturers.
10. One trip for field measurements and one trip for installation per project is included in the quoted price. Field measurements will be taken after we are notified that the areas of our scope are ready for measurement. Additional trips required due to openings not being ready and/or unacceptable installation conditions will result in \$150.00 per trip charge.
11. Following is excluded: Final protection and cleaning, glass or mirror breakage by others, testing, engineering, permits, bonds, demolition, temporary enclosures, repairs or modification of existing opening or frames, core drilling for floor closures, any electrical work, unless noted in the scope of work on the quote.
12. Removal of existing materials may damage materials and/or surfaces during the removal of the said materials **or may expose tile/structure issues**. Lincoln Glass does not assume any responsibility for damages due to or during removal of existing materials. **Additional trips required due to these issues will result in \$150.00 per trip charge.**
13. Payment terms: 100% prepayment is required for walk-in or call-in projects. A nonrefundable 50% deposit is required at the time of order for storefront and shower door projects, with the balance due upon project completion. Lincoln Glass may require a credit/debit card to be placed on file for charging at project completion. Established customers are eligible for Net 30 payment terms, which must be approved by Lincoln Glass, in its sole discretion.
14. All glass and/or mirror products must be inspected at the time of **pick up/delivery or installation**. Lincoln Glass is not responsible for glass and/or mirror products once it leaves the store premises or has been accepted after delivery/installation.
15. It is the customer's responsibility to load products. Lincoln Glass or its agents cannot load your vehicle. During loading, Lincoln Glass or its agents will not be held liable for any damages to vehicle, personal items in the vehicle, or any bodily injuries that may occur during loading and transportation.
16. Customer agrees to pay a \$35.00 fee for each returned check.
17. Lincoln Glass is not responsible for any existing structural issues that may interfere with the installation and/or lead to unsightly reveals. Any or all structural modifications that may arise before, during, or after the glass installation are explicitly the customer's responsibility.
18. If any dimensions are changed after Lincoln Glass measurement is completed and the changes in dimensions lead to inability of installation, there will be additional charges.
19. Once the delivery/installation appointment for your project is confirmed, this time will be reserved just for you. If you are unable to keep this appointment we will need a notification at least one business day in advance. Otherwise, a \$150.00 Reschedule Fee will be added to your final invoice and there may be further delays due to our scheduling load.
20. Upon your acceptance of this quote, Lincoln Glass has the option, but not the obligation, to perform a title search on the property where the work is to be performed. If Lincoln Glass deems the results of the title search unsatisfactory for any reason (significant deed of trust or existence of construction liens or other encumbrances), then Lincoln Glass may require you to pay the proposal in full before any material is procured or labor is provided. Lincoln Glass has 14 days after your acceptance of the proposal to perform the title search and exercise its right to require 100% prepayment. After you receive Lincoln Glass' notice, you have 14 days to make payment in full and, if no payment is received, you agree that this proposal is null and void and that Lincoln Glass has no obligation to complete the scope of work.
21. Lincoln Glass warrants that its installation services with respect to products purchased from Lincoln Glass shall be performed in a workmanlike manner and in accordance with the manufacturer's installation instructions as of the date the installation is complete. To secure warranty service, you must (1) make a warranty claim in writing to Lincoln Glass within one (1) year from the date of installation; and (2) provide Lincoln Glass with access to the area for reinstallation of the products within a reasonable period of time. Lincoln Glass's only obligation under this warranty is to reinstall the products at its cost. THIS LIMITED INSTALLATION WARRANTY CONTAINS THE ENTIRE AND COMPLETE TERMS OF LINCOLN GLASS'S LIMITED INSTALLATION WARRANTY AND THE LIMITED INSTALLATION WARRANTY SUPERSEDES AND EXCLUDES ALL PRIOR ORAL OR WRITTEN REPRESENTATIONS OR WARRANTIES. LINCOLN GLASS EXPRESSLY DISCLAIMS ANY IMPLIED WARRANTIES, INCLUDING IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. Lincoln Glass's limited installation warranty does not apply to any products not manufactured by Lincoln Glass, although such products may be covered by a separate warranty of the product manufacturer.
22. Limitation of Damages. THE TOTAL LIABILITY OF LINCOLN GLASS FOR ALL CLAIMS OF ANY KIND ARISING FROM OR RELATED TO THE FORMATION, PERFORMANCE OR BREACH OF THIS CONTRACT, OR ANY PRODUCTS OR SERVICES, SHALL NOT EXCEED THE CONTRACT PRICE. LINCOLN GLASS SHALL NOT BE LIABLE FOR ANY SPECIAL, CONSEQUENTIAL, INCIDENTAL, INDIRECT, OR PUNITIVE DAMAGES.

ACCEPTANCE OF ORDER: I accept the above mentioned description of work for the above price and subject to the above terms and conditions.

Customer Acceptance: _____

Acceptance Date: _____

NEBRASKA DOOR & WINDOW LLC YORK
 927 NORTH GRANT AVE
 YORK, NE 68467
 (402)362-6550

Quote: 2-8481

Date: 1/14/25

Remit To

NEBRASKA DOOR & WINDOW LLC
 4100 LOWELL CIRCLE SUITE D
 LINCOLN, NE 68502

Customer:

DOSE MANAGEMENT
 903 N MAINE AVE
 YORK, NE 68467

PH: (402)694-1284
 lkd3sons@gmail.com

CSR	Tech	PO	Terms	Job #	Job Type
TGH		623 N GRANT AVE	Due on receipt		
Qty	Dimension	Hours	Part/Description	Total	
1.00				\$1,843.69	
			Energy Surcharge / Shipping / Etc.		
1.00				\$4,265.00	
			Custom size dark bronze anodized medium stile storefront entry with deadbolt lock, Continuous hinge, and ADA 10" bottom rail with 1" insulated tempered glass set into narrow curtain wall sub frame for at current pink door entrance.		
1.00				\$6,825.00	
			Custom size dark bronze anodized medium stile storefront entry with deadbolt lock and ADA 10" bottom rail with 1" insulated tempered glass set into narrow curtain wall sub frame. Qty of 2 new side lites on both sides of door set in 2" x 4.5" typical storefront window framing material with 1" insulated tempered glass, break metal wraps included between door frame and side lite windows. All work to be completed at current red door entrance.		
1.00	1000			\$700.50	
			Repair short and missing gaskets throughout on storefronts		
1.00	28 1/4 x 71 1/4			\$500.78	
			Replace one broken insulated piece of glass - 1" Tempered IG made with 1/4" Clear over 1/4" Clear		

NEBRASKA DOOR & WINDOW LLC YORK
 927 NORTH GRANT AVE
 YORK, NE 68467
 (402)362-6550

Quote: 2-8481

Date: 1/14/25

Remit To

NEBRASKA DOOR & WINDOW LLC
 4100 LOWELL CIRCLE SUITE D
 LINCOLN, NE 68502

Customer:

DOSE MANAGEMENT
 903 N MAINE AVE
 YORK, NE 68467

PH: (402)694-1284
 lkd3sons@gmail.com

CSR	Tech	PO	Terms	Job #	Job Type
TGH		623 N GRANT AVE	Due on receipt		

Taxes	
STATE TAX	\$540.35
YORK	\$196.49

Notes:

Here is your estimate please look over it to make sure it includes all items you would like addressed

Coated Glass Special Note: Insulated glass replacements may not be an exact color match to existing, this is due to the ever changing coatings used on LowE glass that we have no control of. We will do our best to make sure the glass we use in your replacement will have the same or better insulating characteristics. Nebraska Door and Window LLC is not responsible for accuracy of customer provided measurements. All sales are final and no refunds will be given.

Thanks Your for Your Business

By signing below you are giving Nebraska Door and Window LLC permission to proceed with all work in this quote. You also understand that unforeseen items are not included in this quote and this quote is subject to change.

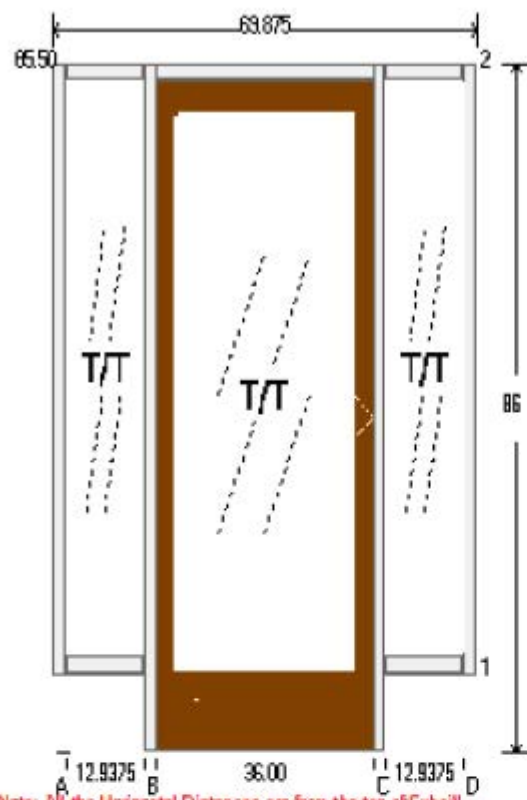
Signature _____

Full Name _____

Date _____

Taxes	Total	Payments	Balance
\$736.84	\$14,871.81	\$0.00	\$14,871.81

Elevation: A01



Qty: 1

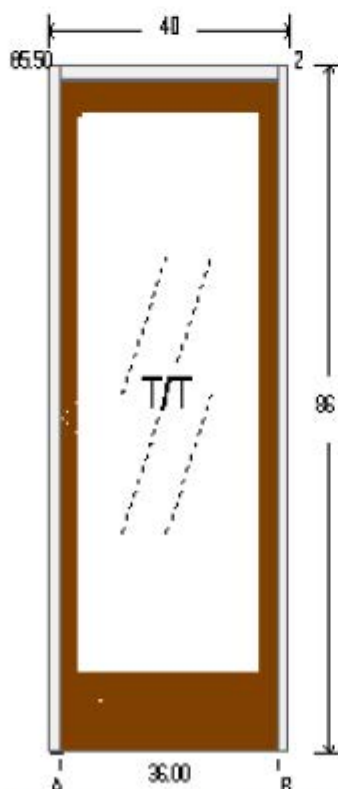
Series: 2450CG

Finish: Bronze

Door Series: 135

Frame Series: 1450

Elevation: A02



Qty: 1

Series: 2450CG

Finish: Bronze

Door Series: 135

Frame Series: 1450

OPERA HOUSE

AMERICAN FAMILY
INSURANCE

Angie Murray - Pete
& Associates
407-243-6200











1911 BLDG

Home Depot

Commercial

THE

UPS



1702

CAUTION
CAUTION

AMERICAN FAMILY
INSURANCE

George Warren & Associates
402-262-2000



MAR 24 2025

2503-109-06

Submission of a completed Project Information Form with adequate information and attachments constitutes a request pursuant to Section 106 of the National Historic Preservation Act of 1966 (as amended). More information may be required in order to complete the Section 106 process. Submit completed form to HN.HP@nebraska.gov.

NE State Historic Preservation Office

NOTE: Section 106 regulations provide for a 30-day response time by the Nebraska State Historic Preservation Office from the date of receipt.

PROJECT NAME (if applicable)

York Downtown Revitalization

COUNTY

York

STREET ADDRESS (No P.O. Box Numbers)

623 N Grant Ave

PROJECT NUMBER

(if applicable)

24DTR006

CITY

York

FEDERAL AGENCY OR DESIGNEE

HUD - CDBG

CONTACT PERSON

Kelly Gentrup

CITY, STATE ZIP

Lincoln, NE 68510

TELEPHONE

+1 (402) 475-2560

EMAIL (for response)

kgentrup@sends.org

PROJECT DESCRIPTION

Briefly describe the overall project.

Painting the exterior of the building. Three colors being proposed from tan to brown.

DESIGNATIONS

To the best of your knowledge, is the structure any of the following?

- Listed Individually on the National Register
- Listed within a National Register Historic District
- Designated Local Landmark
- Designated Local Landmark District

PHOTOGRAPHS

Please provide photographs of all structures. Photographs of neighboring or nearby buildings are helpful. Go to page 2 to insert photo(s).

NESHPO USE ONLY

Nebraska SHPO Determination

Site Number: YK11-013

- No potential to cause effects
- Adverse effect (More consultation needed)
- No historic properties affected
- The SHPO requests additional information (see attached)
- No adverse effect

Date 4/17/2025

Tier II: Site Specific Environmental Review

Community Development Block Grant

Grant Number: 24DTR006

Grantee: City of York

Property Address 623 N Grant Ave, York, NE 68467

Activity Description Painting the exterior of the building.

Cost:

- Projected Acquisition Cost \$
- Projected Rehab Cost \$49,553.00
- Projected All Cost \$49,553.00

1. Contamination and Toxic Substances [24 CFR 58.5(i)(2)]

- Visual review and pictures of site and surroundings conducted by [Karsyn Bredenkamp](#) on April 4, 2025
- The site review identified the following concerns on or adjacent to the project site:
[No concerns were identified during the site visit. Site visit form attached.](#)
- The EPA, <https://www.epa.gov/nepa/nepassist>, mapping web-tool was used. The following sites were identified on or near the site that may be a concern for the project
[There are no sites near the project location that may be a concern for this project.](#)
- The DEQ, <http://degims2.deq.state.ne.us/degflex/DEQ.html>, mapping web-tool was used. The following sites were identified on or near the site that may be a concern for the project
[No sites were identified that may be a concern for the project.](#)
- The Fire Marshall was sent a letter on May 1, 2025 and is [attached. Their response did not indicate any potential impacts to the project that may be a concern.](#)
- The Agency response letter noted that:
 - There were no Underground Storage Tanks (UST's) on or near the site.
 - There were Underground Storage Tanks (UST's) on or near the site.
 - These UST's included those located at:
[Click or tap here to enter text.](#)
- The following Attachments have also been included:

<input checked="" type="checkbox"/> Photographs	<input checked="" type="checkbox"/> Response received back from Agency
<input type="checkbox"/> Website	<input type="checkbox"/> Maps
<input checked="" type="checkbox"/> Letter sent to Agency	<input type="checkbox"/> Aerials

2. Explosive and Flammable Operations [24 CFR 51C]

- Visual review and pictures of site and surroundings conducted by [Karsyn Bredenkmap](#) on April 4, 2025.
 - No known explosive or flammable operations were visible on or near the site.
 - Explosive or flammable operations were visible on or near the site.[Complete the remaining info]
- The site review identified the following concerns on or adjacent to the project site: _____

- [Determine the type of operation, the distance from the operation, and calculate the Acceptable Separation Distance. Attach as separate documentation]

8. Historic Preservation [36 CFR 800]

- The structure was built in the year: **1888**
- A site review and photos of the property were completed on the following date: **April 4, 2025**
- Based on the review, it has been determined that the structure is:
 - Historic
 - Not historic
- It has also been determined that the rehab activities proposed in the project
 - Will not impact any historic resources.
 - May impact historic resources which may include the home or nearby houses or structures.
- A letter determining whether or not any historic resources might be impacted by the project, along with photos of the site, an aerial map of the residence, and a list of proposed activities were sent to the
 - SHPO on the following date: **March 24, 2025**
 - THPO on the following date: **n/a**
- SHPO response was received back on the following date: **April 17, 2025**
- SHPO noted **No adverse effect.**
- THPO response was received back on the following date: **n/a**
- THPO noted **n/a**
- The following Attachments have also been included:
 - Photographs
 - Website
 - Maps
 - Documentation showing SHPO was contacted
 - Documentation showing THPO was contacted
 - Response received back from Nebraska SHPO
 - Aerials

58.6 Requirements, Flood Disaster Protection Act

- Site is not located within a SFHA (100-year floodplain).
 - The attached FEMA FIRM map 3102370005B and 3102370010B, Effective Date September 29, 1978 was reviewed and indicates the site is not located in a Special Flood Hazard Area (SFHA). [\[Attach the FIRM Map\]](#)
 - No FIRM map was available for the site. _____ was contacted on _____ and the attached information indicates the site is not located in a Special Flood Hazard Area (SFHA). [\[Attach source\]](#)
- Site is located within a SFHA (100-year floodplain).
 - The attached FEMA FIRM map _____ [Map #, Panel #] was reviewed and indicates the site is located in a Special Flood Hazard Area (SFHA). [\[Attach the FIRM Map\]](#)
 - No FIRM map was available for the site. _____ was contacted on _____ and the attached information indicates the site is located in a Special Flood Hazard Area (SFHA). [\[Attach source\]](#)
 - Due to the location of the site, the property
 - Does not require the purchase of flood insurance
 - Requires the purchase of flood insurance. [\[Attach evidence the community is participating in the National Insurance Program and a copy of the flood insurance policy\]](#)

A site-specific environmental review has been performed at the above location in compliance with HUD environmental review regulations (24 CFR 58) and related laws, authorities, and requirements. The review has been performed prior to the commitment of HUD or non-HUD funds, as required by 24 CFR 58.22(a) and (c). This review shall be retained as a component of the project's ERR. Consult the Tier I for further information as to compliance with other laws and authorities for this HUD-assisted project.

Kelly Gentrup		5/2/2025
Preparer Name (print)	Preparer Signature	Date
Director of Development Services, Southeast Nebraska Development District		
Title/ Organization		
Barry Redfern		
Responsible Entity Name (print)	Responsible Entity Signature	Date
Mayor	City of York	
Responsible Entity Title (print)	Entity Name (print local unit of Government name)	



May 1, 2025

Nebraska Fire Marshal
246 S 14th St
Lincoln, NE 68508

Dear Ms. Hatton:

To follow up from my email on December 26, 2024, the City of York has received Release of Funds/Environmental Clearance from the Department of Economic Development (NDED). They received 10 applications and all were approved to move forward with a Tier II Environmental Review, which is required pursuant to NEPA and HUD's environmental regulation, 24 CFR Part 58 for site specific projects. The City of York requests your review of the proposed sites to determine if there are any explosive and flammable operations or contamination and toxic substances of concern near these locations. Locations include –

- | | |
|----------------------|----------------------|
| 1. 111 E 6th St | 6. 614 N Grant Ave |
| 2. 207 E 6th St | 7. 623 N Grant Ave |
| 3. 415 N Platte Ave | 8. 627 N Lincoln Ave |
| 4. 600 N Grant Ave | 9. 723 N Lincoln Ave |
| 5. 603 N Lincoln Ave | 10. 927 N Grant Ave |

Enclosed you will find a project description, a community map, and FIRM maps. Please provide written comments and/or recommendations for any mitigation measures by May 31, 2025 to the following email kgentrup@sendd.org or mailing address: SEND D, 7407 O St, Lincoln, NE 68510

Should any significant changes be proposed to the location and/or scope of the proposed project, you will be notified in writing prior to the initiation of any construction activities for the opportunity to review and comment on any such changes. Please contact Kelly Gentrup at 402-475-2560 or by e-mail at kgentrup@sendd.org if you have any questions or require additional information. Thank you for your assistance.

Sincerely,

A handwritten signature in blue ink that reads "Kelly Gentrup". The signature is fluid and cursive, with a long horizontal stroke at the end.

Kelly Gentrup
Director of Development Services

Enclosures

SEND D is an Equal Opportunity Employer

7407 O St | Lincoln, NE 68510



402-475-2560



www.sendd.org



York 24DTR006 Project Description

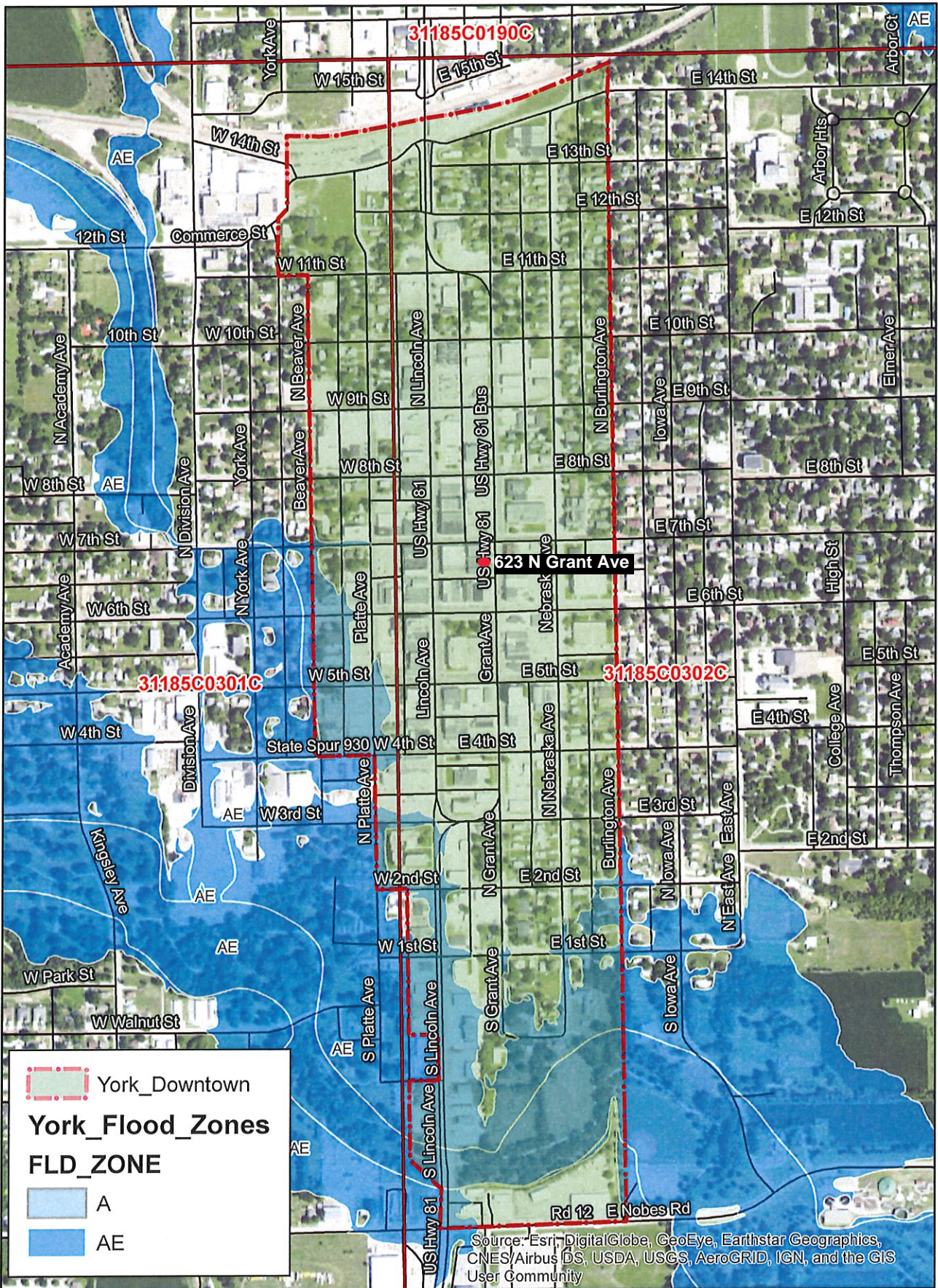
The City of York, York County, Nebraska (hereinafter referred to as the "City") is preparing to implement a commercial rehabilitation project within the municipal limits of the city (hereinafter referred to as the "Project"). The Project will take place within the City's downtown district. The northern boundary of the district runs along the railroad tracks with West Nobes Road serving as the southern boundary. The eastern boundary follows North Burlington Avenue while the western boundary generally follows North Beaver Avenue south to West 3rd Street. From there the boundary continues mainly along North Platte Avenue to East Nobes Road. The area is primarily commercial with residential mixed in.

Project activities identified for improvement within this designated area will be carried out in accordance with the formerly established program guidelines, design guidelines, and design goals and policies. Eligible activities include façade improvements, window/door replacements, brick/masonry repairs, structural repairs, code violations, lighting, and address architectural barriers that impede mobility-restricted citizens. Eligible downtown business owners will be invited to apply for these funds. Those eligible businesses who are interested in applying may contact the city office at (402) 363-2600 and will be able to review the City's Program Guidelines for additional information about the requirements of the program. Applications will be reviewed as they are received. A Tier II site-specific environmental review will be conducted as business sites are identified and selected.

Total project costs are estimated at \$535,000, including \$25,000 for general administration and \$10,000 for construction management. Funding sources include a Community Development Block Grant (CDBG) from the Nebraska Department of Economic Development (NDED) for \$435,000 and a match of \$100,000. Applicants who are awarded funding will be required to provide at least 25% in matching funds.

This Project will address the National Objective of preventing or eliminating slum and blight conditions on an area basis (SBA) through the commercial rehabilitation of private facilities within the area of downtown designated by the City and identified in their Blight and Substandard Area Designation, prepared by RDG Planning & Design in September of 2017. No residents, businesses, or farms will be displaced as a result of the project activities. Project activities may result in dust, noise, or temporary interruption of access to individual buildings during construction. Businesses, residents, and emergency services will be notified of all sidewalk and street closures that may be required for the project and will be directed to an alternate route. The Project activities will be completed within 30 months.

York - Floodplain Information





APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM


FLOOD INSURANCE RATE MAP

CITY OF
YORK,
NEBRASKA
YORK COUNTY

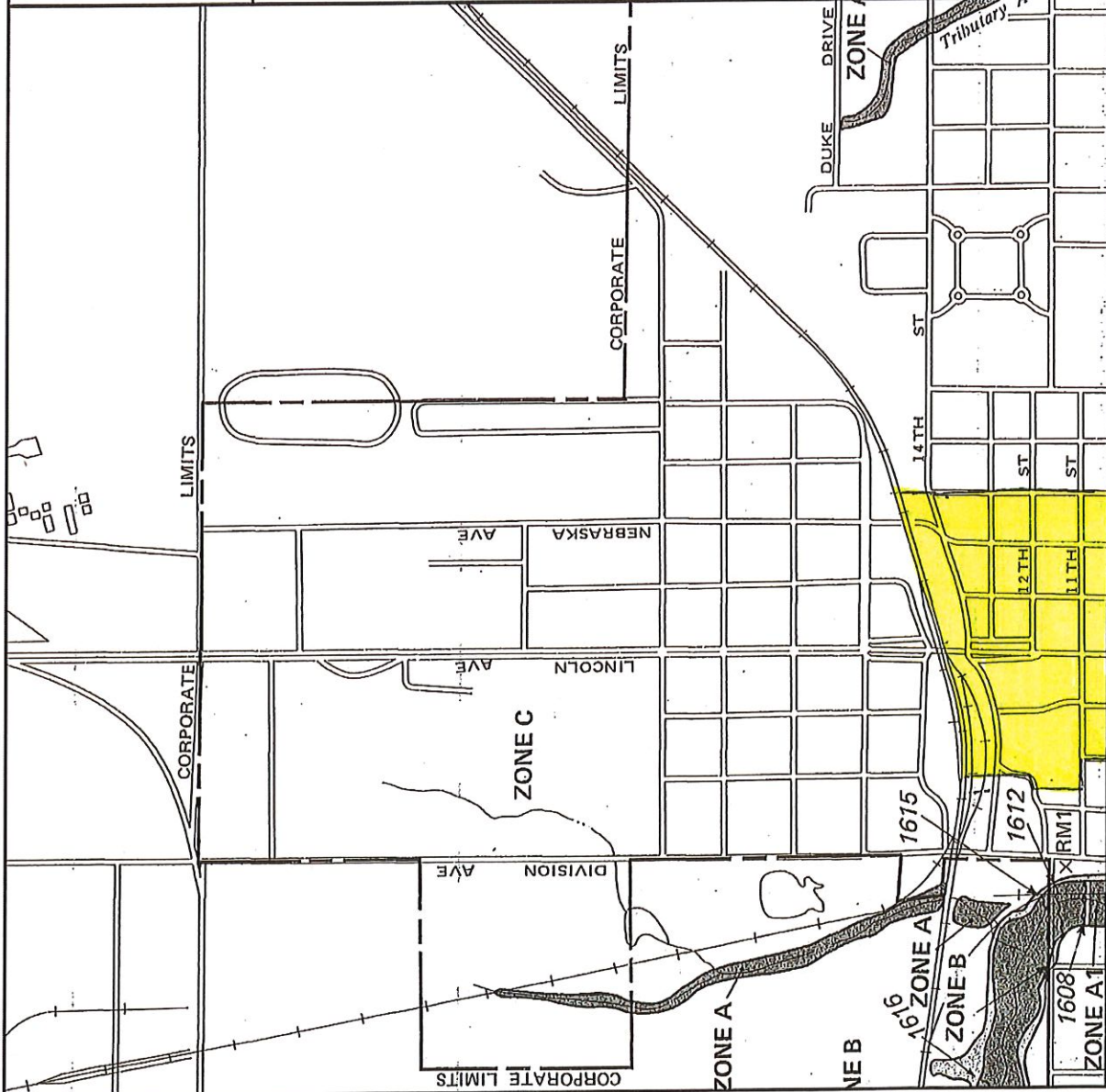
COMMUNITY-PANEL NUMBER
310237 0005 B

PAGE 5 OF 10

EFFECTIVE
SEPTEMBER 29, 1978



U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION



This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the file block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

CITY OF
YORK,
NEBRASKA
YORK COUNTY

COMMUNITY-PANEL NUMBER
310237 0010 B

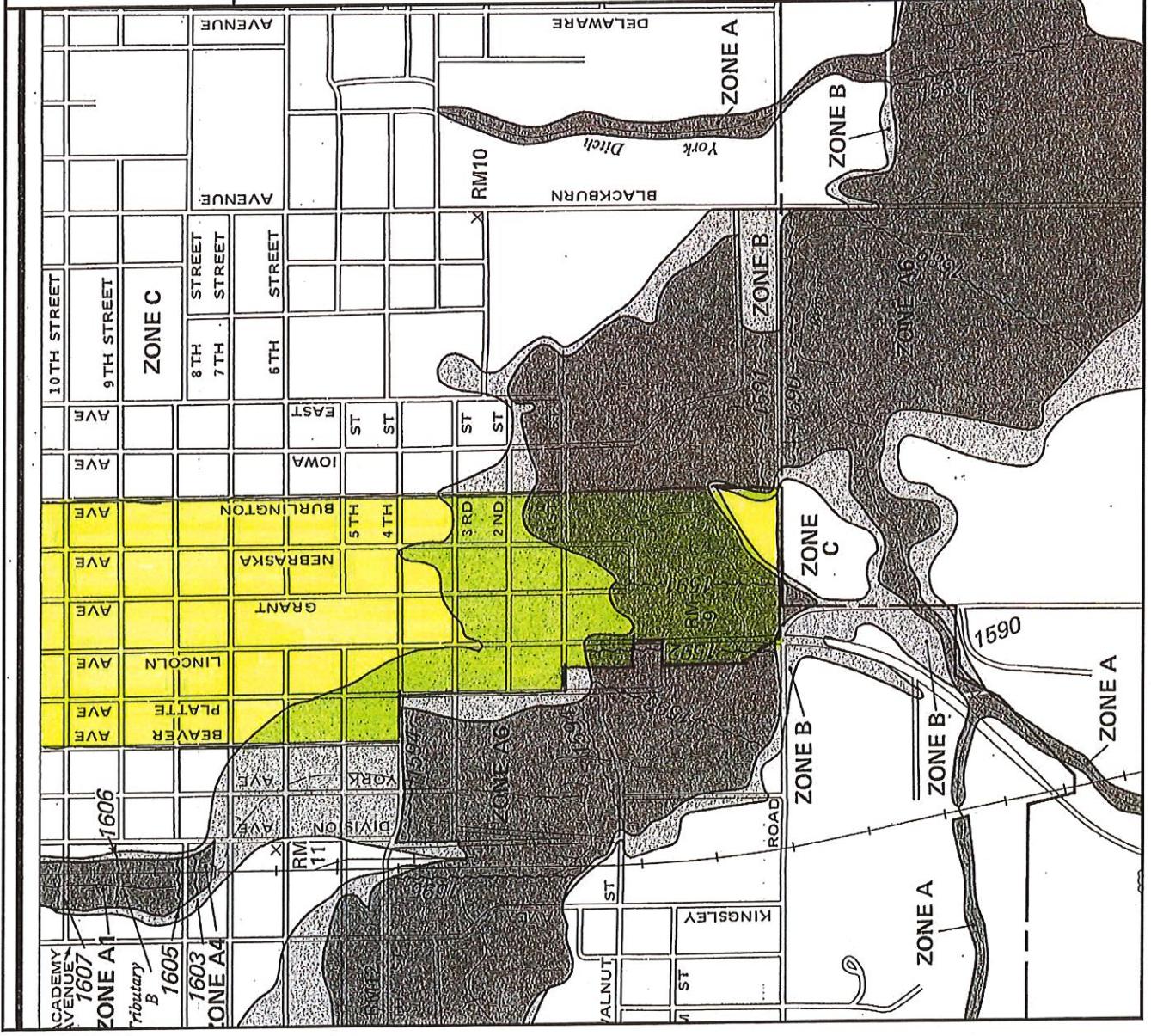
PAGE 10 OF 10

EFFECTIVE
SEPTEMBER 29, 1978



U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.fema.gov





Kelly Gentrup <kgentrup@sendd.org>

York 24DTR006 - Environmental Review Request

Hatton, Rosemary <rosemary.hatton@nebraska.gov>
To: Kelly Gentrup <kgentrup@sendd.org>
Cc: James Owens <jowens@sendd.org>

Thu, May 1, 2025 at 3:03 PM

This is in response to your inquiry regarding the environmental review for the above referenced project. At this time there are no facts known that would impact this project.

I have completed a search on our database. I have attached here a search of underground and aboveground storage tanks for the city in question. If you would like more information about any of the sites listed contact me.

Other issues related to construction, such as plan reviews and installation permits, are also not addressed in this response.

If you find that the proposed construction may be affected by underground storage tanks or if you have further questions, please contact me.

Regards,

Rosemary Hatton,

Administrative Technician, Fuels Division

Nebraska State Fire Marshal Agency

Office | 402-471-9664

Rosemary.Hatton@nebraska.gov

sfm.nebraska.gov | [Facebook](#) | [Twitter](#) | [YouTube](#)

Arson Hotline 1-888-WY-ARSON

Confidentiality Notice: This e-mail, including attachments if any, is intended for the exclusive use of the person or entity to which it is addressed and may contain confidential or privileged information. All unauthorized dissemination, distribution or copying of this e-mail is prohibited. If you believe you have

received this e-mail in error, please advise the sender by reply e-mail and delete this e-mail immediately.
Thank you.

From: Kelly Gentrup <kgentrup@sendedd.org>
Sent: Thursday, May 1, 2025 11:25 AM
To: Hatton, Rosemary <rosemary.hatton@nebraska.gov>
Cc: James Owens <jowens@sendedd.org>
Subject: Re: York 24DTR006 - Environmental Review Request

Hi Rosemary, the City of York has received environmental clearance on their Downtown Revitalization project. They have received 10 applications that need a Tier II review. I have attached a letter that includes each project location in addition to a project map, project description, and floodplain maps. Are there anything additional you need to do a review of these locations?

Also, we are doing file audits of old projects right now and was wondering if you keep these Tier II or general Environmental Review requests, and if so, how long do you keep the requests on file?

Thanks!

On Fri, Dec 27, 2024 at 1:07 PM Hatton, Rosemary <rosemary.hatton@nebraska.gov> wrote:

This is in response to your inquiry regarding the environmental review for the above referenced project. At this time there are no facts known that would impact this project.

I have completed a search on our database. I have attached here a search of underground and aboveground storage tanks for the city in question. If you would like more information about any of the sites listed contact me.

Other issues related to construction, such as plan reviews and installation permits, are also not addressed in this response.

If you find that the proposed construction may be affected by underground storage tanks or if you have further questions, please contact me.

Regards,

Rosemary Hatton,
Administrative Technician, Fuels Division

Nebraska State Fire Marshal Agency

Office | 402-471-9664

Rosemary.Hatton@nebraska.gov

sfm.nebraska.gov | [Facebook](#) | [Twitter](#) | [YouTube](#)

Arson Hotline 1-888-WY-ARSON

Confidentiality Notice: This e-mail, including attachments if any, is intended for the exclusive use of the person or entity to which it is addressed and may contain confidential or privileged information. All unauthorized dissemination, distribution or copying of this e-mail is prohibited. If you believe you have received this e-mail in error, please advise the sender by reply e-mail and delete this e-mail immediately. Thank you.

From: Kelly Gentrup <kgentrup@sendedd.org>
Sent: Thursday, December 26, 2024 1:22 PM
To: Hatton, Rosemary <rosemary.hatton@nebraska.gov>
Cc: James Owens <jowens@sendedd.org>
Subject: York 24DTR006 - Environmental Review Request

Hi Rosemary, SENDD is conducting an environmental review on behalf of the City of York and is requesting your review of this proposed project to determine the potential for any adverse environmental impacts.

Attached is a formal letter explaining the project further in addition to project maps (floodplain and aerial).

If you have any questions or need anything additional, please let me know.

Thanks!

--

Kelly Gentrup

Director of Development Services

Southeast Nebraska Development District

(402) 475-2560

www.sendedd.org

--

Kelly Gentrup

Director of Development Services

Southeast Nebraska Development District

(402) 475-2560

www.sendd.org



York Tanks.xlsx

65K

Facility ID	Facility Name	Facility Address	Facility City	Facility Zip	Facility County	Owner Name	Owner Address	Owner City	Owner St.	Owner Zip	Curr in Use	Temp Out Use	Perm Out Use	Closed In Place	Tanks Removed
6054	7-11 #211	826 GRANT ST	YORK	68467	YORK	DOWNING OIL CO INC	PO BOX 1006	NORFOLK	NE	68702	0	0	0	0	2
507	AMOCO OIL SS #8599	I-80 & HWY 81	YORK	68467	YORK	AMOCO OIL CO	PO BOX 7844	SUGAR CREEK	MO	64054	0	0	0	0	5
12477	AURORA COOPERATIVE	1320 RD L	YORK	68467	YORK	AURORA COOPERATIVE ELEVATOR	PO BOX 209	AURORA	NE	68818-0209	3	0	0	0	0
4210	BARNEYS JUNCTION	1028 LINCOLN AVE	YORK	68467	YORK	BARNEYS JUNCTION	1028 LINCOLN AVE	YORK	NE	68467	0	0	0	0	1
5522	BEN KIRKPATRICK	UNKNOWN	YORK	68467	YORK	KIRKPATRICK, BEN	PO BOX 25	YORK	NE	68467	0	0	0	0	1
10165	BOB BRAASCH	1015 LINCOLN AVE	YORK	68467	YORK	BOB BRAASCH	1015 LINCOLN AVE	YORK	NE	68467	0	0	1	0	0
7373	BROADWELL INC	RR 3	YORK	68467	YORK	BROADWELL INC	13 ARBOR CRT	YORK	NE	68467	0	0	0	0	0
9913	CARL SMITH	W 1/2 SW 1/4 6-9-1 WEST BLUE	YORK	68467	YORK	CARL SMITH	UNKNOWN	YORK	NE	68467	1	0	0	0	0
1045	CASEYS GENERAL STORE	1602 LINCOLN AVE	YORK	68467	YORK	CASEYS RETAIL CO	PO BOX 3001	ANKENY	IA	50021-8045	0	0	0	0	2
5446	CASEYS GENERAL STORE #1690	115 E NOBES RD	YORK	68467	YORK	CASEYS RETAIL CO	PO BOX 3001	ANKENY	IA	50021-8045	2	0	0	0	0
11601	CASEYS GENERAL STORE #2015	1822 N LINCOLN	YORK	68467	YORK	CASEYS RETAIL CO	PO BOX 3001	ANKENY	IA	50021-8045	2	0	0	0	0
3668	CENTRAL VALLEY AG COOP	1504 PLATTE AVE	YORK	68467	YORK	CENTRAL VALLEY AG COOP	PO BOX 429	YORK	NE	68467	6	0	0	0	3
1675	CHAMPION HOME BUILDERS	RR 4 BOX 85A	YORK	68467	YORK	CHAMPION HOME BUILDERS	5573 'N' ST	DRYDEN	MI	48428	0	0	0	0	1
3749	CHUCK KAISER EXC	3749 W 4TH ST	YORK	68467	YORK	CHUCK KAISER EXC	535 W 4TH ST	YORK	NE	68467	0	0	0	0	3
12667	CITY OF YORK	627 W 4TH ST	YORK	68467	YORK	CITY OF YORK	100 EAST 4TH	YORK	NE	68467	0	0	0	0	1
11426	CITY OF YORK/WASTEWATER TREATMENT PLANT	814 E NOBES RD	YORK	68467	YORK	CITY OF YORK	100 EAST 4TH	YORK	NE	68467	0	0	0	0	1
3641	C-MART #1338	1630 LINCOLN AVE	YORK	68467	YORK	COASTAL MART INC	9 GREENWAY PLZ STE #2086	HOUSTON	TX	77046	0	0	0	0	3
6221	DALE ELECTRONICS INC	2922 DIVISION AVE	YORK	68467	YORK	BARBER-COLMAN CO	555 COLMAN CTR DR	ROCKFORD	IL	61125	0	0	0	0	0
5825	DENNIS KEAR TRUCKING (FORMER)	716 W 26TH ST	YORK	68467	YORK	YORK COLD STORAGE	COMMERCE ST & DIVISION	YORK	NE	68467	0	0	0	0	2
12125	EASE INC	511 S LINCOLN AVE	YORK	68467	YORK	EASE INC	511 SOUTH LINCOLN AVE	YORK	NE	68467	0	0	0	0	6
11027	EDISON SCHOOL	19TH & EAST AVE	YORK	68467	YORK	YORK PUBLIC SCHOOLS	1005 DUKE	YORK	NE	68467	0	0	0	0	1
9353	EMMANUEL LUTHERAN CHURCH	9TH & BEAVER AVE	YORK	68467	YORK	EMMANUEL LUTHERAN CHURCH	9TH & BEAVER AVE	YORK	NE	68467	1	0	0	0	0
6572	FARMERS COOP ASSOC	125 W 5TH ST	YORK	68467	YORK	FARMERS COOP ASSOC	RR 2	YORK	NE	68467	0	0	0	0	0
6573	FARMERS COOP ASSOC	1 MI E OF HWY 34-81 JCT	YORK	68467	YORK	FARMERS COOP ASSOC	RR 2	YORK	NE	68467	0	0	0	0	0
6683	GOLDEN GABLES	I-80 & HWY 81	YORK	68467	YORK	LOUIS ENDORF	131 EAST HWY 34	SEWARD	NE	68434-2213	0	0	0	0	4
5040	GRANT BUILT PROPERTIES	803 N LINCOLN AVE	YORK	68467	YORK	GRANT BUILT PROPERTIES LLC	208 W SOUTH 50TH ST	YORK	NE	68467	2	0	0	0	4
3170	GROSSHANS OIL CO	224 LINCOLN AVE	YORK	68467	YORK	GROSSHANS, D A	224 LINCOLN AVE	YORK	NE	68467	0	0	0	0	3
10987	GROTZ INC	RR 3 BOX 4	YORK	68467	YORK	GROTZ INC	RR 3 BOX 4	YORK	NE	68467	3	0	0	0	0
4355	HUSKY	LINCOLN AVE & NOBES RD	YORK	68467	YORK	JAMES & AMY SHAW	PO BOX 337	YORK	NE	68467	0	0	0	0	5
11977	KIRKS CORNER #2	3904 S LINCOLN AVE	YORK	68467	YORK	MASON ENTERPRISES 2 INC	3904 S LINCOLN AVE	YORK	NE	68467	4	0	0	0	0
7349	KIRKS KORNER	1027 N LINCOLN AVE	YORK	68467	YORK	KIRKS KORNER	1027 N LINCOLN AVE	YORK	NE	68467	3	0	0	0	1
11719	LEVITT LIBRARY	817 MAYHEW DR	YORK	68467	YORK	YORK COLLEGE	9TH & KIPLINGER	YORK	NE	68467	0	0	0	0	1
11029	LINCOLN SCHOOL	6TH & YORK	YORK	68467	YORK	YORK PUBLIC SCHOOLS	1005 DUKE	YORK	NE	68467	0	0	0	0	1
4545	MAKEN IRRIGATION INC	JCT HWY 34 & 81	YORK	68467	YORK	MAKEN IRRIGATION INC	PO BOX 291	YORK	NE	68467	0	0	0	0	1
11508	MEAD BUILDING CENTER	120 E 16TH	YORK	68467	YORK	WAYNE & KAREN BOEHNING	HC 01 BOX 50	MAXWELL	NE	69151	0	0	0	0	1
6450	MILLER SEED & SUPPLY CO INC	327 YORK AVE	YORK	68467	YORK	MILLER SEED & SUPPLY CO INC	P O BOX 587	YORK	NE	68467	0	0	0	0	0
10660	MOGUL TRANSMISSION INC	203 E 9TH ST	YORK	68467	YORK	MOGUL TRANSMISSION INC	203 E 9TH ST	YORK	NE	68467	0	0	0	0	1
10955	MOSES MOTOR CO	822 LINCOLN AVE	YORK	68467	YORK	MOSES MOTOR CO	PO BOX 566 822 LINCOLN AVE	YORK	NE	68467	0	0	0	0	2
765	NEBRASKA DEPT OF ROADS	1 M S YORK 1/4 M E US-81	YORK	68467	YORK	NEBRASKA DEPT OF ROADS	5001 S 14TH ST	LINCOLN	NE	68512	0	0	0	0	3
1526	NEW HOLLAND INC	N HWY 81 PO BOX 501	YORK	68467-0501	YORK	NEW HOLLAND INC	N HWY 81 BOX 501	YORK	NE	68467	0	0	0	0	2
12492	NORTH OFFICE SUPPLY	5TH ST & NEBRASKA AVE	YORK	68467	YORK	UNKNOWN	UNKNOWN	UNKNOWN	NE	Unknown	0	0	0	0	1
2844	NPPD YORK OPERATIONS CTR	907 W 25TH ST	YORK	68467-0608	YORK	NEBRASKA PUBLIC POWER DIST ATTN KEITH KAREL	1414 15TH ST	COLUMBUS	NE	68602-0499	6	0	0	0	0
873	ORSCHLON FARM & HOME STORE #27	110 MARQUIS AVE	YORK	68467	YORK	ORSCHLON FARM AND HOME LLC	2000 S HWY 63	MOBERLY	MO	65270-4532	0	0	0	0	2
1201	OVERLAND SOUTH PLANT	3RD & DIV	YORK	68467	YORK	OVERLAND READY MIX	PO BOX 307	STROMSBURG	NE	68666	0	0	0	0	3
1168	PIONEER HI BRED RES STATION	RR 2 BOX 1A	YORK	68467	YORK	PIONEER HI-BRED INTL	6800 PIONEER PKWY	JOHNSTON	IA	50131	0	0	0	0	2
10954	PREDMORE GREENHOUSES	1000 MAIN AVE	YORK	68467	YORK	PREDMORE, TOM	1000 MAIN AVE	YORK	NE	68467	0	1	0	0	0
419	PUMP & PANTRY #16	109 LINCOLN AVE	YORK	68467	YORK	BOSSELMAN PUMP & PANTRY INC	PO BOX 4905	GRAND ISLAND	NE	68802-4905	3	0	0	0	4
11142	PUMP & PANTRY #46	3901 S LINCOLN AVE	YORK	68467	YORK	BOSSELMAN PUMP & PANTRY INC	PO BOX 4905	GRAND ISLAND	NE	68802-4905	2	0	0	0	0
6425	SAPP BROS YORK	3432 S LINCOLN AVE	YORK	68467	YORK	SAPP BROS TRAVEL CENTERS INC	PO BOX 45766	OMAHA	NE	68145	6	0	0	0	0
6605	SERVICE CENTER INC	US HWY 81 & E 10TH ST	YORK	68467	YORK	FIRESTONE TIRE & RUBBER CO	1200 FIRESTONE PKWY	AKRON	OH	44317	0	0	0	0	0
3016	SPEEDEE MART #2904	5018 S LINCOLN AVE	YORK	68467	YORK	DANCO II CB LLC	PO BOX 10	VALENTINE	NE	69201-0010	7	0	0	0	5
7972	SPEEDEE MART #2905	3711 S LINCOLN AVE	YORK	68467	YORK	DANCO II CB LLC	PO BOX 10	VALENTINE	NE	69201-0010	3	0	0	0	0
3318	SUNDSTRAND AVIATION	2800 DIVISION AVE	YORK	68467	YORK	SUNDSTRAND CORP	4751 HARRISON AVE	ROCKFORD	IL	61125	0	0	0	0	6
3761	SUNFLOWER CARRIERS INC	558 W 12TH ST	YORK	68467	YORK	SUNFLOWER CARRIERS INC	558 W 12TH ST	YORK	NE	68467	0	0	0	0	1
1527	THE HEARTHSTONE INC	2319 LINCOLN AVE	YORK	68467	YORK	THE HEARTHSTONE INC	PO BOX 159	YORK	NE	68467	0	0	0	0	2
11720	THOMAS HALL	9TH & KIPLINGER AVE	YORK	68467	YORK	YORK COLLEGE	9TH & KIPLINGER	YORK	NE	68467	0	0	0	0	1
11624	UNKNOWN	827 LINCOLN AVE	YORK	68467	YORK	UNKNOWN	UNKNOWN	UNKNOWN	NE	Unknown	0	0	0	0	2
8221	USA INNS	4733 S LINCOLN AVE	YORK	68467	YORK	USA INNS	4733 S LINCOLN AVE	YORK	NE	68467	0	0	0	0	4
3562	WELCH IMPLEMENT CO	HWY 81 N	YORK	68467	YORK	WELCH IMPLEMENT CO	PO BOX 569	YORK	NE	68467	0	0	0	0	2
8149	WEST NOBES CAR WASH	120 W NOBES	YORK	68467	YORK	WEST NOBES CAR WASH	120 W NOBES	YORK	NE	68467	0	0	0	0	3
11028	WILLARD SCHOOL	6TH & BLACKBURN	YORK	68467	YORK	YORK PUBLIC SCHOOLS	1005 DUKE	YORK	NE	68467	0	0	0	0	1
4519	WILLIS DRIEWER	RR 2 BOX 4	YORK	68467	YORK	DRIEWER, WILLIS	RR 2 BOX 4	YORK	NE	68467	0	0	0	0	2
11928	YORK COLLEGE	MCGEEHEE HALL 1020 E 9TH	YORK	68467	YORK	YORK COLLEGE	1125 E 8TH	YORK	NE	68467	0	0	0	0	1
11929	YORK COLLEGE FREEMAN CTR	1105 E 10TH	YORK	68467	YORK	YORK COLLEGE	1125 E 8TH	YORK	NE	69467	0	0	0	0	1
9152	YORK COMMUNITY CTR	211 E 7TH ST	YORK	68467	YORK	CITY OF YORK	COMMUNITY CTR 612 NEBRASKA AVE	YORK	NE	68467	0	0	0	0	2
4600	YORK COUNTY	722 E 25TH ST	YORK	68467	YORK	COUNTY OF YORK	722 E 25TH ST	YORK	NE	68467	4	0	0	0	2
1480	YORK COUNTY RPPD	2122 S LINCOLN AVE	YORK	68467	YORK	YORK COUNTY RPPD	PO BOX 219	YORK	NE	68467	0	0	0	0	2
11716	YORK COUNTY SHERIFF	510 LINCOLN AVE	YORK	68467	YORK	YORK COUNTY SHERIFF	510 LINCOLN AVE	YORK	NE	68467	1	0	0	0	0
12453	YORK GENERAL HEALTH CARE SERVICES	2020 N LINCOLN AVE	YORK	68467	YORK	YORK GENERAL HEALTH CARE SERVICES	2222 N LINCOLN AVE	YORK	NE	68467	0	0	0	0	1
2762	YORK GENERAL HOSPITAL	2222 LINCOLN AVE	YORK	68467	YORK	YORK GENERAL HOSPITAL	2222 LINCOLN AVE	YORK	NE	68467	1	0	0	0	0
11626	YORK HIGH SCHOOL	1005 DUKE DR	YORK	68467	YORK	YORK PUBLIC SCHOOLS	2918 NORTH DELAWARE	YORK	NE	68467	0	0	0	0	2
8895	YORK HOUSING AUTHORITY	215 LINCOLN AVE	YORK	68467	YORK	YORK HOUSING AUTHORITY	215 LINCOLN AVE	YORK	NE	68467	0	0	0	0	1
1510	YORK MFG CO	6 MI W ON US 34	YORK	68467	YORK	YORK MFG CO	PO BOX 38	YORK	NE	68467	0	0	0	0	2
11514	YORK MIDDLE SCHOOL	12TH & EAST AVE	YORK	68467	YORK	YORK PUBLIC SCHOOLS	ROUTE 2, BOX 5	YORK	NE	68467	0	0	0	0	2
1346	YORK MUNICIPAL AIRPORT	1112 HWY 34	YORK	68467	YORK	CITY OF YORK MUNICIPAL AIRPORT	1112 HIGHWAY 34	YORK	NE	68467	2	0	0	0	0
11481	YORK STOPPING CENTER	4700 S LINCOLN AVE	YORK	68467	YORK	HPT TA PROPERTIES TRUST	24601 CENTER RIDGE RD	WESTLAKE	OH	44145	9	0	0	0	0

Field Visit Checklist

Completing the form requires a site visit by the preparer. The preparer should be sure to observe the property by walking through the property and the building(s) and other structures on the property to the extent possible and observing all adjoining* properties.

Preparer should provide responses to all fields to avoid ambiguity

Date of Visit: 4/4/2025 | Time: 1:25pm | Weather Conditions: 46°, light rain

Program Name: York Downtown Revitalization - 24DTR006

Project Location/Address: 623 N Grant Ave

Property Owner: Linda Dose - Dose Management

Attach the following, as appropriate:

Photographs of site and surrounding areas Maps (street, topographic, aerial, site map)

QUESTION Is there evidence of any of the following?	OBSERVATION	
	SUBJECT PROPERTY	ADJOINING PROPERTIES
Is the property or any adjoining property currently used, or has evidence of prior use, as a gasoline station, motor vehicle repair facility, printing facility, dry cleaners, photo developing laboratory, junkyard, or as a waste treatment, storage, disposal, processing or recycling facility?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are there any damaged or discarded automobile(s), automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers greater than 5 gal in volume or 50 gal in the aggregate, stored on or used at the property or adjoining properties?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are there any industrial drums (typically 55 gal) or sacks of chemicals, herbicides or pesticides located on the property or adjoining properties?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Has fill dirt been brought onto the property or adjoining properties that originated from a suspicious site or that is of an unknown origin?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are there any pits, ponds, or lagoons located on the property or adjoining properties in connection with waste treatment or waste disposal?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>

Is there any stained soil, distressed vegetation and/or discolored water on the property or adjoining properties?	YES <input type="checkbox"/>	YES <input type="checkbox"/>
	NO <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>
	UNKNOWN <input type="checkbox"/>	UNKNOWN <input type="checkbox"/>
Are there any storage tanks , aboveground or underground (other than residential), located on the property or adjoining properties?	YES <input type="checkbox"/>	YES <input type="checkbox"/>
	NO <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>
	UNKNOWN <input type="checkbox"/>	UNKNOWN <input type="checkbox"/>

**Adjoining properties:* Any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them.

DRAFT HUD-R7-5-4-12

QUESTION	SUBJECT PROPERTY	ADJOINING PROPERTIES
Is there evidence of any of the following?		
Are there any vent pipes, fill pipes, or underground tank access ways visible on the property or adjoining properties?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are any flooring, drains, walls, ceilings, or grounds on the property or adjoining properties stained by substances (other than water) or emitting noxious or foul odors or odors of a chemical nature ?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Is the property served by a private well or non-public water system ? (If yes, a follow-up investigation is required to determine if contaminants have been identified in the well or system that exceed guidelines applicable to the water system, or if the well has been designated contaminated by any government environmental/health agency.)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	
Has the owner or occupant of the property been informed of the existence of past or current hazardous substances or petroleum products or environmental violations with respect to the property or adjoining properties?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Do the property or adjoining properties discharge wastewater (not including sanitary waste or storm water) onto the property or adjoining properties and/or into a storm water system?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>

Is there a transformer, capacitor, or any hydraulic equipment on the property or adjoining properties that are not marked as "non-PCB"?	YES <input type="checkbox"/>	YES <input type="checkbox"/>
	NO <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>
	UNKNOWN <input type="checkbox"/>	UNKNOWN <input type="checkbox"/>

If answering "YES" or UNKNOWN" to any above items, describe the conditions:

Use photographs and maps to mark and identify conditions. Attach more information as needed.


Is further evaluation warranted? YES NO UNCERTAIN

Preparer of this form must complete the following required information.

This inspection was completed by: Name: Karsyn Bredenkamp Title: Community Development Specialist	Phone Number: 402-475-2560
	Email: kbredenkamp@sendedd.org
	Agency: Southeast Nebraska Development District

Address: 7407 O Street, Lincoln, NE 68510

Preparer represents that to the best of his/her knowledge the above statements and facts are true and correct and to the best of his/her actual knowledge no material facts have been suppressed, omitted or misstated.

Signature: 	Date: 4/4/2025 DRAFT HUD-R7-5-4-12
---	--



Submission of a completed Project Information Form with adequate information and attachments constitutes a request pursuant to Section 106 of the National Historic Preservation Act of 1966 (as amended). More information may be required to complete the Section 106 process. Submit completed form to HN.HP@nebraska.gov.

NOTE: Section 106 regulations provide for a 30-day response time by the Nebraska State Historic Preservation Office from the date of receipt.

PROJECT NAME (if applicable)

York Downtown Revitalization

COUNTY

York

STREET ADDRESS (No P.O. Box Numbers)

623 N Grant Ave

FEDERAL AGENCY OR DESIGNEE

HUD - CDBG

CONTACT PERSON

Kelly Gentrup

EMAIL (for response)

kgentrup@sendedd.org

CITY, STATE ZIP

Lincoln, NE 68510

PROJECT NUMBER (if applicable)

24DTR006

CITY

York

TELEPHONE

+1 (402) 475-2560

PROJECT DESCRIPTION

Briefly describe the overall project.

Painting the exterior of the building. Three colors being proposed from tan to brown.

DESIGNATIONS

To the best of your knowledge, is the structure any of the following?

- Listed Individually on the National Register, Listed within a National Register Historic District, Designated Local Landmark, Designated Local Landmark District

PHOTOGRAPHS

Please provide photographs of all structures. Photographs of neighboring or nearby buildings are helpful. Go to page 2 to insert photo(s).

NESHPO USE ONLY

Nebraska SHPO Determination

Site Number: YK11-013

- No potential to cause effects, Adverse effect (More consultation needed), No historic properties affected, The SHPO requests additional information (see attached), No adverse effect

Jude Anderson (signature)

Date: 4/17/2025

OPERA HOUSE

AMERICAN FAMILY
INSURANCE

Angie Murray - Pete
& Associates
407-343-6200





1911 BLDG

Home Depot

Commercial

THE

UPS



1702

CAUTION
CAUTION

AMERICAN FAMILY
INSURANCE

George Warren & Associates
402-262-2000

Henderson State Bank – Will complete project as submitted with the proposed grant as noted below

FINAL PROJECT	ttl amt submitted	Project	Proposed Grant not to exceed 75% of project	owner investment
Tuck Pointing	\$ 74,950.50	\$ 74,950.50	\$ 56,212.88	\$ 18,737.63
Signage	\$ 7,847.50	\$ 7,847.50	\$ -	\$ 7,847.50
	\$ 82,798.00	\$ 82,798.00	\$ 56,212.88	\$ 26,585.13

From: [Stephen Postier](#)
To: [Madonna M](#)
Subject: RE: Downtown Revitalization Grant Update – Response Needed
Date: Friday, March 7, 2025 3:52:18 PM
Attachments: [image001.png](#)

I'll plan to do option A.

Thank you!

-Stephen Postier

From: Madonna M <madonnam@yorkchamber.org>
Sent: Friday, March 7, 2025 3:49 PM
To: Stephen Postier <spostier@hendersonstate.bank>
Subject: Downtown Revitalization Grant Update – Response Needed
Importance: High

Dear Stephen,

Thank you for your interest in the Downtown Revitalization (DTR) Grant Program. The DTR Committee has completed its initial review of all submitted applications. Due to high demand, the number of requests exceeded the funding available. We carefully evaluated each project, prioritizing based on impact and alignment with program goals. Additionally, we followed guidance from the Southeast Nebraska Development District (SEND), which restricts façade funding to street-facing improvements only—alley- and parking-lot-facing areas are not eligible for funding.

At this stage, we are recommending projects for funding, but final approval is still required. To move your project forward for the next phase of review at SEND, **we need you to confirm how you plan to proceed:**

- A. I will complete the entire project as originally submitted, utilizing the committee’s proposed grant funding recommendation and covering the remaining investment myself within the grant timeline.
- B. I will only complete the portions of the project that were recommended for grant funding, ensuring completion within the grant timeline.

project	ttl amt submitted	Project	Proposed Grant not to exceed 75% of project	owner investment
Tuck Pointing	\$ 74,950.50	\$ 74,950.50	\$ 56,212.88	\$ 18,737.63
Signage	\$ 7,847.50	\$ 7,847.50	\$ -	\$ 7,847.50
	\$ 82,798.00	\$ 82,798.00	\$ 56,212.88	\$ 26,585.13

Important Reminder:

Property owners cannot begin any work (including demolition), nor sign any contracts for materials or services, until an official Notice to Proceed is issued. Any work started before this official approval may result in disqualification from funding.

Please reply to this email by Monday, March 10 with your selection (A or B). Once we receive your response, we will advance your project for further review at SEND.

If you have any questions, feel free to reach out. Thank you for your commitment to enhancing our downtown—we look forward to the next steps in this process!

Madonna Mogul

Executive Director

Thriving Organizations, Thriving Community.

Friday, March 14
5:00 - 7:00 p.m.
York Country Club
 21+ Event - Open to the public

Teacher of the Year Awarded Raffle Prizes
 Complimentary Appetizers (while supplies last)

YORK AMBASSADORS
 YORK Chamber of Commerce

603 N Lincoln Ave | York, NE 68467 | (O) 402.362.5531 | (C) 402.366.8564 | www.yorkchamber.org

VISION: Striving to cultivate a connected community.

MISSION: York Chamber of Commerce is dedicated to fostering a thriving community by empowering local organizations, supporting economic growth, and nurturing collaborative relationships.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [York Chamber of Commerce](#)
To: [Info @ York Chamber](#)
Subject: DTR Application
Date: Friday, February 14, 2025 4:36:53 PM
Attachments: [Tuckpointing-Bid.pdf](#)
[Sign-bid.pdf](#)
[HSB-Repoint-EST-PDF.pdf](#)
[Due-Diligence-Worksheet-FILLABLE-002.pdf](#)

Property Owner

Stephen Postier

Business Name

Henderson State Bank

Business Type

Bank

Business Phone Number

(402) 362-1100

Property Owner Cell Number

(402) 366-8267

Email Address

spostier@hendersonstate.bank

Property Address

627 N Lincoln Ave
York, Nebraska 68467
United States
[Map It](#)

Mailing Address

United States
[Map It](#)

Total estimated improvement cost

\$82,798.00

Type of eligible improvements planned (select all that apply)

- Facade Improvements (exterior repair/replacement, signage, awnings, windows, doors)

Describe any and all planned improvements and approximate cost for EACH activity:

Tuckpointing on the building exterior: \$75K; With the age of the building, and to protect its longevity, this part of the project is our primary focus.
New exterior signage: \$7,900

Upload Current Photo of Property

- [Side-of-Bank.jpg](#)
- [Damage-3.jpg](#)
- [Damage-2.jpg](#)

- [Damage-1.jpg](#)
- [Front-of-Bank.jpg](#)

Upload Two (2) bids for your project

- [Tuckpointing-Bid.pdf](#)
- [Sign-bid.pdf](#)
- [HSB-Repaint-EST-PDF.pdf](#)
- [Due-Diligence-Worksheet-FILLABLE-002.pdf](#)

Printed Name of Property Owner

Stephen Postier

Signature of Property Owner



Date

02/14/2025

Printed Name of Property Owner

Stephen Postier

Signature of Property Owner



Release Executed on this Date

02/14/2025

Attestation of U.S. Citizenship

I am a citizen of the United States

Printed Name

Stephen R Postier

Signature



Date

02/14/2025

Thank you for submitting your application for York's Downtown Revitalization (DTR). Your application will be reviewed by the DTR Committee, and someone will be in touch with you regarding next steps.

Kraeger Restorations LLC.

2013 Rd. 9 Waco NE, 68460 Phone:402-618-9696

Attention: Stephen Postier

Henderson State Bank Repointing Estimate 2/14/15

Below is the bid for repointing the Henderson State Bank building in York NE. The project in total would be estimated to take 6-8 weeks. Project start has yet to be determined.

Description	Cost
Ariel Lift Rental (2)	\$14,000
Equipment	\$7,000
Materials	\$6,000
Fuel/Mileage	\$4,000
Labor Expense	\$55,000
Total:	\$86,000

Note: A 50% down payment would be required at the start of the job, with the remainder due upon completion. If you have any further questions feel free to contact the number in header or via email: ReedKraeger@gmail.com.

Thank you for reaching out.

Due Diligence Worksheet

Contractor Business Name: _____

Contractor Business Address: _____

Contact Name: _____

Phone Number: _____

Email Address: _____

Scope of Work for Bidding: _____

Method used to reach out to Contractor (check all that apply/attach copies if applicable)

Date: _____ Phone _____ Text _____ Email _____ Letter _____

Date: _____ Phone _____ Text _____ Email _____ Letter _____

Project Property Owner Printed Name: _____

Project Property Owner Signature: _____

Address of Project Property: _____

Date: _____

Gregg Masonry
 6743 Orchard Street
 Lincoln NE 68505
 NE. Dept. of Labor Contractor License #48098

ESTIMATE

DATE: 2/13/2025
INVOICE # BI13001

BILL TO

Henderson State Bank
 Stephen Postier
 627 N. Lincoln Ave
 York, NE 68446

JOB ADDRESS

Henderson State Bank
 Stephen Postier
 627 N. Lincoln Ave
 York, NE 68446

DESCRIPTION	AMOUNT
BID	
PRELIMINARY COST ESTIMATE BREAKDOWN	
- 2 ariel lift rental	\$ 9,600.00
- ariel lift fuel	\$ 400.00
- Covered pulbic safety walk-thru	\$ 2,600.00
- Equipment	\$ 3,100.00
- Material	\$ 3,950.00
- Mileage	\$ 4,300.00
- Labor	\$ 51,000.00
Total Labor & Material	\$ 74,950.00
BALANCE DUE:	\$ 74,950.00

COMMENTS

Down payment of half due (\$37,475) prior to start of job. Balance of \$37,475 due day of job completion. All workmanship warranted for one year from date of completion.

If you have any questions about this estimate, please contact
 Kevin Gregg / 402.560.0709 / greggmasonry@gmail.com

Thank You For Your Business!



PROPOSAL# 189786

363 N. Elm GRAND ISLAND, NE. 68801-4650
Phone: (308) 384-6335 Fax: (308) 384-0483

Date: 2/13/ 2025

<u>Customer Information</u> Name; Address; City, State, Zip	<u>Job Location</u> Or Ship To Address	<u>Billing Address</u> Name; Address; City, State, Zip
Henderson State Bank 627 Lincoln Ave York, Ne 68467	Henderson State Bank 627 Lincoln Ave York, Ne 68467	Henderson State Bank 627 Lincoln Ave York, Ne 68467
Customer Phone: <input type="text"/>	Customer Fax: <input type="text"/>	eMail: <input type="text"/>

TRICITY SIGN COMPANY will furnish buyer with one or more hereinafter described signs according to drawing number _____, and according to the terms and conditions hereunder, and page 2.

Manufacture and install (1) set of illuminated channel letters with logos. Letters and logos illuminated with white LEDs. Display to be installed with a raceway

Total Price \$7,300.00 plus sales taxes and permits

Zachary Starostka <Zachary@starostkawealth.com

Terms: 50% down payment before completion

Final electrical hook up to be completed by others

Sales Tax Status: Taxable ___ Exempt ___ Sales Tax # _____ State _____

****All signs are custom built products and, at the option of seller, require payment in advance with order. Installation price is due upon installation. It is the responsibility of the purchaser to provide electrical power to the sign and to provide the final hookup. Our terms are NET 30 and defaulting on payment will result in 1.5% interest and all reasonable legal fees shall be added. *******

Bill Patsios
Sales Representative

Purchaser

TRICITY SIGN COMPANY

By _____

By _____

Title _____

Title _____

Guaranteed By _____

Acceptance Date _____







Henderson State Bank



627



Henderson State Bank

Bank Hours:

Monday - Friday
8:00 am - 4:00 pm

24 Hour ATM Inside



Henderson State Bank

CALL
TEXT
MAIL
HOME
MONEY

7 PM 33°F



WESTMINSTER

LINCOLN AVE.

317-555-1234





NESHPO Use Only	
Date Received	HP Number
MAR 24 2025	2503-109-07

Submission of a completed Project Information Form with adequate information and attachments constitutes a request for a determination pursuant to Section 106 of the National Historic Preservation Act of 1966 (as amended). More information may be required to complete the Section 106 process. Submit completed form to HN.HP@nebraska.gov.

NOTE: Section 106 regulations provide for a 30-day response time by the Nebraska State Historic Preservation Office from the date of receipt.

PROJECT NAME (if applicable)

York Downtown Revitalization

COUNTY

York

STREET ADDRESS (No P.O. Box Numbers)

627 N Lincoln Ave

FEDERAL AGENCY OR DESIGNEE

HUD - CDBG

CONTACT PERSON

Kelly Gentrup

EMAIL (for response)

kgentrup@sendedd.org

CITY, STATE ZIP

Lincoln, NE 68510

PROJECT NUMBER
(if applicable)

24DTR006

CITY

York

TELEPHONE

+1 (402) 475-2560

PROJECT DESCRIPTION

Briefly describe the overall project.

Tuckpointing on the building exterior.

DESIGNATIONS

To the best of your knowledge, is the structure any of the following?

- Listed Individually on the National Register
- Listed within a National Register Historic District
- Designated Local Landmark
- Designated Local Landmark District

PHOTOGRAPHS

Please provide photographs of all structures. Photographs of neighboring or nearby buildings are helpful. Go to page 2 to insert photo(s).

NESHPO USE ONLY

Nebraska SHPO Determination

Site Number: YK 11-505

- No potential to cause effects
- Adverse effect (More consultation needed)
- No historic properties affected
- The SHPO requests additional information (see attached)

No adverse effect w/ conditions: The new mortar should match the existing mortar in color and appearance as closely as possible.



Date 4/17/2025

Tier II: Site Specific Environmental Review

Community Development Block Grant

Grant Number: 24DTR006

Grantee: City of York

Property Address 627 N Lincoln Ave, York, NE 68467

Activity Description Tuckpointing on the exterior of the building.

Cost:

- Projected Acquisition Cost \$
- Projected Rehab Cost **\$74,950.50**
- Projected All Cost **\$74,950.50**

1. Contamination and Toxic Substances [24 CFR 58.5(i)(2)]

- Visual review and pictures of site and surroundings conducted by [Karsyn Bredenkamp](#) on April 4, 2025
- The site review identified the following concerns on or adjacent to the project site:
[No concerns were identified during the site visit. Site visit form attached.](#)
- The EPA, <https://www.epa.gov/nepa/nepassist>, mapping web-tool was used. The following sites were identified on or near the site that may be a concern for the project
[There are no sites near the project location that may be a concern for this project.](#)
- The DEQ, <http://degims2.deq.state.ne.us/degflex/DEQ.html>, mapping web-tool was used. The following sites were identified on or near the site that may be a concern for the project
[No sites were identified that may be a concern for the project.](#)
- The Fire Marshall was sent a letter on May 1, 2025 and is [attached. Their response did not indicate any potential impacts to the project that may be a concern.](#)
- The Agency response letter noted that:
 - There were no Underground Storage Tanks (UST's) on or near the site.
 - There were Underground Storage Tanks (UST's) on or near the site.
 - These UST's included those located at:
[Click or tap here to enter text.](#)
- The following Attachments have also been included:

<input checked="" type="checkbox"/> Photographs	<input checked="" type="checkbox"/> Response received back from Agency
<input type="checkbox"/> Website	<input type="checkbox"/> Maps
<input checked="" type="checkbox"/> Letter sent to Agency	<input type="checkbox"/> Aerials

2. Explosive and Flammable Operations [24 CFR 51C]

- Visual review and pictures of site and surroundings conducted by [Karsyn Bredenkmap](#) on April 4, 2025.
 - No known explosive or flammable operations were visible on or near the site.
 - Explosive or flammable operations were visible on or near the site.[Complete the remaining info]
- The site review identified the following concerns on or adjacent to the project site: _____

- [Determine the type of operation, the distance from the operation, and calculate the Acceptable Separation Distance. Attach as separate documentation

8. Historic Preservation [36 CFR 800]


- The structure was built in the year: 1915
- A site review and photos of the property were completed on the following date: April 4, 2025
- Based on the review, it has been determined that the structure is:
 - Historic
 - Not historic
- It has also been determined that the rehab activities proposed in the project
 - Will not impact any historic resources.
 - May impact historic resources which may include the home or nearby houses or structures.
- A letter determining whether or not any historic resources might be impacted by the project, along with photos of the site, an aerial map of the residence, and a list of proposed activities were sent to the
 - SHPO on the following date: March 24, 2025
 - THPO on the following date: n/a
- SHPO response was received back on the following date: April 17, 2025
- SHPO noted **No adverse effect with conditions. The new mortar should match the existing mortar in color and appearance as closely as possible.**
- THPO response was received back on the following date: n/a
- THPO noted n/a
- The following Attachments have also been included:

<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Photographs <input type="checkbox"/> Website <input type="checkbox"/> Maps 	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Documentation showing SHPO was contacted <input type="checkbox"/> Documentation showing THPO was contacted <input checked="" type="checkbox"/> Response received back from Nebraska SHPO <input type="checkbox"/> Aerials
--	--

58.6 Requirements, Flood Disaster Protection Act

- Site is not located within a SFHA (100 year floodplain).
 - The attached FEMA FIRM map 3102370005B and 3102370010B, Effective Date: September 29, 1978 was reviewed and indicates the site is not located in a Special Flood Hazard Area (SFHA). [\[Attach the FIRM Map\]](#)
 - No FIRM map was available for the site. _____ was contacted on _____ and the attached information indicates the site is not located in a Special Flood Hazard Area (SFHA). [\[Attach source\]](#)
- Site is located within a SFHA (100 year floodplain).
 - The attached FEMA FIRM map _____ [Map #, Panel #] was reviewed and indicates the site is located in a Special Flood Hazard Area (SFHA). [\[Attach the FIRM Map\]](#)
 - No FIRM map was available for the site. _____ was contacted on _____ and the attached information indicates the site is located in a Special Flood Hazard Area (SFHA). [\[Attach source\]](#)
 - Due to the location of the site, the property
 - Does not require the purchase of flood insurance
 - Requires the purchase of flood insurance. [\[Attach evidence the community is participating in the National Insurance Program and a copy of the flood insurance policy\]](#)

A site-specific environmental review has been performed at the above location in compliance with HUD environmental review regulations (24 CFR 58) and related laws, authorities, and requirements. The review has been performed prior to the commitment of HUD or non-HUD funds, as required by 24 CFR 58.22(a) and (c). This review shall be retained as a component of the project's ERR. Consult the Tier I for further information as to compliance with other laws and authorities for this HUD-assisted project.

Kelly Gentrup		5/2/2025
Preparer Name (print)	Preparer Signature	Date
Director of Development Services, Southeast Nebraska Development District		
Title/ Organization		
Barry Redfern		
Responsible Entity Name (print)	Responsible Entity Signature	Date
Mayor	City of York	
Responsible Entity Title (print)	Entity Name (print local unit of Government name)	



May 1, 2025

Nebraska Fire Marshal
246 S 14th St
Lincoln, NE 68508

Dear Ms. Hatton:

To follow up from my email on December 26, 2024, the City of York has received Release of Funds/Environmental Clearance from the Department of Economic Development (NDED). They received 10 applications and all were approved to move forward with a Tier II Environmental Review, which is required pursuant to NEPA and HUD's environmental regulation, 24 CFR Part 58 for site specific projects. The City of York requests your review of the proposed sites to determine if there are any explosive and flammable operations or contamination and toxic substances of concern near these locations. Locations include –

- | | |
|----------------------|----------------------|
| 1. 111 E 6th St | 6. 614 N Grant Ave |
| 2. 207 E 6th St | 7. 623 N Grant Ave |
| 3. 415 N Platte Ave | 8. 627 N Lincoln Ave |
| 4. 600 N Grant Ave | 9. 723 N Lincoln Ave |
| 5. 603 N Lincoln Ave | 10. 927 N Grant Ave |

Enclosed you will find a project description, a community map, and FIRM maps. Please provide written comments and/or recommendations for any mitigation measures by May 31, 2025 to the following email kgentrup@sendd.org or mailing address: SEND D, 7407 O St, Lincoln, NE 68510

Should any significant changes be proposed to the location and/or scope of the proposed project, you will be notified in writing prior to the initiation of any construction activities for the opportunity to review and comment on any such changes. Please contact Kelly Gentrup at 402-475-2560 or by e-mail at kgentrup@sendd.org if you have any questions or require additional information. Thank you for your assistance.

Sincerely,

A handwritten signature in blue ink that reads "Kelly Gentrup". The signature is fluid and cursive, with a long horizontal stroke at the end.

Kelly Gentrup
Director of Development Services

Enclosures

SEND D is an Equal Opportunity Employer

7407 O St | Lincoln, NE 68510



402-475-2560



www.sendd.org



York 24DTR006 Project Description

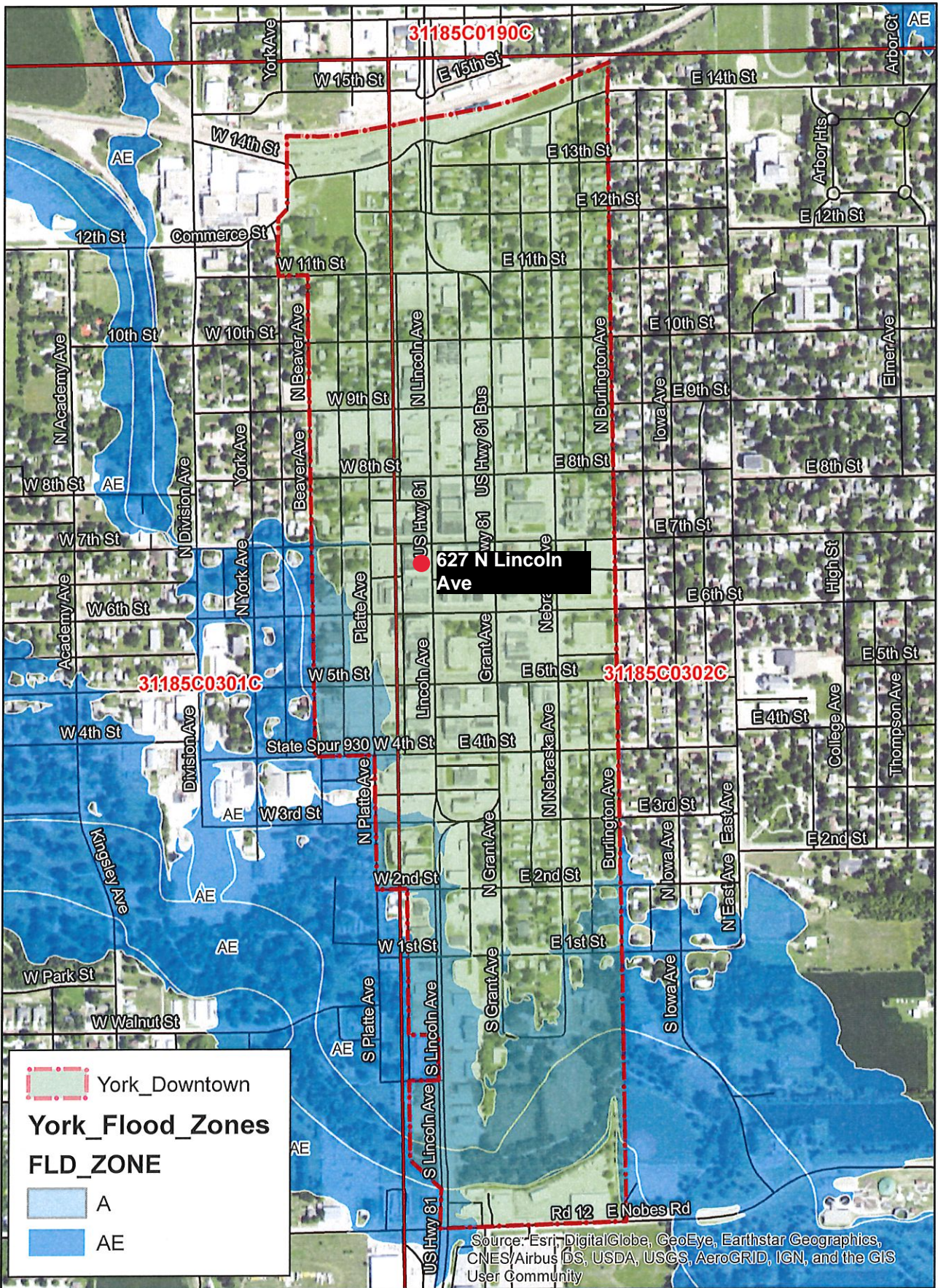
The City of York, York County, Nebraska (hereinafter referred to as the "City") is preparing to implement a commercial rehabilitation project within the municipal limits of the city (hereinafter referred to as the "Project"). The Project will take place within the City's downtown district. The northern boundary of the district runs along the railroad tracks with West Nobes Road serving as the southern boundary. The eastern boundary follows North Burlington Avenue while the western boundary generally follows North Beaver Avenue south to West 3rd Street. From there the boundary continues mainly along North Platte Avenue to East Nobes Road. The area is primarily commercial with residential mixed in.

Project activities identified for improvement within this designated area will be carried out in accordance with the formerly established program guidelines, design guidelines, and design goals and policies. Eligible activities include façade improvements, window/door replacements, brick/masonry repairs, structural repairs, code violations, lighting, and address architectural barriers that impede mobility-restricted citizens. Eligible downtown business owners will be invited to apply for these funds. Those eligible businesses who are interested in applying may contact the city office at (402) 363-2600 and will be able to review the City's Program Guidelines for additional information about the requirements of the program. Applications will be reviewed as they are received. A Tier II site-specific environmental review will be conducted as business sites are identified and selected.

Total project costs are estimated at \$535,000, including \$25,000 for general administration and \$10,000 for construction management. Funding sources include a Community Development Block Grant (CDBG) from the Nebraska Department of Economic Development (NDED) for \$435,000 and a match of \$100,000. Applicants who are awarded funding will be required to provide at least 25% in matching funds.

This Project will address the National Objective of preventing or eliminating slum and blight conditions on an area basis (SBA) through the commercial rehabilitation of private facilities within the area of downtown designated by the City and identified in their Blight and Substandard Area Designation, prepared by RDG Planning & Design in September of 2017. No residents, businesses, or farms will be displaced as a result of the project activities. Project activities may result in dust, noise, or temporary interruption of access to individual buildings during construction. Businesses, residents, and emergency services will be notified of all sidewalk and street closures that may be required for the project and will be directed to an alternate route. The Project activities will be completed within 30 months.

York - Floodplain Information





APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM


FLOOD INSURANCE RATE MAP

CITY OF
YORK,
NEBRASKA
YORK COUNTY

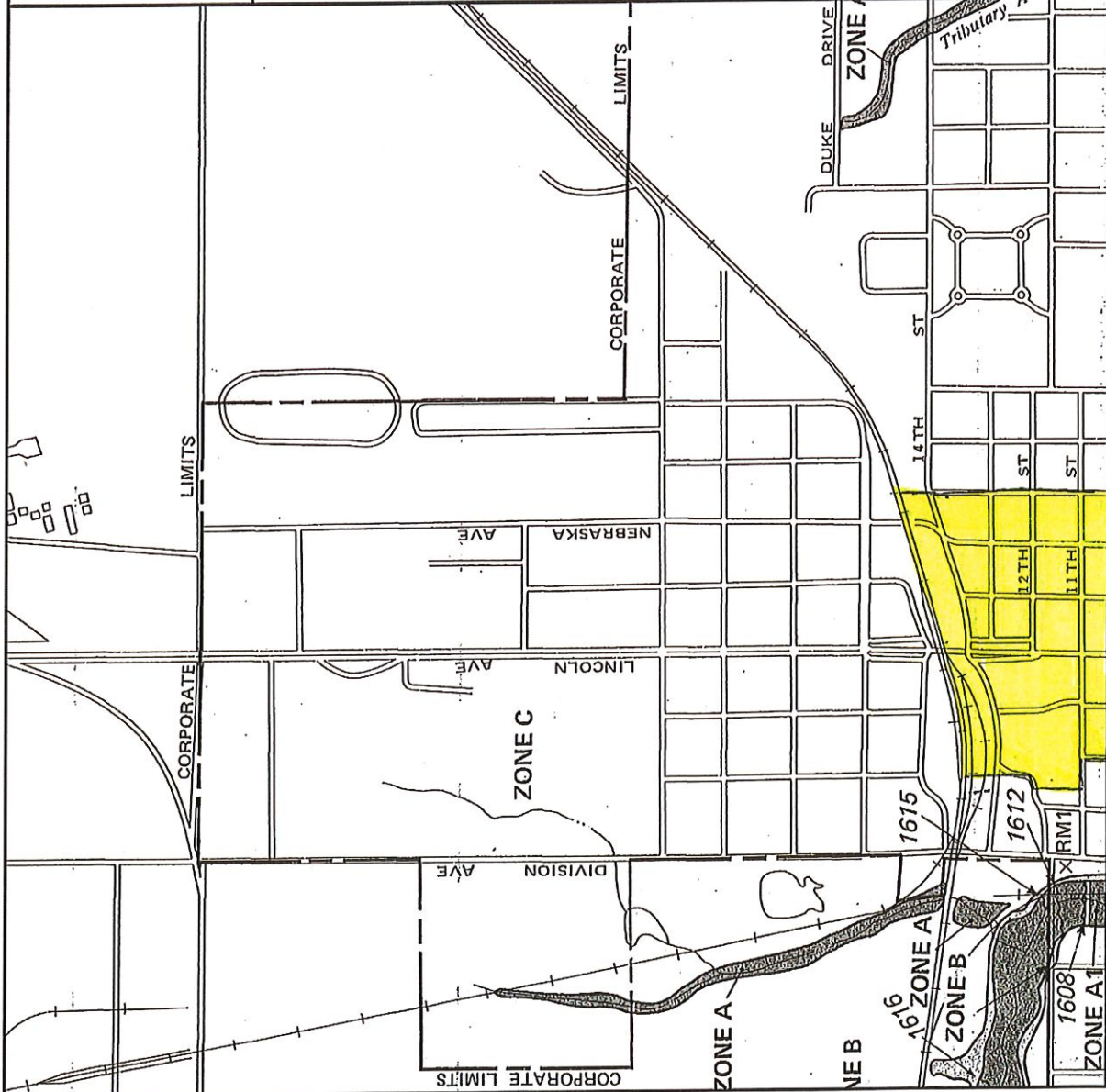
COMMUNITY-PANEL NUMBER
310237 0005 B

PAGE 5 OF 10

EFFECTIVE
SEPTEMBER 29, 1978



U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION



This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the file block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

CITY OF
YORK,
NEBRASKA
YORK COUNTY

COMMUNITY-PANEL NUMBER
310237 0010 B

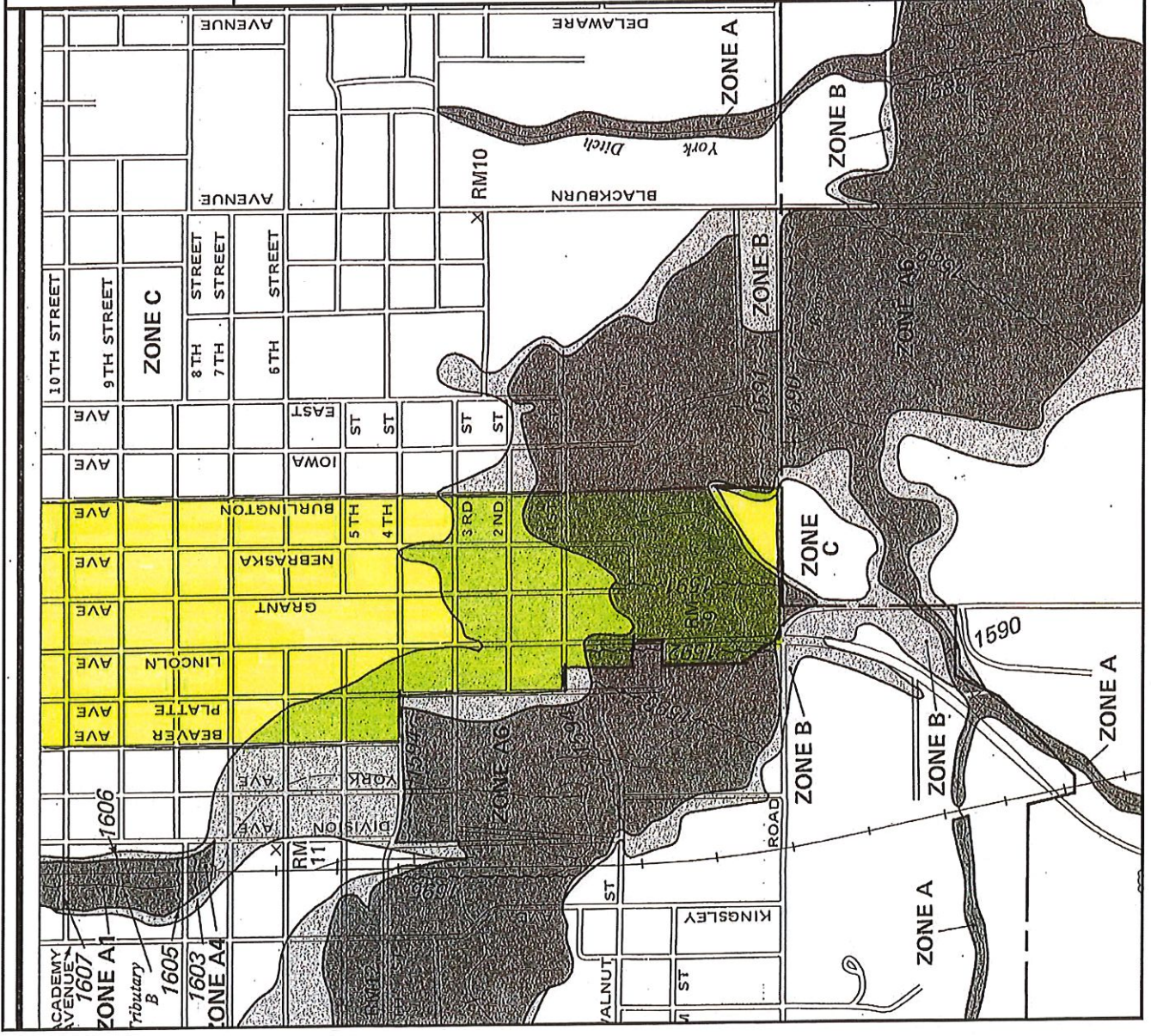
PAGE 10 OF 10

EFFECTIVE
SEPTEMBER 29, 1978



U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT Oh-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.fema.gov





Kelly Gentrup <kgentrup@sendd.org>

York 24DTR006 - Environmental Review Request

Hatton, Rosemary <rosemary.hatton@nebraska.gov>
To: Kelly Gentrup <kgentrup@sendd.org>
Cc: James Owens <jowens@sendd.org>

Thu, May 1, 2025 at 3:03 PM

This is in response to your inquiry regarding the environmental review for the above referenced project. At this time there are no facts known that would impact this project.

I have completed a search on our database. I have attached here a search of underground and aboveground storage tanks for the city in question. If you would like more information about any of the sites listed contact me.

Other issues related to construction, such as plan reviews and installation permits, are also not addressed in this response.

If you find that the proposed construction may be affected by underground storage tanks or if you have further questions, please contact me.

Regards,

Rosemary Hatton,

Administrative Technician, Fuels Division

Nebraska State Fire Marshal Agency

Office | 402-471-9664

Rosemary.Hatton@nebraska.gov

sfm.nebraska.gov | [Facebook](#) | [Twitter](#) | [YouTube](#)

Arson Hotline 1-888-WY-ARSON

Confidentiality Notice: This e-mail, including attachments if any, is intended for the exclusive use of the person or entity to which it is addressed and may contain confidential or privileged information. All unauthorized dissemination, distribution or copying of this e-mail is prohibited. If you believe you have

received this e-mail in error, please advise the sender by reply e-mail and delete this e-mail immediately.
Thank you.

From: Kelly Gentrup <kgentrup@sendedd.org>
Sent: Thursday, May 1, 2025 11:25 AM
To: Hatton, Rosemary <rosemary.hatton@nebraska.gov>
Cc: James Owens <jowens@sendedd.org>
Subject: Re: York 24DTR006 - Environmental Review Request

Hi Rosemary, the City of York has received environmental clearance on their Downtown Revitalization project. They have received 10 applications that need a Tier II review. I have attached a letter that includes each project location in addition to a project map, project description, and floodplain maps. Are there anything additional you need to do a review of these locations?

Also, we are doing file audits of old projects right now and was wondering if you keep these Tier II or general Environmental Review requests, and if so, how long do you keep the requests on file?

Thanks!

On Fri, Dec 27, 2024 at 1:07 PM Hatton, Rosemary <rosemary.hatton@nebraska.gov> wrote:

This is in response to your inquiry regarding the environmental review for the above referenced project. At this time there are no facts known that would impact this project.

I have completed a search on our database. I have attached here a search of underground and aboveground storage tanks for the city in question. If you would like more information about any of the sites listed contact me.

Other issues related to construction, such as plan reviews and installation permits, are also not addressed in this response.

If you find that the proposed construction may be affected by underground storage tanks or if you have further questions, please contact me.

Regards,

Rosemary Hatton,
Administrative Technician, Fuels Division

Nebraska State Fire Marshal Agency

Office | 402-471-9664

Rosemary.Hatton@nebraska.gov

sfm.nebraska.gov | [Facebook](#) | [Twitter](#) | [YouTube](#)

Arson Hotline 1-888-WY-ARSON

Confidentiality Notice: This e-mail, including attachments if any, is intended for the exclusive use of the person or entity to which it is addressed and may contain confidential or privileged information. All unauthorized dissemination, distribution or copying of this e-mail is prohibited. If you believe you have received this e-mail in error, please advise the sender by reply e-mail and delete this e-mail immediately. Thank you.

From: Kelly Gentrup <kgentrup@sendedd.org>
Sent: Thursday, December 26, 2024 1:22 PM
To: Hatton, Rosemary <rosemary.hatton@nebraska.gov>
Cc: James Owens <jowens@sendedd.org>
Subject: York 24DTR006 - Environmental Review Request

Hi Rosemary, SENDD is conducting an environmental review on behalf of the City of York and is requesting your review of this proposed project to determine the potential for any adverse environmental impacts.

Attached is a formal letter explaining the project further in addition to project maps (floodplain and aerial).

If you have any questions or need anything additional, please let me know.

Thanks!

--

Kelly Gentrup

Director of Development Services

Southeast Nebraska Development District

(402) 475-2560

www.sendedd.org

--

Kelly Gentrup

Director of Development Services

Southeast Nebraska Development District

(402) 475-2560

www.sendd.org



York Tanks.xlsx
65K

Facility ID	Facility Name	Facility Address	Facility City	Facility Zip	Facility County	Owner Name	Owner Address	Owner City	Owner St.	Owner Zip	Curr in Use	Temp Out Use	Perm Out Use	Closed In Place	Tanks Removed
6054	7-11 #211	826 GRANT ST	YORK	68467	YORK	DOWNING OIL CO INC	PO BOX 1006	NORFOLK	NE	68702	0	0	0	1	2
507	AMOCO OIL SS #8599	I-80 & HWY 81	YORK	68467	YORK	AMOCO OIL CO	PO BOX 7844	SUGAR CREEK	MO	64054	0	0	0	0	5
12477	AURORA COOPERATIVE	1320 RD L	YORK	68467	YORK	AURORA COOPERATIVE ELEVATOR	PO BOX 209	AURORA	NE	68818-0209	3	0	0	0	0
4210	BARNEYS JUNCTION	1028 LINCOLN AVE	YORK	68467	YORK	BARNEYS JUNCTION	1028 LINCOLN AVE	YORK	NE	68467	0	0	0	0	1
5522	BEN KIRKPATRICK	UNKNOWN	YORK	68467	YORK	KIRKPATRICK, BEN	PO BOX 25	YORK	NE	68467	0	0	0	0	1
10165	BOB BRAASCH	1015 LINCOLN AVE	YORK	68467	YORK	BOB BRAASCH	1015 LINCOLN AVE	YORK	NE	68467	0	0	1	0	0
7373	BROADWELL INC	RR 3	YORK	68467	YORK	BROADWELL INC	13 ARBOR CRT	YORK	NE	68467	0	0	0	0	0
9913	CARL SMITH	W 1/2 SW 1/4 6-9-1 WEST BLUE	YORK	68467	YORK	CARL SMITH	UNKNOWN	YORK	NE	68467	1	0	0	0	0
1045	CASEYS GENERAL STORE	1602 LINCOLN AVE	YORK	68467	YORK	CASEYS RETAIL CO	PO BOX 3001	ANKENY	IA	50021-8045	0	0	0	0	2
5446	CASEYS GENERAL STORE #1690	115 E NOBES RD	YORK	68467	YORK	CASEYS RETAIL CO	PO BOX 3001	ANKENY	IA	50021-8045	2	0	0	0	0
11601	CASEYS GENERAL STORE #2015	1822 N LINCOLN	YORK	68467	YORK	CASEYS RETAIL CO	PO BOX 3001	ANKENY	IA	50021-8045	2	0	0	0	0
3668	CENTRAL VALLEY AG COOP	1504 PLATTE AVE	YORK	68467	YORK	CENTRAL VALLEY AG COOP	PO BOX 429	YORK	NE	68467	6	0	0	0	3
1675	CHAMPION HOME BUILDERS	RR 4 BOX 85A	YORK	68467	YORK	CHAMPION HOME BUILDERS	5573 'N' ST	DRYDEN	MI	48428	0	0	0	0	1
3749	CHUCK KAISER EXC	535 W 4TH ST	YORK	68467	YORK	CHUCK KAISER EXC	535 W 4TH ST	YORK	NE	68467	0	0	0	0	3
12667	CITY OF YORK	627 W 4TH ST	YORK	68467	YORK	CITY OF YORK	100 EAST 4TH	YORK	NE	68467	0	0	0	0	1
11426	CITY OF YORK/WASTEWATER TREATMENT PLANT	814 E NOBES RD	YORK	68467	YORK	CITY OF YORK	100 EAST 4TH	YORK	NE	68467	0	0	0	0	1
3641	C-MART #1338	1630 LINCOLN AVE	YORK	68467	YORK	COASTAL MART INC	9 GREENWAY PLZ STE #2086	HOUSTON	TX	77046	0	0	0	0	3
6221	DALE ELECTRONICS INC	2922 DIVISION AVE	YORK	68467	YORK	BARBER-COLMAN CO	555 COLMAN CTR DR	ROCKFORD	IL	61125	0	0	0	0	0
5825	DENNIS KEAR TRUCKING (FORMER)	716 W 26TH ST	YORK	68467	YORK	YORK COLD STORAGE	COMMERCE ST & DIVISION	YORK	NE	68467	0	0	0	0	2
12125	EASE INC	511 S LINCOLN AVE	YORK	68467	YORK	EASE INC	511 SOUTH LINCOLN AVE	YORK	NE	68467	0	0	0	0	6
11027	EDISON SCHOOL	19TH & EAST AVE	YORK	68467	YORK	YORK PUBLIC SCHOOLS	1005 DUKE	YORK	NE	68467	0	0	0	0	1
9353	EMMANUEL LUTHERAN CHURCH	9TH & BEAVER AVE	YORK	68467	YORK	EMMANUEL LUTHERAN CHURCH	9TH & BEAVER AVE	YORK	NE	68467	1	0	0	0	0
6572	FARMERS COOP ASSOC	125 W 5TH ST	YORK	68467	YORK	FARMERS COOP ASSOC	RR 2	YORK	NE	68467	0	0	0	0	0
6573	FARMERS COOP ASSOC	1 MI E OF HWY 34-81 JCT	YORK	68467	YORK	FARMERS COOP ASSOC	RR 2	YORK	NE	68467	0	0	0	0	0
6683	GOLDEN GABLES	I-80 & HWY 81	YORK	68467	YORK	LOUIS ENDORF	131 EAST HWY 34	SEWARD	NE	68434-2213	0	0	0	0	4
5040	GRANT BUILT PROPERTIES	803 N LINCOLN AVE	YORK	68467	YORK	GRANT BUILT PROPERTIES LLC	208 W SOUTH 50TH ST	YORK	NE	68467	2	0	0	0	4
3170	GROSSHANS OIL CO	224 LINCOLN AVE	YORK	68467	YORK	GROSSHANS, D A	224 LINCOLN AVE	YORK	NE	68467	0	0	0	0	3
10987	GROTZ INC	RR 3 BOX 4	YORK	68467	YORK	GROTZ INC	RR 3 BOX 4	YORK	NE	68467	3	0	0	0	0
4355	HUSKY	LINCOLN AVE & NOBES RD	YORK	68467	YORK	JAMES & AMY SHAW	PO BOX 337	YORK	NE	68467	0	0	0	0	5
11977	KIRKS CORNER #2	3904 S LINCOLN AVE	YORK	68467	YORK	MASON ENTERPRISES 2 INC	3904 S LINCOLN AVE	YORK	NE	68467	4	0	0	0	0
7349	KIRKS KORNER	1027 N LINCOLN AVE	YORK	68467	YORK	KIRKS KORNER	1027 N LINCOLN AVE	YORK	NE	68467	3	0	0	0	1
11719	LEVITT LIBRARY	817 MAYHEW DR	YORK	68467	YORK	YORK COLLEGE	9TH & KIPLINGER	YORK	NE	68467	0	0	0	0	1
11029	LINCOLN SCHOOL	6TH & YORK	YORK	68467	YORK	YORK PUBLIC SCHOOLS	1005 DUKE	YORK	NE	68467	0	0	0	0	1
4545	MAKEN IRRIGATION INC	JCT HWY 34 & 81	YORK	68467	YORK	MAKEN IRRIGATION INC	PO BOX 291	YORK	NE	68467	0	0	0	0	1
11508	MEAD BUILDING CENTER	120 E 16TH	YORK	68467	YORK	WAYNE & KAREN BOEHNING	HC 01 BOX 50	MAXWELL	NE	69151	0	0	0	0	1
6450	MILLER SEED & SUPPLY CO INC	327 YORK AVE	YORK	68467	YORK	MILLER SEED & SUPPLY CO INC	P O BOX 587	YORK	NE	68467	0	0	0	0	0
10660	MOGUL TRANSMISSION INC	203 E 9TH ST	YORK	68467	YORK	MOGUL TRANSMISSION INC	203 E 9TH ST	YORK	NE	68467	0	0	0	0	1
10955	MOSES MOTOR CO	822 LINCOLN AVE	YORK	68467	YORK	MOSES MOTOR CO	PO BOX 566 822 LINCOLN AVE	YORK	NE	68467	0	0	0	0	2
765	NEBRASKA DEPT OF ROADS	1 M S YORK 1/4 M E US-81	YORK	68467	YORK	NEBRASKA DEPT OF ROADS	5001 S 14TH ST	LINCOLN	NE	68512	0	0	0	0	3
1526	NEW HOLLAND INC	N HWY 81 PO BOX 501	YORK	68467-0501	YORK	NEW HOLLAND INC	N HWY 81 BOX 501	YORK	NE	68467	0	0	0	0	2
12492	NORTH OFFICE SUPPLY	5TH ST & NEBRASKA AVE	YORK	68467	YORK	UNKNOWN	UNKNOWN	UNKNOWN	NE	Unknown	0	0	0	0	1
2844	NPPD YORK OPERATIONS CTR	907 W 25TH ST	YORK	68467-0608	YORK	NEBRASKA PUBLIC POWER DIST ATTN KEITH KAREL	1414 15TH ST	COLUMBUS	NE	68602-0499	6	0	0	0	0
873	ORSCHLON FARM & HOME STORE #27	110 MARQUIS AVE	YORK	68467	YORK	ORSCHLON FARM AND HOME LLC	2000 S HWY 63	MOBERLY	MO	65270-4532	0	0	0	0	2
1201	OVERLAND SOUTH PLANT	3RD & DIV	YORK	68467	YORK	OVERLAND READY MIX	PO BOX 307	STROMSBURG	NE	68666	0	0	0	0	3
1168	PIONEER HI BRED RES STATION	RR 2 BOX 1A	YORK	68467	YORK	PIONEER HI-BRED INTL	6800 PIONEER PKWY	JOHNSTON	IA	50131	0	0	0	0	2
10954	PREDMORE GREENHOUSES	1000 MAIN AVE	YORK	68467	YORK	PREDMORE, TOM	1000 MAIN AVE	YORK	NE	68467	0	1	0	0	0
419	PUMP & PANTRY #16	109 LINCOLN AVE	YORK	68467	YORK	BOSSelman PUMP & PANTRY INC	PO BOX 4905	GRAND ISLAND	NE	68802-4905	3	0	0	0	4
11142	PUMP & PANTRY #46	3901 S LINCOLN AVE	YORK	68467	YORK	BOSSelman PUMP & PANTRY INC	PO BOX 4905	GRAND ISLAND	NE	68802-4905	2	0	0	0	0
6425	SAPP BROS YORK	3432 S LINCOLN AVE	YORK	68467	YORK	SAPP BROS TRAVEL CENTERS INC	PO BOX 45766	OMAHA	NE	68145	6	0	0	0	0
6605	SERVICE CENTER INC	US HWY 81 & E 10TH ST	YORK	68467	YORK	FIRESTONE TIRE & RUBBER CO	1200 FIRESTONE PKWY	AKRON	OH	44317	0	0	0	0	0
3016	SPEEDEE MART #2904	5018 S LINCOLN AVE	YORK	68467	YORK	DANCO II CB LLC	PO BOX 10	VALENTINE	NE	69201-0010	7	0	0	0	5
7972	SPEEDEE MART #2905	3711 S LINCOLN AVE	YORK	68467	YORK	DANCO II CB LLC	PO BOX 10	VALENTINE	NE	69201-0010	3	0	0	0	0
3318	SUNDSTRAND AVIATION	2800 DIVISION AVE	YORK	68467	YORK	SUNDSTRAND CORP	4751 HARRISON AVE	ROCKFORD	IL	61125	0	0	0	0	6
3761	SUNFLOWER CARRIERS INC	558 W 12TH ST	YORK	68467	YORK	SUNFLOWER CARRIERS INC	558 W 12TH ST	YORK	NE	68467	0	0	0	0	1
1527	THE HEARTHSTONE INC	2319 LINCOLN AVE	YORK	68467	YORK	THE HEARTHSTONE INC	PO BOX 159	YORK	NE	68467	0	0	0	0	2
11720	THOMAS HALL	9TH & KIPLINGER AVE	YORK	68467	YORK	YORK COLLEGE	9TH & KIPLINGER	YORK	NE	68467	0	0	0	0	1
11624	UNKNOWN	827 LINCOLN AVE	YORK	68467	YORK	UNKNOWN	UNKNOWN	UNKNOWN	NE	Unknown	0	0	0	0	2
8221	USA INNS	4733 S LINCOLN AVE	YORK	68467	YORK	USA INNS	4733 S LINCOLN AVE	YORK	NE	68467	0	0	0	0	4
3562	WELCH IMPLEMENT CO	HWY 81 N	YORK	68467	YORK	WELCH IMPLEMENT CO	PO BOX 569	YORK	NE	68467	0	0	0	0	2
8149	WEST NOBES CAR WASH	120 W NOBES	YORK	68467	YORK	WEST NOBES CAR WASH	120 W NOBES	YORK	NE	68467	0	0	0	0	3
11028	WILLARD SCHOOL	6TH & BLACKBURN	YORK	68467	YORK	YORK PUBLIC SCHOOLS	1005 DUKE	YORK	NE	68467	0	0	0	0	1
4519	WILLIS DRIEWER	RR 2 BOX 4	YORK	68467	YORK	DRIEWER, WILLIS	RR 2 BOX 4	YORK	NE	68467	0	0	0	0	2
11928	YORK COLLEGE	MCGEEHEE HALL 1020 E 9TH	YORK	68467	YORK	YORK COLLEGE	1125 E 8TH	YORK	NE	68467	0	0	0	0	1
11929	YORK COLLEGE FREEMAN CTR	1105 E 10TH	YORK	68467	YORK	YORK COLLEGE	1125 E 8TH	YORK	NE	69467	0	0	0	0	1
9152	YORK COMMUNITY CTR	211 E 7TH ST	YORK	68467	YORK	CITY OF YORK	COMMUNITY CTR 612 NEBRASKA AVE	YORK	NE	68467	0	0	0	0	2
4600	YORK COUNTY	722 E 25TH ST	YORK	68467	YORK	COUNTY OF YORK	722 E 25TH ST	YORK	NE	68467	4	0	0	0	2
1480	YORK COUNTY RPPD	2122 S LINCOLN AVE	YORK	68467	YORK	YORK COUNTY RPPD	PO BOX 219	YORK	NE	68467	0	0	0	0	2
11716	YORK COUNTY SHERIFF	510 LINCOLN AVE	YORK	68467	YORK	YORK COUNTY SHERIFF	510 LINCOLN AVE	YORK	NE	68467	1	0	0	0	0
12453	YORK GENERAL HEALTH CARE SERVICES	2020 N LINCOLN AVE	YORK	68467	YORK	YORK GENERAL HEALTH CARE SERVICES	2222 N LINCOLN AVE	YORK	NE	68467	0	0	0	0	1
2762	YORK GENERAL HOSPITAL	2222 LINCOLN AVE	YORK	68467	YORK	YORK GENERAL HOSPITAL	2222 LINCOLN AVE	YORK	NE	68467	1	0	0	0	0
11626	YORK HIGH SCHOOL	1005 DUKE DR	YORK	68467	YORK	YORK PUBLIC SCHOOLS	2918 NORTH DELAWARE	YORK	NE	68467	0	0	0	0	2
8895	YORK HOUSING AUTHORITY	215 LINCOLN AVE	YORK	68467	YORK	YORK HOUSING AUTHORITY	215 LINCOLN AVE	YORK	NE	68467	0	0	0	0	1
1510	YORK MFG CO	6 MI W ON US 34	YORK	68467	YORK	YORK MFG CO	PO BOX 38	YORK	NE	68467	0	0	0	0	2
11514	YORK MIDDLE SCHOOL	12TH & EAST AVE	YORK	68467	YORK	YORK PUBLIC SCHOOLS	ROUTE 2, BOX 5	YORK	NE	68467	0	0	0	0	2
1346	YORK MUNICIPAL AIRPORT	1112 HWY 34	YORK	68467	YORK	CITY OF YORK MUNICIPAL AIRPORT	1112 HIGHWAY 34	YORK	NE	68467	2	0	0	0	0
11481	YORK STOPPING CENTER	4700 S LINCOLN AVE	YORK	68467	YORK	HPT TA PROPERTIES TRUST	24601 CENTER RIDGE RD	WESTLAKE	OH	44145	9	0	0	0	0

Field Visit Checklist

Completing the form requires a site visit by the preparer. The preparer should be sure to observe the property by walking through the property and the building(s) and other structures on the property to the extent possible and observing all adjoining* properties.

Preparer should provide responses to all fields to avoid ambiguity

Date of Visit: 4/4/2025 | Time: 12:40pm | Weather Conditions: 46; light rain, cloudy

Program Name: York Downtown Revitalization - 24DTR006

Project Location/Address: 627 N Lincoln Ave

Property Owner: Stephen Postier - Henderson State Bank

Attach the following, as appropriate:

- Photographs of site and surrounding areas Maps (street, topographic, aerial, site map)

QUESTION Is there evidence of any of the following?	OBSERVATION	
	SUBJECT PROPERTY	ADJOINING PROPERTIES
Is the property or any adjoining property currently used, or has evidence of prior use, as a gasoline station, motor vehicle repair facility, printing facility, dry cleaners, photo developing laboratory, junkyard, or as a waste treatment, storage, disposal, processing or recycling facility?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are there any damaged or discarded automobile(s), automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers greater than 5 gal in volume or 50 gal in the aggregate, stored on or used at the property or adjoining properties?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are there any industrial drums (typically 55 gal) or sacks of chemicals, herbicides or pesticides located on the property or adjoining properties?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Has fill dirt been brought onto the property or adjoining properties that originated from a suspicious site or that is of an unknown origin?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are there any pits, ponds, or lagoons located on the property or adjoining properties in connection with waste treatment or waste disposal?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>

Is there any stained soil, distressed vegetation and/or discolored water on the property or adjoining properties?	YES <input type="checkbox"/>	YES <input type="checkbox"/>
	NO <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>
	UNKNOWN <input type="checkbox"/>	UNKNOWN <input type="checkbox"/>
Are there any storage tanks , aboveground or underground (other than residential), located on the property or adjoining properties?	YES <input type="checkbox"/>	YES <input type="checkbox"/>
	NO <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>
	UNKNOWN <input type="checkbox"/>	UNKNOWN <input type="checkbox"/>

*Adjoining properties: Any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them.

DRAFT HUD-R7-5-4-12

QUESTION	SUBJECT PROPERTY	ADJOINING PROPERTIES
Is there evidence of any of the following?		
Are there any vent pipes, fill pipes, or underground tank access ways visible on the property or adjoining properties?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are any flooring, drains, walls, ceilings, or grounds on the property or adjoining properties stained by substances (other than water) or emitting noxious or foul odors or odors of a chemical nature ?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Is the property served by a private well or non-public water system ? (If yes, a follow-up investigation is required to determine if contaminants have been identified in the well or system that exceed guidelines applicable to the water system, or if the well has been designated contaminated by any government environmental/health agency.)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	
Has the owner or occupant of the property been informed of the existence of past or current hazardous substances or petroleum products or environmental violations with respect to the property or adjoining properties?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Do the property or adjoining properties discharge wastewater (not including sanitary waste or storm water) onto the property or adjoining properties and/or into a storm water system?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>

Is there a transformer, capacitor, or any hydraulic equipment on the property or adjoining properties that are not marked as "non-PCB"?	YES <input type="checkbox"/>	YES <input type="checkbox"/>
	NO <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>
	UNKNOWN <input type="checkbox"/>	UNKNOWN <input type="checkbox"/>

If answering "YES" or UNKNOWN" to any above items, describe the conditions:

Use photographs and maps to mark and identify conditions. Attach more information as needed.

Is further evaluation warranted? YES NO UNCERTAIN

Preparer of this form must complete the following required information.

This inspection was completed by: Name: Karsyn Bredenkamp Title: Community Development Specialist	Phone Number: 402-475-2560
	Email: kbredenkamp@sended.org
	Agency: Southeast Nebraska Development District

Address: 7407 O Street, Lincoln, NE 68510

Preparer represents that to the best of his/her knowledge the above statements and facts are true and correct and to the best of his/her actual knowledge no material facts have been suppressed, omitted or misstated.

Signature: 	Date: 4/4/2025 DRAFT HUD-R7-5-4-12
---	--



NESHPO Use Only	
Date Received	HP Number
MAR 24 2025	2503-109-07

Submission of a completed Project Information Form with adequate information and attachments constitutes a request for a determination pursuant to Section 106 of the National Historic Preservation Act of 1966 (as amended). More information may be required to complete the Section 106 process. Submit completed form to HN.HP@nebraska.gov.

NOTE: Section 106 regulations provide for a 30-day response time by the Nebraska State Historic Preservation Office from the date of receipt.

PROJECT NAME (if applicable)

York Downtown Revitalization

COUNTY

York

STREET ADDRESS (No P.O. Box Numbers)

627 N Lincoln Ave

FEDERAL AGENCY OR DESIGNEE

HUD - CDBG

CONTACT PERSON

Kelly Gentrup

EMAIL (for response)

kgentrup@sendedd.org

CITY, STATE ZIP

Lincoln, NE 68510

PROJECT NUMBER

(if applicable)

24DTR006

CITY

York

TELEPHONE

+1 (402) 475-2560

PROJECT DESCRIPTION

Briefly describe the overall project.

Tuckpointing on the building exterior.

DESIGNATIONS

To the best of your knowledge, is the structure any of the following?

- Listed Individually on the National Register
- Listed within a National Register Historic District
- Designated Local Landmark
- Designated Local Landmark District

PHOTOGRAPHS

Please provide photographs of all structures. Photographs of neighboring or nearby buildings are helpful. Go to page 2 to insert photo(s).

NESHPO USE ONLY

Nebraska SHPO Determination

Site Number: YK 11-505

- No potential to cause effects
- Adverse effect (More consultation needed)
- No historic properties affected
- The SHPO requests additional information (see attached)

No adverse effect w/ conditions: The new mortar should match the existing mortar in color and appearance as closely as possible.

Date 4/17/2025







Henderson State Bank



627



Henderson State Bank

Bank Hours:

Monday - Friday
8:00 am - 4:00 pm

24 Hour ATM Inside



Henderson State Bank

CALL
TEXT
MAIL

7 PM 33°F

WEST END COFFEE



LINCOLN AVE.

317 E. 3RD ST.



First National Company (YCDC/Chamber Buildings) – Will complete project as submitted with the proposed grant as noted below

FINAL PROJECT	tfl amt submitted	Project	Proposed Grant not to exceed 75% of project	owner investment
Remove/reinstall awning	\$ 8,600.00	\$ 8,600.00	\$ 6,450.00	\$ 2,150.00
	\$ 8,600.00	\$ 8,600.00	\$ 6,450.00	\$ 2,150.00

From: [Brian Tonniges](#)
To: [Madonna M](#)
Subject: RE: Downtown Revitalization Grant Update (YCDC/Chamber Building) – Response Needed
Date: Monday, March 10, 2025 3:49:20 PM
Attachments: [image002.png](#)

Madonna,

FNC has chosen to go with 'B'.

Thank you!

Brian Tonniges
 Property Manager
 Cornerstone Bank
 529 Lincoln Ave, York, NE 68467
 Phone: 402-363-7411 Ext. 7270 Fax: 402-362-1226
btonniges@cornerstoneconnect.com



NOTE: The information in this e-mail is confidential and may be legally privileged. It is intended solely for the addressee. Access to this e-mail by anyone else is unauthorized.

From: Madonna M <madonnam@yorkchamber.org>
Sent: Friday, March 07, 2025 3:47 PM
To: Brian Tonniges <BTonniges@cornerstoneconnect.com>
Subject: [EXTERNAL] Downtown Revitalization Grant Update (YCDC/Chamber Building) – Response Needed
Importance: High

CAUTION: EXTERNAL MESSAGE - DO NOT CLICK links or open attachments unless you recognize the sender and know the content is safe.

Dear Brian,

Thank you for your interest in the Downtown Revitalization (DTR) Grant Program. The DTR Committee has completed its initial review of all submitted applications. Due to high demand, the number of requests exceeded the funding available. We carefully evaluated each project, prioritizing based on impact and alignment with program goals. Additionally, we followed guidance from the Southeast Nebraska Development District (SENDD), which restricts façade funding to street-facing improvements only—alley- and parking-lot-facing areas are not eligible for funding.

At this stage, we are recommending projects for funding, but final approval is still required. To move your project forward for the next phase of review at SENDD, **we need you to confirm how you plan to proceed:**

- A. I will complete the entire project as originally submitted, utilizing the committee’s proposed grant funding recommendation and covering the remaining investment myself within the grant timeline.
- B. I will only complete the portions of the project that were recommended for grant funding, ensuring completion within the grant timeline.

project	ttd amt submitted	Project	Proposed Grant not to exceed 75% of project	owner investment
Remove/reinstall awning	\$ 8,600.00	\$ 8,600.00	\$ 6,450.00	\$ 2,150.00
	\$ 8,600.00	\$ 8,600.00	\$ 6,450.00	\$ 2,150.00

Important Reminder:

Property owners cannot begin any work (including demolition), nor sign any contracts for materials or services, until an official Notice to Proceed is issued. Any work started before this official approval may result in disqualification from funding.

Please reply to this email by Monday, March 10 with your selection (A or B). Once we receive your response, we will advance your project for further review at SENDD.

If you have any questions, feel free to reach out. Thank you for your commitment to enhancing our downtown—we look forward to the next steps in this process!

Madonna Mogul
 Executive Director

Thriving Organizations, Thriving Community.

**BUSINESS
after HOURS
SALUTE TO
EDUCATORS**

**Friday, March 14
5:00 - 7:00 p.m.
York Country Club**
21+ Event - Open to the public

Teacher of the Year Awarded
Raffle Prizes
Complimentary Appetizers
(while supplies last)

**YORK
AMBASSADORS**

YORK
Chamber of Commerce

603 N Lincoln Ave | York, NE 68467 | (O) 402.362.5531 | (C) 402.366.8564 | www.yorkchamber.org

VISION: Striving to cultivate a connected community.

MISSION: York Chamber of Commerce is dedicated to fostering a thriving community by empowering local organizations, supporting economic growth, and nurturing collaborative relationships.

From: [York Chamber of Commerce](#)
To: [Info @ York Chamber](#)
Subject: DTR Application
Date: Monday, February 10, 2025 10:08:28 AM
Attachments: [YBNR-BID-FNC-Chamber-Bid.pdf](#)
[Due-Dilligence-WS.pdf](#)

Property Owner

First National Company

Business Name

YCDC/Chamber of Commerce

Business Type

Business Network

Business Phone Number

(402) 362-5531

Property Owner Cell Number

(402) 363-7411

Email Address

btonniges@cornerstoneconnect.com

Property Address

601/603 N. Lincoln Ave.
York, Nebraska 68467
United States
[Map It](#)

Mailing Address

603 N. Lincoln Ave
York, Nebraska 68467
United States
[Map It](#)

Total estimated improvement cost

\$8,600.00

Type of eligible improvements planned (select all that apply)

- Facade Improvements (exterior repair/replacement, signage, awnings, windows, doors)

Describe any and all planned improvements and approximate cost for EACH activity:

Recover Awning at the YCDC & York Chamber of Commerce buildings. Total cost of project – \$8,600

Upload Current Photo of Property

- [Awning-5.jpg](#)
- [Awning-4.jpg](#)
- [Awning-3.jpg](#)
- [Awning-2.jpg](#)

- [Awning-1.jpg](#)

Upload Two (2) bids for your project

- [YBNR-BID-FNC-Chamber-Bid.pdf](#)
- [Due-Dilligence-WS.pdf](#)

Printed Name of Property Owner

First National Company

Signature of Property Owner



Date

02/10/2025

Printed Name of Property Owner

First National Company

Signature of Property Owner



Release Executed on this Date

02/10/2025

Date

02/10/2025

Attestation of U.S. Citizenship

I am a citizen of the United States

Printed Name

Zach Suddarth

Signature



Date

02/10/2025

Thank you for submitting your application for York's Downtown Revitalization (DTR). Your application will be reviewed by the DTR Committee, and someone will be in touch with you regarding next steps.



Bid

DATE Feb 1 2025

QUOTATION # 1

CUSTOMER ID Cornerstone

BILL TO

Cornerstone

York Ne

QUOTATION VALID UNTIL 90 Days

PREPARED BY Randy Obermier

DESCRIPTION		AMOUNT
Recover Awnings at corner of 6th and Lin		\$ 8,000.00
Chamber and YCDC offices		
	Tax	\$ 600.00
	TOTAL	\$ 8,600.00

If you have any questions concerning this quotation, please reach out to Randy at (402) 362-5063

THANK YOU FOR YOUR BUSINESS!

Due Diligence Worksheet

Contractor Business Name: Wallingford Signs

Contractor Business Address: 406 N. Lincoln Ave, York NE 68467

Contact Name: Jim Wallingford

Phone Number: 402-362-5776

Email Address: wallsign@windstream.net

Scope of Work for Bidding: Recover awning @ 601 & 603 N. Lincoln Ave, York NE

Method used to reach out to Contractor (check all that apply/attach copies if applicable)

Date: 1/31/25 Phone _____ Text _____ Email Letter _____

Date: 2/4/25 Phone Text _____ Email _____ Letter _____

Project Property Owner Printed Name: First National Company

Project Property Owner Signature: Zach Gurdath President

Address of Project Property: 601 & 603 N. Lincoln Ave, York NE 68467

Date: 2/10/2025



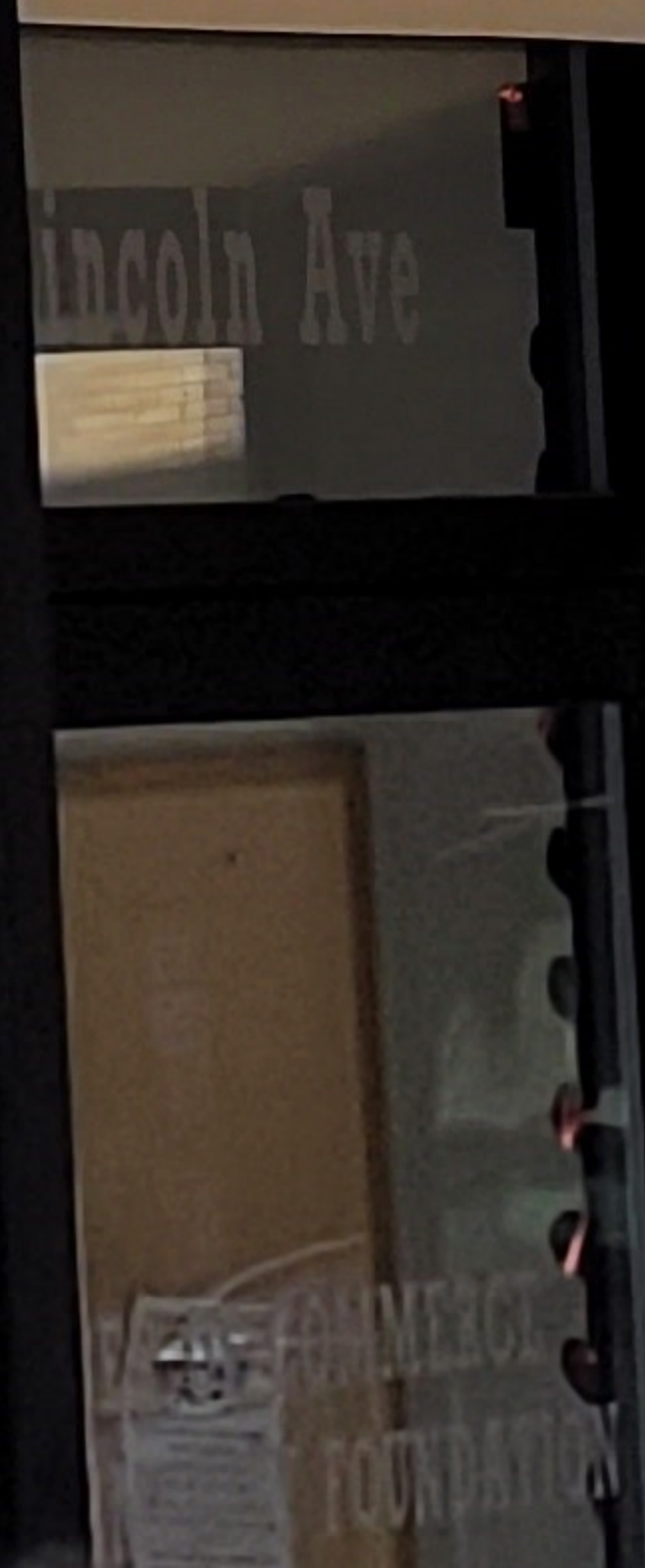




York Area Chamber Of Commerce



York Community Foundation







RECEIVED NESHPO Use Only Date Received MAR 24 2025 HP Number 2503-109-11

NE State Historic Preservation Office

Submission of a completed Project Information Form with adequate information and attachments constitutes a request for review pursuant to Section 106 of the National Historic Preservation Act of 1966 (as amended). More information may be required to successfully complete the Section 106 process. Submit completed form to HN.HP@nebraska.gov.

NOTE: Section 106 regulations provide for a 30-day response time by the Nebraska State Historic Preservation Office from the date of receipt.

PROJECT NAME (if applicable)

York Downtown Revitalization

COUNTY

York

STREET ADDRESS (No P.O. Box Numbers)

603 N Lincoln Ave

FEDERAL AGENCY OR DESIGNEE

HUD - CDBG

CONTACT PERSON

Kelly Gentrup

EMAIL (for response)

kgentrup@sendedd.org

CITY, STATE ZIP

Lincoln, NE 68510

PROJECT NUMBER

(if applicable)

24DTR006

CITY

York

TELEPHONE

+1 (402) 475-2560

PROJECT DESCRIPTION

Briefly describe the overall project.

Recover existing awning due to disrepair

DESIGNATIONS

To the best of your knowledge, is the structure any of the following?

- Listed Individually on the National Register, Listed within a National Register Historic District, Designated Local Landmark, Designated Local Landmark District

PHOTOGRAPHS

Please provide photographs of all structures. Photographs of neighboring or nearby buildings are helpful. Go to page 2 to insert photo(s).

NESHPO USE ONLY

Nebraska SHPO Determination

Site Number: _____

- No potential to cause effects, Adverse effect (More consultation needed), No historic properties affected, The SHPO requests additional information (see attached), No adverse effect

Jade Rendon (signature)

Date 4/29/2025

Tier II: Site Specific Environmental Review

Community Development Block Grant

Grant Number: 24DTR006

Grantee: City of York

Property Address 603 N Lincoln Ave, York, NE 68467

Activity Description Replace existing awning where the frame will remain the same and be replaced with the same material.

Cost:

- Projected Acquisition Cost \$
- Projected Rehab Cost \$8,600.00
- Projected All Cost \$8,600.00

1. Contamination and Toxic Substances [24 CFR 58.5(i)(2)]

- Visual review and pictures of site and surroundings conducted by [Karsyn Bredenkamp](#) on April 4, 2025
- The site review identified the following concerns on or adjacent to the project site:
[No concerns were identified during the site visit. Site visit form attached.](#)
- The EPA, <https://www.epa.gov/nepa/nepassist>, mapping web-tool was used. The following sites were identified on or near the site that may be a concern for the project
[The NEPAssist tool was utilized on April 28, 2025 and showed two hazardous waste sites within one block of the project address. The first is York Vacuum Center \(facility and ECHO reports indicate no concerns\). The other is School District of York \(facility and ECHO reports also indicate no concerns\). A copy of the map is included as an attachment.](#)
- The DEQ, <http://deqims2.deq.state.ne.us/deqflex/DEQ.html>, mapping web-tool was used. The following sites were identified on or near the site that may be a concern for the project
[No sites were identified that may be a concern for the project.](#)
- The Fire Marshall was sent a letter on May 1, 2025 and is [attached](#). [Their response did not indicate any potential impacts to the project that may be a concern.](#)
- The Agency response letter noted that:
 - There were no Underground Storage Tanks (UST's) on or near the site.
 - There were Underground Storage Tanks (UST's) on or near the site.
 - These UST's included those located at:
[Click or tap here to enter text.](#)
- The following Attachments have also been included:

<input checked="" type="checkbox"/> Photographs	<input checked="" type="checkbox"/> Response received back from Agency
<input type="checkbox"/> Website	<input type="checkbox"/> Maps
<input checked="" type="checkbox"/> Letter sent to Agency	<input type="checkbox"/> Aerials

2. Explosive and Flammable Operations [24 CFR 51C]

- Visual review and pictures of site and surroundings conducted by [Karsyn Bredenkmap](#) on April 4, 2025.
- No known explosive or flammable operations were visible on or near the site.

- Explosive or flammable operations were visible on or near the site. [Complete the remaining info]
- The site review identified the following concerns on or adjacent to the project site: _____
 - [Determine the type of operation, the distance from the operation, and calculate the Acceptable Separation Distance. Attach as separate documentation]

8. Historic Preservation [36 CFR 800]


- The structure was built in the year: **1900**
- A site review and photos of the property were completed on the following date: **April 4, 2025**
- Based on the review, it has been determined that the structure is:
 - Historic
 - Not historic
- It has also been determined that the rehab activities proposed in the project
 - Will not impact any historic resources.
 - May impact historic resources which may include the home or nearby houses or structures.
- A letter determining whether or not any historic resources might be impacted by the project, along with photos of the site, an aerial map of the residence, and a list of proposed activities were sent to the
 - SHPO on the following date: **March 24, 2025**
 - THPO on the following date: **n/a**
- SHPO response was received back on the following date: **April 24, 2025**
- SHPO noted **No Adverse effect**
- THPO response was received back on the following date: **n/a**
- THPO noted **n/a**
- The following Attachments have also been included:

<input checked="" type="checkbox"/> Photographs	<input checked="" type="checkbox"/> Documentation showing SHPO was contacted
<input type="checkbox"/> Website	<input type="checkbox"/> Documentation showing THPO was contacted
<input type="checkbox"/> Maps	<input checked="" type="checkbox"/> Response received back from Nebraska SHPO
	<input type="checkbox"/> Aerials

58.6 Requirements, Flood Disaster Protection Act

- Site is not located within a SFHA (100 year floodplain).
 - The attached FEMA FIRM map 3102370005B and 3102370010B, Effective Date: September 29, 1978 was reviewed and indicates the site is not located in a Special Flood Hazard Area (SFHA). [\[Attach the FIRM Map\]](#)
 - No FIRM map was available for the site. _____ was contacted on _____ and the attached information indicates the site is not located in a Special Flood Hazard Area (SFHA). [\[Attach source\]](#)
- Site is located within a SFHA (100 year floodplain).
 - The attached FEMA FIRM map _____ [Map #, Panel #] was reviewed and indicates the site is located in a Special Flood Hazard Area (SFHA). [\[Attach the FIRM Map\]](#)
 - No FIRM map was available for the site. _____ was contacted on _____ and the attached information indicates the site is located in a Special Flood Hazard Area (SFHA). [\[Attach source\]](#)
 - Due to the location of the site, the property
 - Does not require the purchase of flood insurance

A site-specific environmental review has been performed at the above location in compliance with HUD environmental review regulations (24 CFR 58) and related laws, authorities, and requirements. The review has been performed prior to the commitment of HUD or non-HUD funds, as required by 24 CFR 58.22(a) and (c). This review shall be retained as a component of the project's ERR. Consult the Tier I for further information as to compliance with other laws and authorities for this HUD-assisted project.

Kelly Gentrup		5/2/2025
Preparer Name (print)	Preparer Signature	Date
Director of Development Services, Southeast Nebraska Development District		
Title/ Organization		
Barry Redfern		
Responsible Entity Name (print)	Responsible Entity Signature	Date
Mayor	City of York	
Responsible Entity Title (print)	Entity Name (print local unit of Government name)	



May 1, 2025

Nebraska Fire Marshal
246 S 14th St
Lincoln, NE 68508

Dear Ms. Hatton:

To follow up from my email on December 26, 2024, the City of York has received Release of Funds/Environmental Clearance from the Department of Economic Development (NDED). They received 10 applications and all were approved to move forward with a Tier II Environmental Review, which is required pursuant to NEPA and HUD's environmental regulation, 24 CFR Part 58 for site specific projects. The City of York requests your review of the proposed sites to determine if there are any explosive and flammable operations or contamination and toxic substances of concern near these locations. Locations include –

- | | |
|----------------------|----------------------|
| 1. 111 E 6th St | 6. 614 N Grant Ave |
| 2. 207 E 6th St | 7. 623 N Grant Ave |
| 3. 415 N Platte Ave | 8. 627 N Lincoln Ave |
| 4. 600 N Grant Ave | 9. 723 N Lincoln Ave |
| 5. 603 N Lincoln Ave | 10. 927 N Grant Ave |

Enclosed you will find a project description, a community map, and FIRM maps. Please provide written comments and/or recommendations for any mitigation measures by May 31, 2025 to the following email kgentrup@sendd.org or mailing address: SEND D, 7407 O St, Lincoln, NE 68510

Should any significant changes be proposed to the location and/or scope of the proposed project, you will be notified in writing prior to the initiation of any construction activities for the opportunity to review and comment on any such changes. Please contact Kelly Gentrup at 402-475-2560 or by e-mail at kgentrup@sendd.org if you have any questions or require additional information. Thank you for your assistance.

Sincerely,

A handwritten signature in blue ink that reads "Kelly Gentrup". The signature is fluid and cursive, with a long horizontal stroke at the end.

Kelly Gentrup
Director of Development Services

Enclosures

SEND D is an Equal Opportunity Employer

7407 O St | Lincoln, NE 68510



402-475-2560



www.sendd.org



York 24DTR006 Project Description

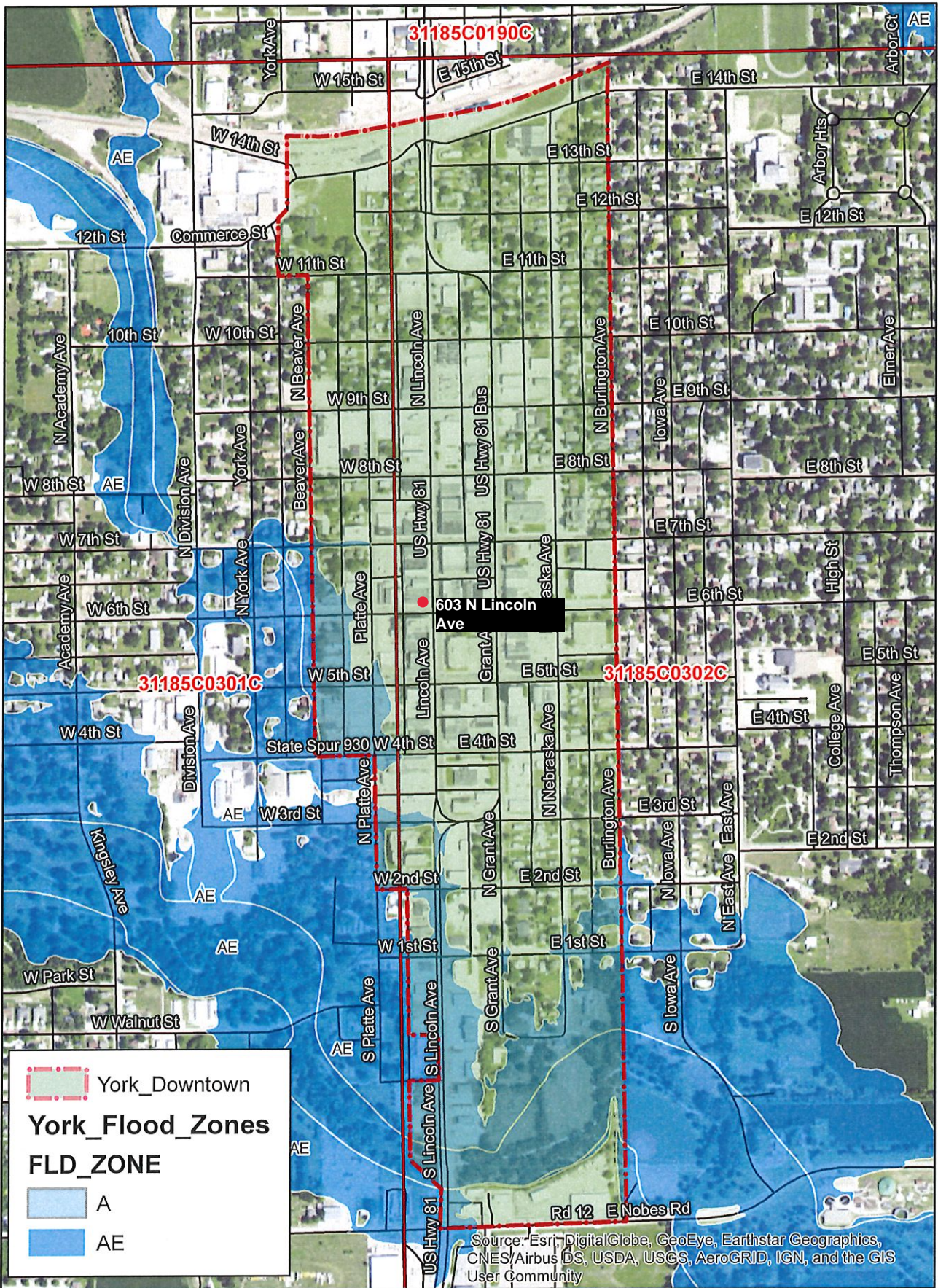
The City of York, York County, Nebraska (hereinafter referred to as the "City") is preparing to implement a commercial rehabilitation project within the municipal limits of the city (hereinafter referred to as the "Project"). The Project will take place within the City's downtown district. The northern boundary of the district runs along the railroad tracks with West Nobes Road serving as the southern boundary. The eastern boundary follows North Burlington Avenue while the western boundary generally follows North Beaver Avenue south to West 3rd Street. From there the boundary continues mainly along North Platte Avenue to East Nobes Road. The area is primarily commercial with residential mixed in.

Project activities identified for improvement within this designated area will be carried out in accordance with the formerly established program guidelines, design guidelines, and design goals and policies. Eligible activities include façade improvements, window/door replacements, brick/masonry repairs, structural repairs, code violations, lighting, and address architectural barriers that impede mobility-restricted citizens. Eligible downtown business owners will be invited to apply for these funds. Those eligible businesses who are interested in applying may contact the city office at (402) 363-2600 and will be able to review the City's Program Guidelines for additional information about the requirements of the program. Applications will be reviewed as they are received. A Tier II site-specific environmental review will be conducted as business sites are identified and selected.

Total project costs are estimated at \$535,000, including \$25,000 for general administration and \$10,000 for construction management. Funding sources include a Community Development Block Grant (CDBG) from the Nebraska Department of Economic Development (NDED) for \$435,000 and a match of \$100,000. Applicants who are awarded funding will be required to provide at least 25% in matching funds.

This Project will address the National Objective of preventing or eliminating slum and blight conditions on an area basis (SBA) through the commercial rehabilitation of private facilities within the area of downtown designated by the City and identified in their Blight and Substandard Area Designation, prepared by RDG Planning & Design in September of 2017. No residents, businesses, or farms will be displaced as a result of the project activities. Project activities may result in dust, noise, or temporary interruption of access to individual buildings during construction. Businesses, residents, and emergency services will be notified of all sidewalk and street closures that may be required for the project and will be directed to an alternate route. The Project activities will be completed within 30 months.

York - Floodplain Information





APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM


FLOOD INSURANCE RATE MAP

CITY OF
YORK,
NEBRASKA
YORK COUNTY

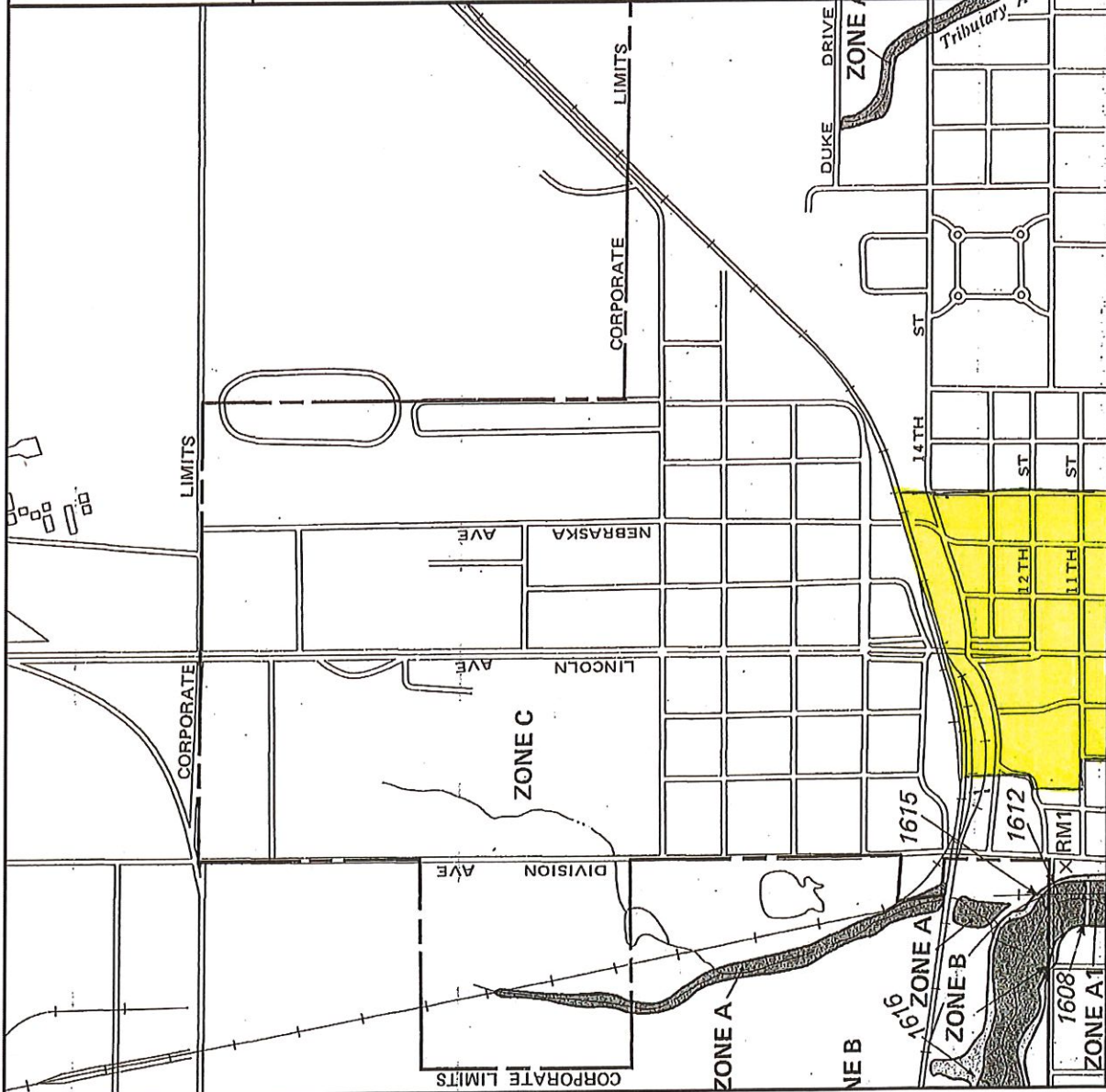
COMMUNITY-PANEL NUMBER
310237 0005 B

PAGE 5 OF 10

EFFECTIVE
SEPTEMBER 29, 1978



U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION



This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the file block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

CITY OF
YORK,
NEBRASKA
YORK COUNTY

COMMUNITY-PANEL NUMBER
310237 0010 B

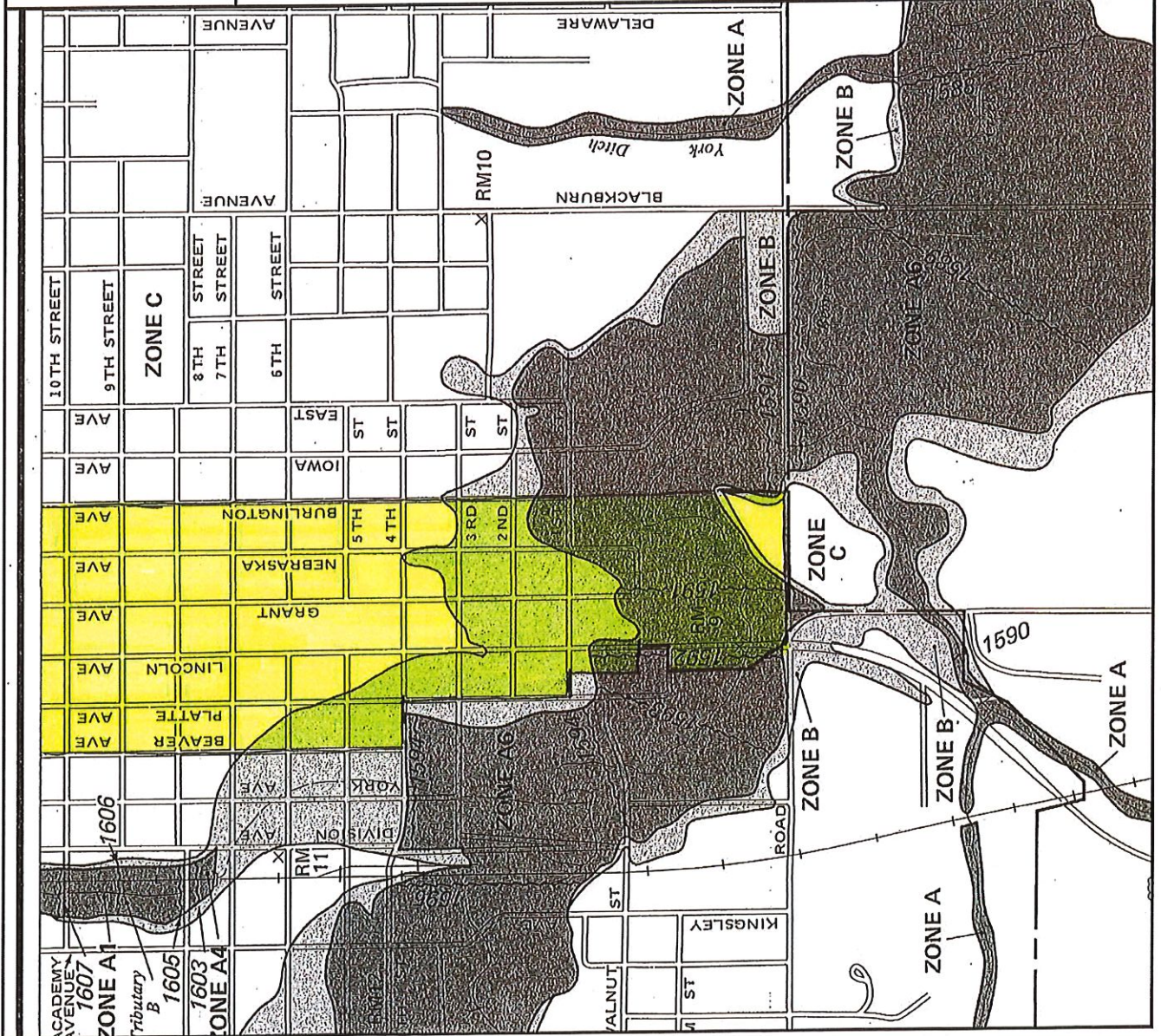
PAGE 10 OF 10

EFFECTIVE
SEPTEMBER 29, 1978



U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT Oh-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.fema.gov





Kelly Gentrup <kgentrup@sendd.org>

York 24DTR006 - Environmental Review Request

Hatton, Rosemary <rosemary.hatton@nebraska.gov>
To: Kelly Gentrup <kgentrup@sendd.org>
Cc: James Owens <jowens@sendd.org>

Thu, May 1, 2025 at 3:03 PM

This is in response to your inquiry regarding the environmental review for the above referenced project. At this time there are no facts known that would impact this project.

I have completed a search on our database. I have attached here a search of underground and aboveground storage tanks for the city in question. If you would like more information about any of the sites listed contact me.

Other issues related to construction, such as plan reviews and installation permits, are also not addressed in this response.

If you find that the proposed construction may be affected by underground storage tanks or if you have further questions, please contact me.

Regards,

Rosemary Hatton,

Administrative Technician, Fuels Division

Nebraska State Fire Marshal Agency

Office | 402-471-9664

Rosemary.Hatton@nebraska.gov

sfm.nebraska.gov | [Facebook](#) | [Twitter](#) | [YouTube](#)

Arson Hotline 1-888-WY-ARSON

Confidentiality Notice: This e-mail, including attachments if any, is intended for the exclusive use of the person or entity to which it is addressed and may contain confidential or privileged information. All unauthorized dissemination, distribution or copying of this e-mail is prohibited. If you believe you have

received this e-mail in error, please advise the sender by reply e-mail and delete this e-mail immediately.
Thank you.

From: Kelly Gentrup <kgentrup@sendedd.org>
Sent: Thursday, May 1, 2025 11:25 AM
To: Hatton, Rosemary <rosemary.hatton@nebraska.gov>
Cc: James Owens <jowens@sendedd.org>
Subject: Re: York 24DTR006 - Environmental Review Request

Hi Rosemary, the City of York has received environmental clearance on their Downtown Revitalization project. They have received 10 applications that need a Tier II review. I have attached a letter that includes each project location in addition to a project map, project description, and floodplain maps. Are there anything additional you need to do a review of these locations?

Also, we are doing file audits of old projects right now and was wondering if you keep these Tier II or general Environmental Review requests, and if so, how long do you keep the requests on file?

Thanks!

On Fri, Dec 27, 2024 at 1:07 PM Hatton, Rosemary <rosemary.hatton@nebraska.gov> wrote:

This is in response to your inquiry regarding the environmental review for the above referenced project. At this time there are no facts known that would impact this project.

I have completed a search on our database. I have attached here a search of underground and aboveground storage tanks for the city in question. If you would like more information about any of the sites listed contact me.

Other issues related to construction, such as plan reviews and installation permits, are also not addressed in this response.

If you find that the proposed construction may be affected by underground storage tanks or if you have further questions, please contact me.

Regards,

Rosemary Hatton,
Administrative Technician, Fuels Division

Nebraska State Fire Marshal Agency

Office | 402-471-9664

Rosemary.Hatton@nebraska.gov

sfm.nebraska.gov | [Facebook](#) | [Twitter](#) | [YouTube](#)

Arson Hotline 1-888-WY-ARSON

Confidentiality Notice: This e-mail, including attachments if any, is intended for the exclusive use of the person or entity to which it is addressed and may contain confidential or privileged information. All unauthorized dissemination, distribution or copying of this e-mail is prohibited. If you believe you have received this e-mail in error, please advise the sender by reply e-mail and delete this e-mail immediately. Thank you.

From: Kelly Gentrup <kgentrup@sendedd.org>
Sent: Thursday, December 26, 2024 1:22 PM
To: Hatton, Rosemary <rosemary.hatton@nebraska.gov>
Cc: James Owens <jowens@sendedd.org>
Subject: York 24DTR006 - Environmental Review Request

Hi Rosemary, SENDD is conducting an environmental review on behalf of the City of York and is requesting your review of this proposed project to determine the potential for any adverse environmental impacts.

Attached is a formal letter explaining the project further in addition to project maps (floodplain and aerial).

If you have any questions or need anything additional, please let me know.

Thanks!

--

Kelly Gentrup

Director of Development Services

Southeast Nebraska Development District

(402) 475-2560

www.sendedd.org

--

Kelly Gentrup

Director of Development Services

Southeast Nebraska Development District

(402) 475-2560

www.sendd.org



York Tanks.xlsx

65K

Facility ID	Facility Name	Facility Address	Facility City	Facility Zip	Facility County	Owner Name	Owner Address	Owner City	Owner St.	Owner Zip	Curr in Use	Temp Out Use	Perm Out Use	Closed In Place	Tanks Removed
6054	7-11 #211	826 GRANT ST	YORK	68467	YORK	DOWNING OIL CO INC	PO BOX 1006	NORFOLK	NE	68702	0	0	0	0	2
507	AMOCO OIL SS #8599	I-80 & HWY 81	YORK	68467	YORK	AMOCO OIL CO	PO BOX 7844	SUGAR CREEK	MO	64054	0	0	0	0	5
12477	AURORA COOPERATIVE	1320 RD L	YORK	68467	YORK	AURORA COOPERATIVE ELEVATOR	PO BOX 209	AURORA	NE	68818-0209	3	0	0	0	0
4210	BARNEYS JUNCTION	1028 LINCOLN AVE	YORK	68467	YORK	BARNEYS JUNCTION	1028 LINCOLN AVE	YORK	NE	68467	0	0	0	0	1
5522	BEN KIRKPATRICK	UNKNOWN	YORK	68467	YORK	KIRKPATRICK, BEN	PO BOX 25	YORK	NE	68467	0	0	0	0	1
10165	BOB BRAASCH	1015 LINCOLN AVE	YORK	68467	YORK	BOB BRAASCH	1015 LINCOLN AVE	YORK	NE	68467	0	0	1	0	0
7373	BROADWELL INC	RR 3	YORK	68467	YORK	BROADWELL INC	13 ARBOR CRT	YORK	NE	68467	0	0	0	0	0
9913	CARL SMITH	W 1/2 SW 1/4 6-9-1 WEST BLUE	YORK	68467	YORK	CARL SMITH	UNKNOWN	YORK	NE	68467	1	0	0	0	0
1045	CASEYS GENERAL STORE	1602 LINCOLN AVE	YORK	68467	YORK	CASEYS RETAIL CO	PO BOX 3001	ANKENY	IA	50021-8045	0	0	0	0	2
5446	CASEYS GENERAL STORE #1690	115 E NOBES RD	YORK	68467	YORK	CASEYS RETAIL CO	PO BOX 3001	ANKENY	IA	50021-8045	2	0	0	0	0
11601	CASEYS GENERAL STORE #2015	1822 N LINCOLN	YORK	68467	YORK	CASEYS RETAIL CO	PO BOX 3001	ANKENY	IA	50021-8045	2	0	0	0	0
3668	CENTRAL VALLEY AG COOP	1504 PLATTE AVE	YORK	68467	YORK	CENTRAL VALLEY AG COOP	PO BOX 429	YORK	NE	68467	6	0	0	0	3
1675	CHAMPION HOME BUILDERS	RR 4 BOX 85A	YORK	68467	YORK	CHAMPION HOME BUILDERS	5573 'N' ST	DRYDEN	MI	48428	0	0	0	0	1
3749	CHUCK KAISER EXC	535 W 4TH ST	YORK	68467	YORK	CHUCK KAISER EXC	535 W 4TH ST	YORK	NE	68467	0	0	0	0	3
12667	CITY OF YORK	627 W 4TH ST	YORK	68467	YORK	CITY OF YORK	100 EAST 4TH	YORK	NE	68467	0	0	0	0	1
11426	CITY OF YORK/WASTEWATER TREATMENT PLANT	814 E NOBES RD	YORK	68467	YORK	CITY OF YORK	100 EAST 4TH	YORK	NE	68467	0	0	0	0	1
3641	C-MART #1338	1630 LINCOLN AVE	YORK	68467	YORK	COASTAL MART INC	9 GREENWAY PLZ STE #2086	HOUSTON	TX	77046	0	0	0	0	3
6221	DALE ELECTRONICS INC	2922 DIVISION AVE	YORK	68467	YORK	BARBER-COLMAN CO	555 COLMAN CTR DR	ROCKFORD	IL	61125	0	0	0	0	0
5825	DENNIS KEAR TRUCKING (FORMER)	716 W 26TH ST	YORK	68467	YORK	YORK COLD STORAGE	COMMERCE ST & DIVISION	YORK	NE	68467	0	0	0	0	2
12125	EASE INC	511 S LINCOLN AVE	YORK	68467	YORK	EASE INC	511 SOUTH LINCOLN AVE	YORK	NE	68467	0	0	0	0	6
11027	EDISON SCHOOL	19TH & EAST AVE	YORK	68467	YORK	YORK PUBLIC SCHOOLS	1005 DUKE	YORK	NE	68467	0	0	0	0	1
9353	EMMANUEL LUTHERAN CHURCH	9TH & BEAVER AVE	YORK	68467	YORK	EMMANUEL LUTHERAN CHURCH	9TH & BEAVER AVE	YORK	NE	68467	1	0	0	0	0
6572	FARMERS COOP ASSOC	125 W 5TH ST	YORK	68467	YORK	FARMERS COOP ASSOC	RR 2	YORK	NE	68467	0	0	0	0	0
6573	FARMERS COOP ASSOC	1 MI E OF HWY 34-81 JCT	YORK	68467	YORK	FARMERS COOP ASSOC	RR 2	YORK	NE	68467	0	0	0	0	0
6683	GOLDEN GABLES	I-80 & HWY 81	YORK	68467	YORK	LOUIS ENDORF	131 EAST HWY 34	SEWARD	NE	68434-2213	0	0	0	0	4
5040	GRANT BUILT PROPERTIES	803 N LINCOLN AVE	YORK	68467	YORK	GRANT BUILT PROPERTIES LLC	208 W SOUTH 50TH ST	YORK	NE	68467	2	0	0	0	4
3170	GROSSHANS OIL CO	224 LINCOLN AVE	YORK	68467	YORK	GROSSHANS, D A	224 LINCOLN AVE	YORK	NE	68467	0	0	0	0	3
10987	GROTZ INC	RR 3 BOX 4	YORK	68467	YORK	GROTZ INC	RR 3 BOX 4	YORK	NE	68467	3	0	0	0	0
4355	HUSKY	LINCOLN AVE & NOBES RD	YORK	68467	YORK	JAMES & AMY SHAW	PO BOX 337	YORK	NE	68467	0	0	0	0	5
11977	KIRKS CORNER #2	3904 S LINCOLN AVE	YORK	68467	YORK	MASON ENTERPRISES 2 INC	3904 S LINCOLN AVE	YORK	NE	68467	4	0	0	0	0
7349	KIRKS KORNER	1027 N LINCOLN AVE	YORK	68467	YORK	KIRKS KORNER	1027 N LINCOLN AVE	YORK	NE	68467	3	0	0	0	1
11719	LEVITT LIBRARY	817 MAYHEW DR	YORK	68467	YORK	YORK COLLEGE	9TH & KIPLINGER	YORK	NE	68467	0	0	0	0	1
11029	LINCOLN SCHOOL	6TH & YORK	YORK	68467	YORK	YORK PUBLIC SCHOOLS	1005 DUKE	YORK	NE	68467	0	0	0	0	1
4545	MAKEN IRRIGATION INC	JCT HWY 34 & 81	YORK	68467	YORK	MAKEN IRRIGATION INC	PO BOX 291	YORK	NE	68467	0	0	0	0	1
11508	MEAD BUILDING CENTER	120 E 16TH	YORK	68467	YORK	WAYNE & KAREN BOEHNING	HC 01 BOX 50	MAXWELL	NE	69151	0	0	0	0	1
6450	MILLER SEED & SUPPLY CO INC	327 YORK AVE	YORK	68467	YORK	MILLER SEED & SUPPLY CO INC	P O BOX 587	YORK	NE	68467	0	0	0	0	0
10660	MOGUL TRANSMISSION INC	203 E 9TH ST	YORK	68467	YORK	MOGUL TRANSMISSION INC	203 E 9TH ST	YORK	NE	68467	0	0	0	0	1
10955	MOSES MOTOR CO	822 LINCOLN AVE	YORK	68467	YORK	MOSES MOTOR CO	PO BOX 566 822 LINCOLN AVE	YORK	NE	68467	0	0	0	0	2
765	NEBRASKA DEPT OF ROADS	1 M S YORK 1/4 M E US-81	YORK	68467	YORK	NEBRASKA DEPT OF ROADS	5001 S 14TH ST	LINCOLN	NE	68512	0	0	0	0	3
1526	NEW HOLLAND INC	N HWY 81 PO BOX 501	YORK	68467-0501	YORK	NEW HOLLAND INC	N HWY 81 BOX 501	YORK	NE	68467	0	0	0	0	2
12492	NORTH OFFICE SUPPLY	5TH ST & NEBRASKA AVE	YORK	68467	YORK	UNKNOWN	UNKNOWN	UNKNOWN	NE	Unknown	0	0	0	0	1
2844	NPPD YORK OPERATIONS CTR	907 W 25TH ST	YORK	68467-0608	YORK	NEBRASKA PUBLIC POWER DIST ATTN KEITH KAREL	1414 15TH ST	COLUMBUS	NE	68602-0499	6	0	0	0	0
873	ORSCHLON FARM & HOME STORE #27	110 MARQUIS AVE	YORK	68467	YORK	ORSCHLON FARM AND HOME LLC	2000 S HWY 63	MOBERLY	MO	65270-4532	0	0	0	0	2
1201	OVERLAND SOUTH PLANT	3RD & DIV	YORK	68467	YORK	OVERLAND READY MIX	PO BOX 307	STROMSBURG	NE	68666	0	0	0	0	3
1168	PIONEER HI BRED RES STATION	RR 2 BOX 1A	YORK	68467	YORK	PIONEER HI-BRED INTL	6800 PIONEER PKWY	JOHNSTON	IA	50131	0	0	0	0	2
10954	PREDMORE GREENHOUSES	1000 MAIN AVE	YORK	68467	YORK	PREDMORE, TOM	1000 MAIN AVE	YORK	NE	68467	0	1	0	0	0
419	PUMP & PANTRY #16	109 LINCOLN AVE	YORK	68467	YORK	BOSSELMAN PUMP & PANTRY INC	PO BOX 4905	GRAND ISLAND	NE	68802-4905	3	0	0	0	4
11142	PUMP & PANTRY #46	3901 S LINCOLN AVE	YORK	68467	YORK	BOSSELMAN PUMP & PANTRY INC	PO BOX 4905	GRAND ISLAND	NE	68802-4905	2	0	0	0	0
6425	SAPP BROS YORK	3432 S LINCOLN AVE	YORK	68467	YORK	SAPP BROS TRAVEL CENTERS INC	PO BOX 45766	OMAHA	NE	68145	6	0	0	0	0
6605	SERVICE CENTER INC	US HWY 81 & E 10TH ST	YORK	68467	YORK	FIRESTONE TIRE & RUBBER CO	1200 FIRESTONE PKWY	AKRON	OH	44317	0	0	0	0	0
3016	SPEEDEE MART #2904	5018 S LINCOLN AVE	YORK	68467	YORK	DANCO II CB LLC	PO BOX 10	VALENTINE	NE	69201-0010	7	0	0	0	5
7972	SPEEDEE MART #2905	3711 S LINCOLN AVE	YORK	68467	YORK	DANCO II CB LLC	PO BOX 10	VALENTINE	NE	69201-0010	3	0	0	0	0
3318	SUNDSTRAND AVIATION	2800 DIVISION AVE	YORK	68467	YORK	SUNDSTRAND CORP	4751 HARRISON AVE	ROCKFORD	IL	61125	0	0	0	0	6
3761	SUNFLOWER CARRIERS INC	558 W 12TH ST	YORK	68467	YORK	SUNFLOWER CARRIERS INC	558 W 12TH ST	YORK	NE	68467	0	0	0	0	1
1527	THE HEARTHSTONE INC	2319 LINCOLN AVE	YORK	68467	YORK	THE HEARTHSTONE INC	PO BOX 159	YORK	NE	68467	0	0	0	0	2
11720	THOMAS HALL	9TH & KIPLINGER AVE	YORK	68467	YORK	YORK COLLEGE	9TH & KIPLINGER	YORK	NE	68467	0	0	0	0	1
11624	UNKNOWN	827 LINCOLN AVE	YORK	68467	YORK	UNKNOWN	UNKNOWN	UNKNOWN	NE	Unknown	0	0	0	0	2
8221	USA INNS	4733 S LINCOLN AVE	YORK	68467	YORK	USA INNS	4733 S LINCOLN AVE	YORK	NE	68467	0	0	0	0	4
3562	WELCH IMPLEMENT CO	HWY 81 N	YORK	68467	YORK	WELCH IMPLEMENT CO	PO BOX 569	YORK	NE	68467	0	0	0	0	2
8149	WEST NOBES CAR WASH	120 W NOBES	YORK	68467	YORK	WEST NOBES CAR WASH	120 W NOBES	YORK	NE	68467	0	0	0	0	3
11028	WILLARD SCHOOL	6TH & BLACKBURN	YORK	68467	YORK	YORK PUBLIC SCHOOLS	1005 DUKE	YORK	NE	68467	0	0	0	0	1
4519	WILLIS DRIEWER	RR 2 BOX 4	YORK	68467	YORK	DRIEWER, WILLIS	RR 2 BOX 4	YORK	NE	68467	0	0	0	0	2
11928	YORK COLLEGE	MCGEEHEE HALL 1020 E 9TH	YORK	68467	YORK	YORK COLLEGE	1125 E 8TH	YORK	NE	68467	0	0	0	0	1
11929	YORK COLLEGE FREEMAN CTR	1105 E 10TH	YORK	68467	YORK	YORK COLLEGE	1125 E 8TH	YORK	NE	69467	0	0	0	0	1
9152	YORK COMMUNITY CTR	211 E 7TH ST	YORK	68467	YORK	CITY OF YORK	COMMUNITY CTR 612 NEBRASKA AVE	YORK	NE	68467	0	0	0	0	2
4600	YORK COUNTY	722 E 25TH ST	YORK	68467	YORK	COUNTY OF YORK	722 E 25TH ST	YORK	NE	68467	4	0	0	0	2
1480	YORK COUNTY RPPD	2122 S LINCOLN AVE	YORK	68467	YORK	YORK COUNTY RPPD	PO BOX 219	YORK	NE	68467	0	0	0	0	2
11716	YORK COUNTY SHERIFF	510 LINCOLN AVE	YORK	68467	YORK	YORK COUNTY SHERIFF	510 LINCOLN AVE	YORK	NE	68467	1	0	0	0	0
12453	YORK GENERAL HEALTH CARE SERVICES	2020 N LINCOLN AVE	YORK	68467	YORK	YORK GENERAL HEALTH CARE SERVICES	2222 N LINCOLN AVE	YORK	NE	68467	0	0	0	0	1
2762	YORK GENERAL HOSPITAL	2222 LINCOLN AVE	YORK	68467	YORK	YORK GENERAL HOSPITAL	2222 LINCOLN AVE	YORK	NE	68467	1	0	0	0	0
11626	YORK HIGH SCHOOL	1005 DUKE DR	YORK	68467	YORK	YORK PUBLIC SCHOOLS	2918 NORTH DELAWARE	YORK	NE	68467	0	0	0	0	2
8895	YORK HOUSING AUTHORITY	215 LINCOLN AVE	YORK	68467	YORK	YORK HOUSING AUTHORITY	215 LINCOLN AVE	YORK	NE	68467	0	0	0	0	1
1510	YORK MFG CO	6 MI W ON US 34	YORK	68467	YORK	YORK MFG CO	PO BOX 38	YORK	NE	68467	0	0	0	0	2
11514	YORK MIDDLE SCHOOL	12TH & EAST AVE	YORK	68467	YORK	YORK PUBLIC SCHOOLS	ROUTE 2, BOX 5	YORK	NE	68467	0	0	0	0	2
1346	YORK MUNICIPAL AIRPORT	1112 HWY 34	YORK	68467	YORK	CITY OF YORK MUNICIPAL AIRPORT	1112 HIGHWAY 34	YORK	NE	68467	2	0	0	0	0
11481	YORK STOPPING CENTER	4700 S LINCOLN AVE	YORK	68467	YORK	HPT TA PROPERTIES TRUST	24601 CENTER RIDGE RD	WESTLAKE	OH	44145	9	0	0	0	0

Field Visit Checklist

Completing the form requires a site visit by the preparer. The preparer should be sure to observe the property by walking through the property and the building(s) and other structures on the property to the extent possible and observing all adjoining* properties.

Preparer should provide responses to all fields to avoid ambiguity

Date of Visit: 4/4/2025 Time: 12:50pm Weather Conditions: 46°, light rain, cloudy

Program Name: York Downtown Revitalization - 24DTR006

Project Location/Address: 601 & 603 N Lincoln Ave

Property Owner: First National Company - YCDC, Chamber of Commerce

Attach the following, as appropriate:

Photographs of site and surrounding areas Maps (street, topographic, aerial, site map)

QUESTION Is there evidence of any of the following?	OBSERVATION	
	SUBJECT PROPERTY	ADJOINING PROPERTIES
Is the property or any adjoining property currently used, or has evidence of prior use, as a gasoline station, motor vehicle repair facility, printing facility, dry cleaners, photo developing laboratory, junkyard, or as a waste treatment, storage, disposal, processing or recycling facility?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are there any damaged or discarded automobile(s), automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers greater than 5 gal in volume or 50 gal in the aggregate, stored on or used at the property or adjoining properties?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are there any industrial drums (typically 55 gal) or sacks of chemicals, herbicides or pesticides located on the property or adjoining properties?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Has fill dirt been brought onto the property or adjoining properties that originated from a suspicious site or that is of an unknown origin?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are there any pits, ponds, or lagoons located on the property or adjoining properties in connection with waste treatment or waste disposal?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>

Is there any stained soil, distressed vegetation and/or discolored water on the property or adjoining properties?	YES <input type="checkbox"/>	YES <input type="checkbox"/>
	NO <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>
	UNKNOWN <input type="checkbox"/>	UNKNOWN <input type="checkbox"/>
Are there any storage tanks , aboveground or underground (other than residential), located on the property or adjoining properties?	YES <input type="checkbox"/>	YES <input type="checkbox"/>
	NO <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>
	UNKNOWN <input type="checkbox"/>	UNKNOWN <input type="checkbox"/>

**Adjoining properties:* Any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them.

DRAFT HUD-R7-5-4-12

QUESTION	SUBJECT PROPERTY	ADJOINING PROPERTIES
Is there evidence of any of the following?		
Are there any vent pipes, fill pipes, or underground tank access ways visible on the property or adjoining properties?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are any flooring, drains, walls, ceilings, or grounds on the property or adjoining properties stained by substances (other than water) or emitting noxious or foul odors or odors of a chemical nature?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Is the property served by a private well or non-public water system? (If yes, a follow-up investigation is required to determine if contaminants have been identified in the well or system that exceed guidelines applicable to the water system, or if the well has been designated contaminated by any government environmental/health agency.)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	
Has the owner or occupant of the property been informed of the existence of past or current hazardous substances or petroleum products or environmental violations with respect to the property or adjoining properties?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Do the property or adjoining properties discharge wastewater (not including sanitary waste or storm water) onto the property or adjoining properties and/or into a storm water system?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>

Is there a transformer, capacitor, or any hydraulic equipment on the property or adjoining properties that are not marked as "non-PCB"?	YES <input type="checkbox"/>	YES <input type="checkbox"/>
	NO <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>
	UNKNOWN <input type="checkbox"/>	UNKNOWN <input type="checkbox"/>

If answering "YES" or UNKNOWN" to any above items, describe the conditions:

Use photographs and maps to mark and identify conditions. Attach more information as needed.

Is further evaluation warranted? YES NO UNCERTAIN

Preparer of this form must complete the following required information.

This inspection was completed by: Name: Karsyn Bredenkamp Title: Community Development Specialist	Phone Number: 402-475-2560
	Email: kbredenkamp@sended.org
	Agency: Southeast Nebraska Development District

Address: 7407 O Street, Lincoln, NE 68510

Preparer represents that to the best of his/her knowledge the above statements and facts are true and correct and to the best of his/her actual knowledge no material facts have been suppressed, omitted or misstated.

Signature: 	Date: 4/4/2025 DRAFT HUD-R7-5-4-12
---	--



RECEIVED NESHPO Use Only Date Received MAR 24 2025 HP Number 2503-109-11

NE State Historic Preservation Office

Submission of a completed Project Information Form with adequate information and attachments constitutes a request for review pursuant to Section 106 of the National Historic Preservation Act of 1966 (as amended). More information may be required to successfully complete the Section 106 process. Submit completed form to HN.HP@nebraska.gov.

NOTE: Section 106 regulations provide for a 30-day response time by the Nebraska State Historic Preservation Office from the date of receipt.

PROJECT NAME (if applicable)

York Downtown Revitalization

COUNTY

York

STREET ADDRESS (No P.O. Box Numbers)

603 N Lincoln Ave

FEDERAL AGENCY OR DESIGNEE

HUD - CDBG

CONTACT PERSON

Kelly Gentrup

EMAIL (for response)

kgentrup@sendedd.org

CITY, STATE ZIP

Lincoln, NE 68510

PROJECT NUMBER

(if applicable)

24DTR006

CITY

York

TELEPHONE

+1 (402) 475-2560

PROJECT DESCRIPTION

Briefly describe the overall project.

Recover existing awning due to disrepair

DESIGNATIONS

To the best of your knowledge, is the structure any of the following?

- Listed Individually on the National Register, Listed within a National Register Historic District, Designated Local Landmark, Designated Local Landmark District

PHOTOGRAPHS

Please provide photographs of all structures. Photographs of neighboring or nearby buildings are helpful. Go to page 2 to insert photo(s).

NESHPO USE ONLY

Nebraska SHPO Determination

Site Number: _____

- No potential to cause effects, Adverse effect (More consultation needed), No historic properties affected, The SHPO requests additional information (see attached), No adverse effect

Jade Rendon (signature)

Date 4/29/2025



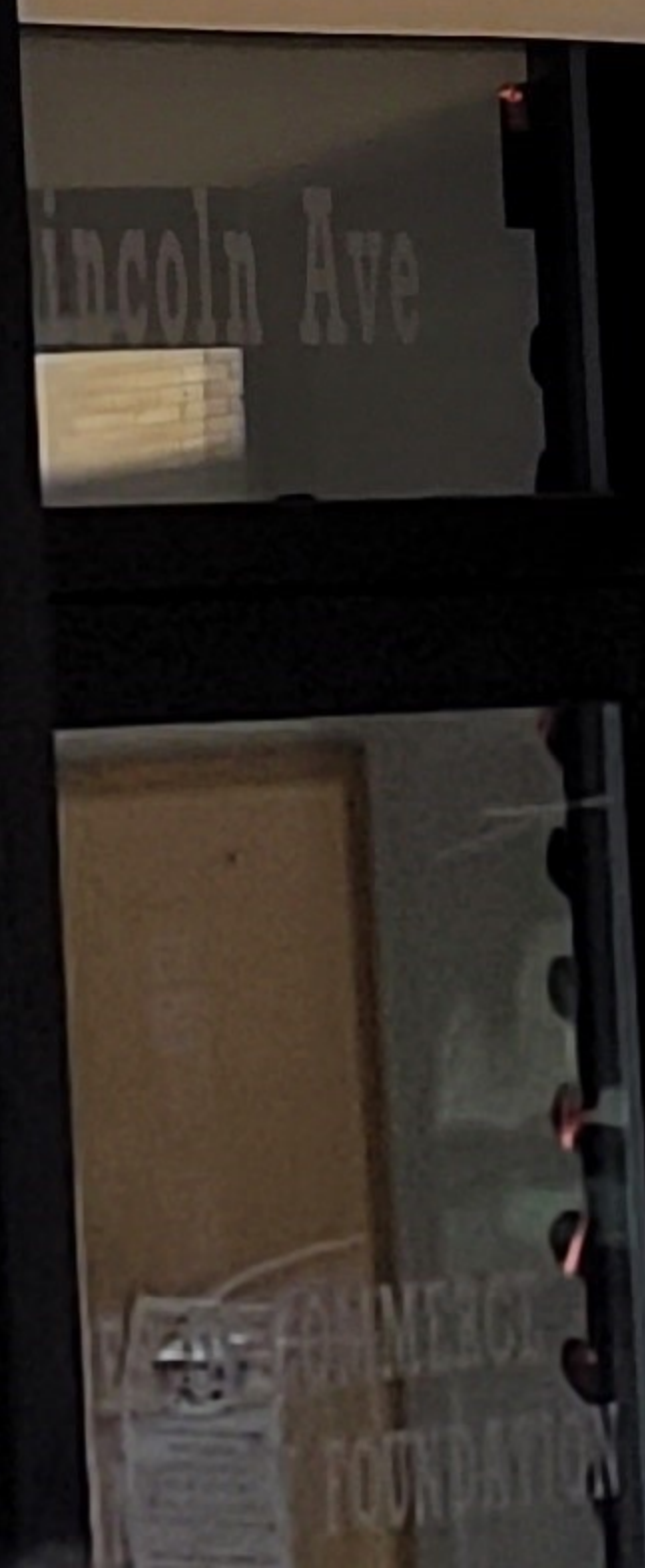




York Area Chamber Of Commerce



York Community Foundation





Crawfick Properties (Kirtsey's Building) - Will complete project as submitted with the proposed grant as noted below

FINAL PROJECT	tll amt submitted	Project	Proposed Grant not to exceed 75% of project	owner investment
Exterior Window/Door Repair/Replace	\$ 18,513.00	\$ 19,051.45	\$ 14,288.59	\$ 4,762.86
Repair Existing Brick Front of Bldg	\$ 27,025.00	\$ 27,563.45	\$ 20,672.59	\$ 6,890.86
Roof Wall Cap	\$ 10,200.00	\$ 10,738.45	\$ 8,053.84	\$ 2,684.61
Replace Existing Awning	\$ 4,138.75	\$ 4,677.20	\$ 3,507.90	\$ 1,169.30
Awning lights and Exterior lights	\$ 6,050.00	\$ 6,588.45	\$ 4,941.34	\$ 1,647.11
New Lighted Sign	\$ 10,000.00	\$ 10,538.45	\$ -	\$ 10,538.45
Exterior Fixtures	\$ 800.00	\$ 1,338.45	\$ 1,003.84	\$ 334.61
Overall Overhead	\$ 4,307.59	\$ -	\$ -	\$ -
Painting	\$ 9,425.00	\$ 9,963.44	\$ -	\$ 9,963.44
	\$ 90,459.34	\$ 90,459.34	\$ 52,468.09	\$ 37,991.25

From: [Madonna M](#)
 To: [Brady Fickenscher](#)
 Subject: RE: Downtown Revitalization Grant Update – Response Needed
 Date: Saturday, March 8, 2025 12:18:00 PM
 Attachments: [image003.png](#)
[image001.png](#)

Thanks Brady. I apologize; the final adjusted sheet didn't copy over correctly. This is what was supposed to have come across.

Thank you for alerting me so promptly. Have a great weekend

project	tll amt submitted	Project	Proposed Grant not to exceed 75% of project	owner investment
Exterior Window/Door Repair/Replace	\$ 18,513.00	\$ 19,051.45	\$ 14,288.59	\$ 4,762.86
Repair Existing Brick Front of Bldg	\$ 27,025.00	\$ 27,563.45	\$ 20,672.59	\$ 6,890.86
Roof Wall Cap	\$ 10,200.00	\$ 10,738.45	\$ 8,053.84	\$ 2,684.61
Replace Existing Awning	\$ 4,138.75	\$ 4,677.20	\$ 3,507.90	\$ 1,169.30
Awning lights and Exterior lights	\$ 6,050.00	\$ 6,588.45	\$ 4,941.34	\$ 1,647.11
New Lighted Sign	\$ 10,000.00	\$ 10,538.45	\$ -	\$ 10,538.45
Exterior Fixtures	\$ 800.00	\$ 1,338.45	\$ 1,003.84	\$ 334.61
Overall Overhead	\$ 4,307.59	\$ -	\$ -	\$ -
Painting	\$ 9,425.00	\$ 9,963.44	\$ -	\$ 9,963.44
	\$ 90,459.34	\$ 90,459.34	\$ 52,468.09	\$ 37,991.25

Madonna Mogul

Executive Director

Thriving Organizations, Thriving Community.



603 N Lincoln Ave | York, NE 68467 | (O) 402.362.5531 | (C) 402.366.8564 | www.yorkchamber.org

VISION: Striving to cultivate a connected community.

MISSION: York Chamber of Commerce is dedicated to fostering a thriving community by empowering local organizations, supporting economic growth, and nurturing collaborative relationships.

From: Brady Fickenscher <bradyfick@gmail.com>
 Sent: Saturday, March 8, 2025 7:14 AM
 To: Madonna M <madonnam@yorkchamber.org>
 Subject: Re: Downtown Revitalization Grant Update – Response Needed

Hi Madonna,

Thank you for letting us know and the approval of our application. We are very excited to move forward with the improvements to our building.

We will proceed with choice A and complete our entire project that was submitted.

We reviewed the spreadsheet and the totals don't seem to match. Could you please review and send it back to us with the corrections? Specifically, we are wondering if we are approved for the approx \$67,000 total and if so if there could be adjustments made to the line items. Thank you again!

Brady

On Fri, Mar 7, 2025 at 3:44 PM Madonna M <madonnam@yorkchamber.org> wrote:

Dear Brady,

Thank you for your interest in the Downtown Revitalization (DTR) Grant Program. The DTR Committee has completed its initial review of all submitted applications. Due to high demand, the number of requests exceeded the funding available. We carefully evaluated each project, prioritizing based on impact and alignment with program goals. Additionally, we followed guidance from the Southeast Nebraska Development District (SENDD), which restricts façade funding to street-facing improvements only—alley- and parking-lot-facing areas are not eligible for funding.

At this stage, we are recommending projects for funding, but final approval is still required. To move your project forward for the next phase of review at SENDD, we need you to confirm how you plan to proceed:

A. I will complete the entire project as originally submitted, utilizing the committee's proposed grant funding recommendation and covering the remaining investment myself within the grant timeline.

B. I will only complete the portions of the project that were recommended for grant funding, ensuring completion within the grant timeline.

project	tll amt submitted	Project	Proposed Grant not to exceed 75% of project	owner investment
Exterior Window/Door Repair/Replace	\$ 18,513.00	\$ 19,051.45	\$ 14,288.59	\$ 4,762.86
Repair Existing Brick Front of Bldg	\$ 27,025.00	\$ 27,563.45	\$ 20,672.59	\$ 6,890.86
Roof Wall Cap	\$ 10,200.00	\$ 10,738.45	\$ 8,053.84	\$ 2,684.61
Replace Existing Awning	\$ 4,138.75	\$ 4,677.20	\$ 3,507.90	\$ 1,169.30
Awning lights and Exterior lights	\$ 6,050.00	\$ 6,588.45	\$ 4,941.34	\$ 1,647.11
New Lighted Sign	\$ 10,000.00	\$ 10,538.45	\$ -	\$ 10,538.45
Exterior Fixtures	\$ 800.00	\$ 1,338.45	\$ 1,003.84	\$ 334.61
Overall Overhead	\$ 4,307.59	\$ -	\$ -	\$ -
Painting	\$ 9,425.00	\$ 9,963.44	\$ -	\$ 9,963.44
	\$ 90,459.34	\$ 90,459.34	\$ 67,844.51	\$ 22,614.84

Important Reminder:

Property owners cannot begin any work (including demolition), nor sign any contracts for materials or services, until an official Notice to Proceed is issued. Any work started before this official approval may result in disqualification from funding.

Please reply to this email by Monday, March 10 with your selection (A or B). Once we receive your response, we will advance your project for further review at SENDD.

If you have any questions, feel free to reach out. Thank you for your commitment to enhancing our downtown—we look forward to the next steps in this process!

Madonna Mogul

Executive Director

Thriving Organizations, Thriving Community.

[603 N Lincoln Ave|York, NE 68467](http://603NLincolnAveYork.NE68467)|(O) 402.362.5531|(C) 402.366.8564|www.yorkchamber.org

VISION: Striving to cultivate a connected community.

MISSION: York Chamber of Commerce is dedicated to fostering a thriving community by empowering local organizations, supporting economic growth, and nurturing collaborative relationships.

From: [York Chamber of Commerce](#)
To: [Info @ York Chamber](#)
Subject: DTR Application
Date: Sunday, February 9, 2025 2:56:59 PM
Attachments: [Streetview.HEIC.pdf](#)
[Crawfick-Exterior-Estimate.pdf](#)

Property Owner

Crawfick Properties

Business Name

Kirtsey's Boutique

Business Type

Retail (Boutique)

Business Phone Number

(402) 363-1444

Property Owner Cell Number

(402) 363-1444

Email Address

bradyfick@gmail.com

Property Address

723 N Lincoln Ave
York, Nebraska 68467
United States
[Map It](#)

Mailing Address

723 N Lincoln Ave
York, Nebraska 68467
United States
[Map It](#)

Total estimated improvement cost

\$90,459.34

Type of eligible improvements planned (select all that apply)

- Facade Improvements (exterior repair/replacement, signage, awnings, windows, doors)

Describe any and all planned improvements and approximate cost for EACH activity:

Exterior Window/Door Repair/Replace – 18,513
Repair existing brick on front of building – 27,025
Roof wall cap repair – 10,200
Painting – 9,425
Replace existing awning – 4,138
Awning lighting and replace existing front lights – 6,250
New Kirsey's Boutique lighted sign – 10,000

Upload Current Photo of Property

- [Streetview.HEIC.pdf](#)

Upload Two (2) bids for your project

- [Crawfick-Exterior-Estimate.pdf](#)

Printed Name of Property Owner

Crawfick Properties

Signature of Property Owner



Date

02/09/2025

Printed Name of Property Owner

Crawfick Properties

Signature of Property Owner



Release Executed on this Date

02/09/2025

Attestation of U.S. Citizenship

I am a citizen of the United States

Printed Name

Brady Fickenscher

Signature



Date

02/09/2025

Thank you for submitting your application for York's Downtown Revitalization (DTR). Your application will be reviewed by the DTR Committee, and someone will be in touch with you regarding next steps.

Harlow Homes

1118 Road P
York, NE 68467
402-366-9813

Estimate

Date: 2/4/25

Customer: Crawfick Properties LLC

Project: Ext. Repairs & Improvements

Street Address: 723 N Lincoln Ave

Contact: Kirby

City, State & Zip: York, NE 68467

<u>Item</u>	<u>Use or Task</u>	<u>Quantity</u>	<u>Price</u>	<u>Amount</u>	<u>Total Price</u>
Exterior Windows & Door		1.00	18,513.00	18,513.00	
Painting		1.00	9,425.00	9,425.00	
Tuck Pointing Existing					
Brick		1.00	27,025.00	27,025.00	
Roof Wall Cap Repair		1.00	10,200.00	10,200.00	
Awnings		1.00	4,138.75	4,138.75	
Signage		1.00	10,000.00	10,000.00	
Awning Electrical & Lighting		1.00	6,050.00	6,050.00	
Exterior Electrical Fixtures		4.00	200.00	800.00	
Total					86,151.75
Other Items:					
				-	
				-	
Total Other Items					-
Subtotal					86,151.75
Profit & Overhead		1.00	4,307.59		4,307.59
Total Price					90,459.34



McNeill Floral Co. McNeill Floral Co. McNeill Floral Co.
Kirtsey's
BOUTIQUE
SOON
KIRTSEY.COM

COMING
Kirtsey's
SOON

Handwritten sign on a board leaning against the wall.



MAY 05 2025

2503-109-08

Submission of a completed Project Information Form with adequate information and attachments constitutes NE State Historic Preservation Office pursuant to Section 106 of the National Historic Preservation Act of 1966 (as amended). More information may be required by the Section 106 process. Submit completed form to HN.HP@nebraska.gov.

NOTE: Section 106 regulations provide for a 30-day response time by the Nebraska State Historic Preservation Office from the date of receipt.

PROJECT NAME (if applicable)

York Downtown Revitalization

PROJECT NUMBER

(if applicable)

24DTR006

COUNTY

York

STREET ADDRESS (No P.O. Box Numbers)

723 N Lincoln Ave

CITY

York

FEDERAL AGENCY OR DESIGNEE

HUD - CDBG

CONTACT PERSON

Kelly Gentrup

CITY, STATE ZIP

Lincoln, NE 68510

TELEPHONE

+1 (402) 475-2560

EMAIL (for response)

kgentrup@sendedd.org

PROJECT DESCRIPTION

Briefly describe the overall project.

Exterior Window/Door Repair/Replace (changing out the etched roses on the transom and replacing with regular glass to match existing windows - 2 store windows that are south facing will be removed/replaced with the same size)

Repair existing brick on front of building

Roof wall cap repair

Replace existing awning

Awning lighting and replace existing front lights

DESIGNATIONS

To the best of your knowledge, is the structure any of the following?

[] Listed Individually on the National Register [] Listed within a National Register Historic District

[] Designated Local Landmark [] Designated Local Landmark District

PHOTOGRAPHS

Please provide photographs of all structures. Photographs of neighboring or nearby buildings are helpful. Go to page 2 to insert photo(s).

NESHPO USE ONLY

Nebraska SHPO Determination

Site Number: _____

[] No potential to cause effects

[] Adverse effect (More consultation needed)

[] No historic properties affected

[] The SHPO requests additional information (see attached)

[X] No adverse effect

Jade Cardona

Date 5/5/2025

Tier II: Site Specific Environmental Review

Community Development Block Grant

Grant Number: 24DTR006

Grantee: City of York

Property Address 723 N Lincoln Ave, York, NE 68467

Activity Description

Replace exterior window and repair door (replacing current regular glass to match existing windows – two store windows that are south facing will be removed/replaced with the same size and configuration). Additionally, they will repair existing brick on the front exterior of the building, replacing the existing awning and replace existing front lights.

Cost:

- Projected Acquisition Cost \$
- Projected Rehab Cost **\$90,459.34**
- Projected All Cost **\$90,459.34**

1. Contamination and Toxic Substances [24 CFR 58.5(i)(2)]

- Visual review and pictures of site and surroundings conducted by [Karsyn Bredenkamp](#) on April 4, 2025
- The site review identified the following concerns on or adjacent to the project site:
[No concerns were identified during the site visit. Site visit form attached.](#)
- The EPA, <https://www.epa.gov/nepa/nepassist>, mapping web-tool was used.
[There are no sites near the project location that may be a concern for this project.](#)
- The DEQ, <http://deqims2.deq.state.ne.us/deqflex/DEQ.html>, mapping web-tool was used. The following sites were identified on or near the site that may be a concern for the project
[No sites were identified that may be a concern for the project.](#)
- The Fire Marshall was sent a letter on May 1, 2025 and is [attached. Their response did not indicate any potential impacts to the project that may be a concern.](#)
- The Agency response letter noted that:
 - There were no Underground Storage Tanks (UST's) on or near the site.
 - There were Underground Storage Tanks (UST's) on or near the site.
 - These UST's included those located at:
[Click or tap here to enter text.](#)
- The following Attachments have also been included:
 - Photographs
 - Website
 - Letter sent to Agency
 - Response received back from Agency
 - Maps
 - Aerials

2. Explosive and Flammable Operations [24 CFR 51C]

- Visual review and pictures of site and surroundings conducted by [Karsyn Bredenkmap](#) on April 4, 2025.
 - No known explosive or flammable operations were visible on or near the site.
 - Explosive or flammable operations were visible on or near the site.[Complete the remaining info]

- The site review identified the following concerns on or adjacent to the project site: _____
 - [Determine the type of operation, the distance from the operation, and calculate the Acceptable Separation Distance. Attach as separate documentation

8. Historic Preservation [36 CFR 800]

- The structure was built in the year: 1920
- A site review and photos of the property were completed on the following date: April 4, 2025
- Based on the review, it has been determined that the structure is:
 - Historic
 - Not historic
- It has also been determined that the rehab activities proposed in the project
 - Will not impact any historic resources.
 - May impact historic resources which may include the home or nearby houses or structures.
- A letter determining whether or not any historic resources might be impacted by the project, along with photos of the site, an aerial map of the residence, and a list of proposed activities were sent to the
 - SHPO on the following date: May 5, 2025
 - THPO on the following date: n/a
- SHPO response was received back on the following date: May 5, 2025
- SHPO noted **No historic properties affected.**
- THPO response was received back on the following date: n/a
- THPO noted n/a
- The following Attachments have also been included:

<input checked="" type="checkbox"/> Photographs	<input checked="" type="checkbox"/> Documentation showing SHPO was contacted
<input type="checkbox"/> Website	<input type="checkbox"/> Documentation showing THPO was contacted
<input type="checkbox"/> Maps	<input checked="" type="checkbox"/> Response received back from Nebraska SHPO
	<input type="checkbox"/> Aerials

58.6 Requirements, Flood Disaster Protection Act

- Site is not located within a SFHA (100-year floodplain).
 - The attached FEMA FIRM map 3102370005B and 3102370010B, Effective Date: September 29, 1978 was reviewed and indicates the site is not located in a Special Flood Hazard Area (SFHA). [\[Attach the FIRM Map\]](#)
 - No FIRM map was available for the site. _____ was contacted on _____ and the attached information indicates the site is not located in a Special Flood Hazard Area (SFHA). [\[Attach source\]](#)
- Site is located within a SFHA (100-year floodplain).
 - The attached FEMA FIRM map 3102370005B and 3102370010B, Effective Date: September 29, 1978 was reviewed and indicates the site is not located within a Special Flood Hazard Area (SFHA), also known as the 100-year floodplain.
 - No FIRM map was available for the site. _____ was contacted on _____ and the attached information indicates the site is located in a Special Flood Hazard Area (SFHA). [\[Attach source\]](#)
 - Due to the location of the site, the property
 - Does not require the purchase of flood insurance

Requires the purchase of flood insurance. [Attach evidence the community is participating in the National Insurance Program and a copy of the flood insurance policy]

A site-specific environmental review has been performed at the above location in compliance with HUD environmental review regulations (24 CFR 58) and related laws, authorities, and requirements. The review has been performed prior to the commitment of HUD or non-HUD funds, as required by 24 CFR 58.22(a) and (c). This review shall be retained as a component of the project's ERR. Consult the Tier I for further information as to compliance with other laws and authorities for this HUD-assisted project.

Kelly Gentrup		5-8-2025
Preparer Name (print)	Preparer Signature	Date
Director of Development Services, Southeast Nebraska Development District		
Title/ Organization		
Barry Redfern		
Responsible Entity Name (print)	Responsible Entity Signature	Date
Mayor	City of York	
Responsible Entity Title (print)	Entity Name (print local unit of Government name)	



May 1, 2025

Nebraska Fire Marshal
246 S 14th St
Lincoln, NE 68508

Dear Ms. Hatton:

To follow up from my email on December 26, 2024, the City of York has received Release of Funds/Environmental Clearance from the Department of Economic Development (NDED). They received 10 applications and all were approved to move forward with a Tier II Environmental Review, which is required pursuant to NEPA and HUD's environmental regulation, 24 CFR Part 58 for site specific projects. The City of York requests your review of the proposed sites to determine if there are any explosive and flammable operations or contamination and toxic substances of concern near these locations. Locations include –

- | | |
|----------------------|----------------------|
| 1. 111 E 6th St | 6. 614 N Grant Ave |
| 2. 207 E 6th St | 7. 623 N Grant Ave |
| 3. 415 N Platte Ave | 8. 627 N Lincoln Ave |
| 4. 600 N Grant Ave | 9. 723 N Lincoln Ave |
| 5. 603 N Lincoln Ave | 10. 927 N Grant Ave |

Enclosed you will find a project description, a community map, and FIRM maps. Please provide written comments and/or recommendations for any mitigation measures by May 31, 2025 to the following email kgentrup@sendd.org or mailing address: SEND D, 7407 O St, Lincoln, NE 68510

Should any significant changes be proposed to the location and/or scope of the proposed project, you will be notified in writing prior to the initiation of any construction activities for the opportunity to review and comment on any such changes. Please contact Kelly Gentrup at 402-475-2560 or by e-mail at kgentrup@sendd.org if you have any questions or require additional information. Thank you for your assistance.

Sincerely,

A handwritten signature in blue ink that reads "Kelly Gentrup". The signature is fluid and cursive, with a long horizontal stroke at the end.

Kelly Gentrup
Director of Development Services

Enclosures

SEND D is an Equal Opportunity Employer

7407 O St | Lincoln, NE 68510



402-475-2560



www.sendd.org



York 24DTR006 Project Description

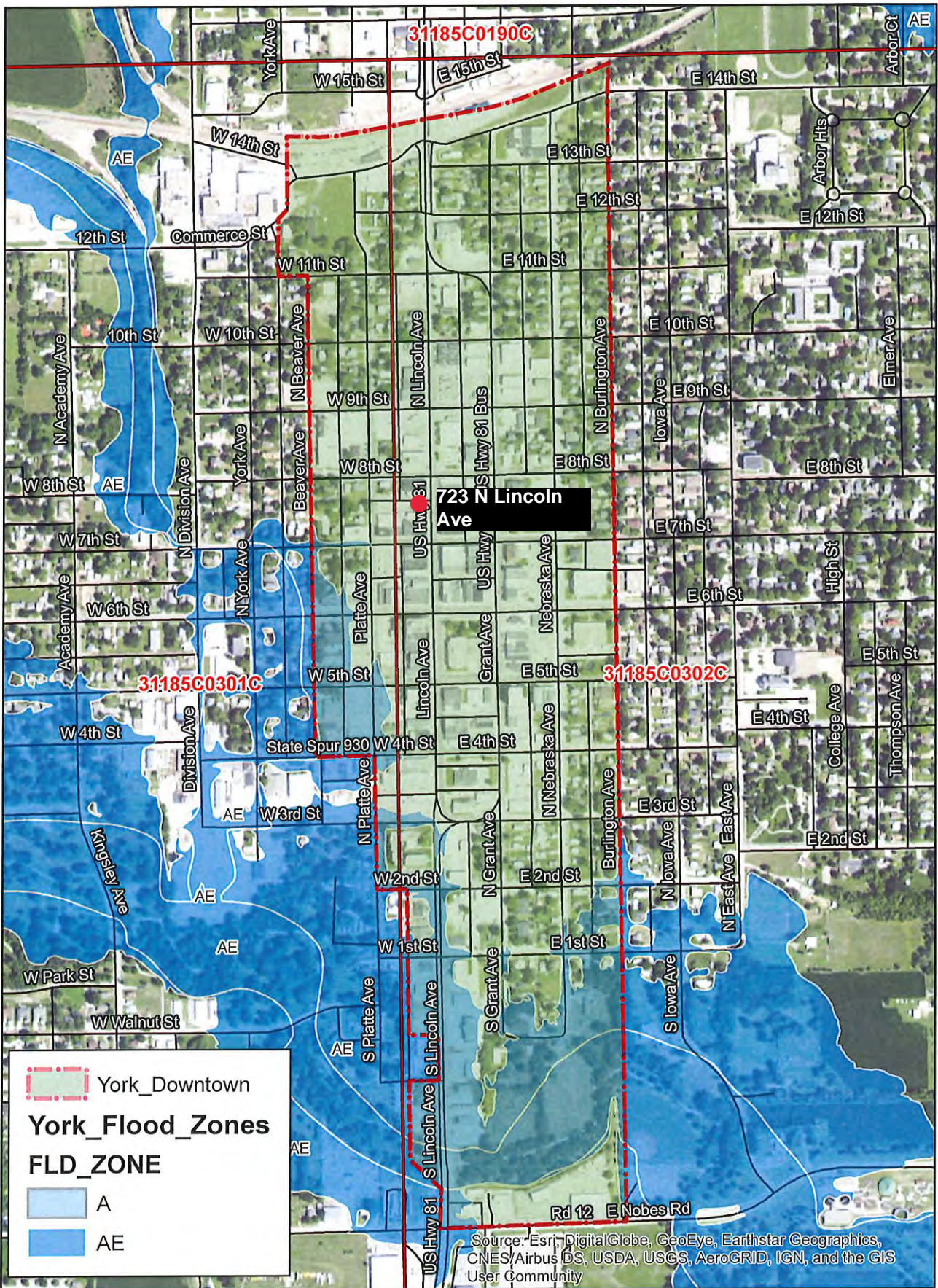
The City of York, York County, Nebraska (hereinafter referred to as the "City") is preparing to implement a commercial rehabilitation project within the municipal limits of the city (hereinafter referred to as the "Project"). The Project will take place within the City's downtown district. The northern boundary of the district runs along the railroad tracks with West Nobes Road serving as the southern boundary. The eastern boundary follows North Burlington Avenue while the western boundary generally follows North Beaver Avenue south to West 3rd Street. From there the boundary continues mainly along North Platte Avenue to East Nobes Road. The area is primarily commercial with residential mixed in.

Project activities identified for improvement within this designated area will be carried out in accordance with the formerly established program guidelines, design guidelines, and design goals and policies. Eligible activities include façade improvements, window/door replacements, brick/masonry repairs, structural repairs, code violations, lighting, and address architectural barriers that impede mobility-restricted citizens. Eligible downtown business owners will be invited to apply for these funds. Those eligible businesses who are interested in applying may contact the city office at (402) 363-2600 and will be able to review the City's Program Guidelines for additional information about the requirements of the program. Applications will be reviewed as they are received. A Tier II site-specific environmental review will be conducted as business sites are identified and selected.

Total project costs are estimated at \$535,000, including \$25,000 for general administration and \$10,000 for construction management. Funding sources include a Community Development Block Grant (CDBG) from the Nebraska Department of Economic Development (NDED) for \$435,000 and a match of \$100,000. Applicants who are awarded funding will be required to provide at least 25% in matching funds.

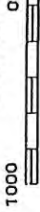
This Project will address the National Objective of preventing or eliminating slum and blight conditions on an area basis (SBA) through the commercial rehabilitation of private facilities within the area of downtown designated by the City and identified in their Blight and Substandard Area Designation, prepared by RDG Planning & Design in September of 2017. No residents, businesses, or farms will be displaced as a result of the project activities. Project activities may result in dust, noise, or temporary interruption of access to individual buildings during construction. Businesses, residents, and emergency services will be notified of all sidewalk and street closures that may be required for the project and will be directed to an alternate route. The Project activities will be completed within 30 months.

York - Floodplain Information





APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM


FLOOD INSURANCE RATE MAP

CITY OF
YORK,
NEBRASKA
YORK COUNTY

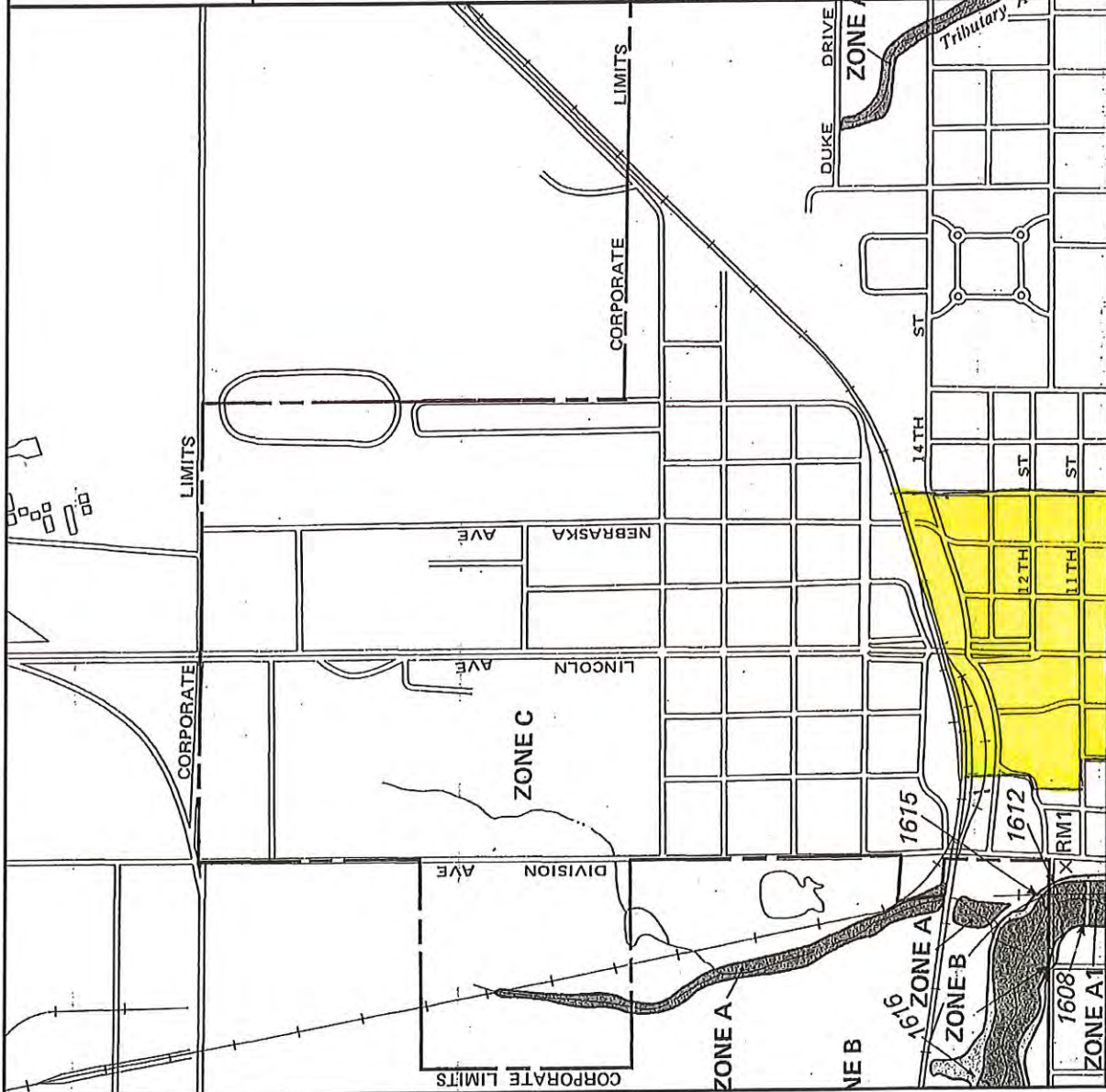
COMMUNITY-PANEL NUMBER
310237 0005 B

PAGE 5 OF 10

EFFECTIVE
SEPTEMBER 29, 1978



U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION



This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



Kelly Gentrup <kgentrup@sendd.org>

York 24DTR006 - Environmental Review Request

Hatton, Rosemary <rosemary.hatton@nebraska.gov>
To: Kelly Gentrup <kgentrup@sendd.org>
Cc: James Owens <jowens@sendd.org>

Thu, May 1, 2025 at 3:03 PM

This is in response to your inquiry regarding the environmental review for the above referenced project. At this time there are no facts known that would impact this project.

I have completed a search on our database. I have attached here a search of underground and aboveground storage tanks for the city in question. If you would like more information about any of the sites listed contact me.

Other issues related to construction, such as plan reviews and installation permits, are also not addressed in this response.

If you find that the proposed construction may be affected by underground storage tanks or if you have further questions, please contact me.

Regards,

Rosemary Hatton,

Administrative Technician, Fuels Division

Nebraska State Fire Marshal Agency

Office | 402-471-9664

Rosemary.Hatton@nebraska.gov

sfm.nebraska.gov | [Facebook](#) | [Twitter](#) | [YouTube](#)

Arson Hotline 1-888-WY-ARSON

Confidentiality Notice: This e-mail, including attachments if any, is intended for the exclusive use of the person or entity to which it is addressed and may contain confidential or privileged information. All unauthorized dissemination, distribution or copying of this e-mail is prohibited. If you believe you have

received this e-mail in error, please advise the sender by reply e-mail and delete this e-mail immediately.
Thank you.

From: Kelly Gentrup <kgentrup@sendedd.org>
Sent: Thursday, May 1, 2025 11:25 AM
To: Hatton, Rosemary <rosemary.hatton@nebraska.gov>
Cc: James Owens <jowens@sendedd.org>
Subject: Re: York 24DTR006 - Environmental Review Request

Hi Rosemary, the City of York has received environmental clearance on their Downtown Revitalization project. They have received 10 applications that need a Tier II review. I have attached a letter that includes each project location in addition to a project map, project description, and floodplain maps. Are there anything additional you need to do a review of these locations?

Also, we are doing file audits of old projects right now and was wondering if you keep these Tier II or general Environmental Review requests, and if so, how long do you keep the requests on file?

Thanks!

On Fri, Dec 27, 2024 at 1:07 PM Hatton, Rosemary <rosemary.hatton@nebraska.gov> wrote:

This is in response to your inquiry regarding the environmental review for the above referenced project. At this time there are no facts known that would impact this project.

I have completed a search on our database. I have attached here a search of underground and aboveground storage tanks for the city in question. If you would like more information about any of the sites listed contact me.

Other issues related to construction, such as plan reviews and installation permits, are also not addressed in this response.

If you find that the proposed construction may be affected by underground storage tanks or if you have further questions, please contact me.

Regards,

Rosemary Hatton,
Administrative Technician, Fuels Division

Nebraska State Fire Marshal Agency

Office | 402-471-9664

Rosemary.Hatton@nebraska.gov

sfm.nebraska.gov | [Facebook](#) | [Twitter](#) | [YouTube](#)

Arson Hotline 1-888-WY-ARSON

Confidentiality Notice: This e-mail, including attachments if any, is intended for the exclusive use of the person or entity to which it is addressed and may contain confidential or privileged information. All unauthorized dissemination, distribution or copying of this e-mail is prohibited. If you believe you have received this e-mail in error, please advise the sender by reply e-mail and delete this e-mail immediately. Thank you.

From: Kelly Gentrup <kgentrup@sendedd.org>
Sent: Thursday, December 26, 2024 1:22 PM
To: Hatton, Rosemary <rosemary.hatton@nebraska.gov>
Cc: James Owens <jowens@sendedd.org>
Subject: York 24DTR006 - Environmental Review Request

Hi Rosemary, SENDD is conducting an environmental review on behalf of the City of York and is requesting your review of this proposed project to determine the potential for any adverse environmental impacts.

Attached is a formal letter explaining the project further in addition to project maps (floodplain and aerial).

If you have any questions or need anything additional, please let me know.

Thanks!

--

Kelly Gentrup

Director of Development Services

Southeast Nebraska Development District

(402) 475-2560

www.sendedd.org

--

Kelly Gentrup

Director of Development Services

Southeast Nebraska Development District

(402) 475-2560

www.sendd.org



York Tanks.xlsx
65K

Facility ID	Facility Name	Facility Address	Facility City	Facility Zip	Facility County	Owner Name	Owner Address	Owner City	Owner St.	Owner Zip	Curr in Use	Temp Out Use	Perm Out Use	Closed In Place	Tanks Removed
6054	7-11 #211	826 GRANT ST	YORK	68467	YORK	DOWNING OIL CO INC	PO BOX 1006	NORFOLK	NE	68702	0	0	0	0	2
507	AMOCO OIL SS #8599	I-80 & HWY 81	YORK	68467	YORK	AMOCO OIL CO	PO BOX 7844	SUGAR CREEK	MO	64054	0	0	0	0	5
12477	AURORA COOPERATIVE	1320 RD L	YORK	68467	YORK	AURORA COOPERATIVE ELEVATOR	PO BOX 209	AURORA	NE	68818-0209	3	0	0	0	0
4210	BARNEYS JUNCTION	1028 LINCOLN AVE	YORK	68467	YORK	BARNEYS JUNCTION	1028 LINCOLN AVE	YORK	NE	68467	0	0	0	0	1
5522	BEN KIRKPATRICK	UNKNOWN	YORK	68467	YORK	KIRKPATRICK, BEN	PO BOX 25	YORK	NE	68467	0	0	0	0	1
10165	BOB BRAASCH	1015 LINCOLN AVE	YORK	68467	YORK	BOB BRAASCH	1015 LINCOLN AVE	YORK	NE	68467	0	0	1	0	0
7373	BROADWELL INC	RR 3	YORK	68467	YORK	BROADWELL INC	13 ARBOR CRT	YORK	NE	68467	0	0	0	0	0
9913	CARL SMITH	W 1/2 SW 1/4 6-9-1 WEST BLUE	YORK	68467	YORK	CARL SMITH	UNKNOWN	YORK	NE	68467	1	0	0	0	0
1045	CASEYS GENERAL STORE	1602 LINCOLN AVE	YORK	68467	YORK	CASEYS RETAIL CO	PO BOX 3001	ANKENY	IA	50021-8045	0	0	0	0	2
5446	CASEYS GENERAL STORE #1690	115 E NOBES RD	YORK	68467	YORK	CASEYS RETAIL CO	PO BOX 3001	ANKENY	IA	50021-8045	2	0	0	0	0
11601	CASEYS GENERAL STORE #2015	1822 N LINCOLN	YORK	68467	YORK	CASEYS RETAIL CO	PO BOX 3001	ANKENY	IA	50021-8045	2	0	0	0	0
3668	CENTRAL VALLEY AG COOP	1504 PLATTE AVE	YORK	68467	YORK	CENTRAL VALLEY AG COOP	PO BOX 429	YORK	NE	68467	6	0	0	0	3
1675	CHAMPION HOME BUILDERS	RR 4 BOX 85A	YORK	68467	YORK	CHAMPION HOME BUILDERS	5573 'N' ST	DRYDEN	MI	48428	0	0	0	0	1
3749	CHUCK KAISER EXC	3749 W 4TH ST	YORK	68467	YORK	CHUCK KAISER EXC	535 W 4TH ST	YORK	NE	68467	0	0	0	0	3
12667	CITY OF YORK	627 W 4TH ST	YORK	68467	YORK	CITY OF YORK	100 EAST 4TH	YORK	NE	68467	0	0	0	0	1
11426	CITY OF YORK/WASTEWATER TREATMENT PLANT	814 E NOBES RD	YORK	68467	YORK	CITY OF YORK	100 EAST 4TH	YORK	NE	68467	0	0	0	0	1
3641	C-MART #1338	1630 LINCOLN AVE	YORK	68467	YORK	COASTAL MART INC	9 GREENWAY PLZ STE #2086	HOUSTON	TX	77046	0	0	0	0	3
6221	DALE ELECTRONICS INC	2922 DIVISION AVE	YORK	68467	YORK	BARBER-COLMAN CO	555 COLMAN CTR DR	ROCKFORD	IL	61125	0	0	0	0	0
5825	DENNIS KEAR TRUCKING (FORMER)	716 W 26TH ST	YORK	68467	YORK	YORK COLD STORAGE	COMMERCE ST & DIVISION	YORK	NE	68467	0	0	0	0	2
12125	EASE INC	511 S LINCOLN AVE	YORK	68467	YORK	EASE INC	511 SOUTH LINCOLN AVE	YORK	NE	68467	0	0	0	0	6
11027	EDISON SCHOOL	19TH & EAST AVE	YORK	68467	YORK	YORK PUBLIC SCHOOLS	1005 DUKE	YORK	NE	68467	0	0	0	0	1
9353	EMMANUEL LUTHERAN CHURCH	9TH & BEAVER AVE	YORK	68467	YORK	EMMANUEL LUTHERAN CHURCH	9TH & BEAVER AVE	YORK	NE	68467	1	0	0	0	0
6572	FARMERS COOP ASSOC	125 W 5TH ST	YORK	68467	YORK	FARMERS COOP ASSOC	RR 2	YORK	NE	68467	0	0	0	0	0
6573	FARMERS COOP ASSOC	1 MI E OF HWY 34-81 JCT	YORK	68467	YORK	FARMERS COOP ASSOC	RR 2	YORK	NE	68467	0	0	0	0	0
6683	GOLDEN GABLES	I-80 & HWY 81	YORK	68467	YORK	LOUIS ENDORF	131 EAST HWY 34	SEWARD	NE	68434-2213	0	0	0	0	4
5040	GRANT BUILT PROPERTIES	803 N LINCOLN AVE	YORK	68467	YORK	GRANT BUILT PROPERTIES LLC	208 W SOUTH 50TH ST	YORK	NE	68467	2	0	0	0	4
3170	GROSSHANS OIL CO	224 LINCOLN AVE	YORK	68467	YORK	GROSSHANS, D A	224 LINCOLN AVE	YORK	NE	68467	0	0	0	0	3
10987	GROTZ INC	RR 3 BOX 4	YORK	68467	YORK	GROTZ INC	RR 3 BOX 4	YORK	NE	68467	3	0	0	0	0
4355	HUSKY	LINCOLN AVE & NOBES RD	YORK	68467	YORK	JAMES & AMY SHAW	PO BOX 337	YORK	NE	68467	0	0	0	0	5
11977	KIRKS CORNER #2	3904 S LINCOLN AVE	YORK	68467	YORK	MASON ENTERPRISES 2 INC	3904 S LINCOLN AVE	YORK	NE	68467	4	0	0	0	0
7349	KIRKS KORNER	1027 N LINCOLN AVE	YORK	68467	YORK	KIRKS KORNER	1027 N LINCOLN AVE	YORK	NE	68467	3	0	0	0	1
11719	LEVITT LIBRARY	817 MAYHEW DR	YORK	68467	YORK	YORK COLLEGE	9TH & KIPLINGER	YORK	NE	68467	0	0	0	0	1
11029	LINCOLN SCHOOL	6TH & YORK	YORK	68467	YORK	YORK PUBLIC SCHOOLS	1005 DUKE	YORK	NE	68467	0	0	0	0	1
4545	MAKEN IRRIGATION INC	JCT HWY 34 & 81	YORK	68467	YORK	MAKEN IRRIGATION INC	PO BOX 291	YORK	NE	68467	0	0	0	0	1
11508	MEAD BUILDING CENTER	120 E 16TH	YORK	68467	YORK	WAYNE & KAREN BOEHNING	HC 01 BOX 50	MAXWELL	NE	69151	0	0	0	0	1
6450	MILLER SEED & SUPPLY CO INC	327 YORK AVE	YORK	68467	YORK	MILLER SEED & SUPPLY CO INC	P O BOX 587	YORK	NE	68467	0	0	0	0	0
10660	MOGUL TRANSMISSION INC	203 E 9TH ST	YORK	68467	YORK	MOGUL TRANSMISSION INC	203 E 9TH ST	YORK	NE	68467	0	0	0	0	1
10955	MOSES MOTOR CO	822 LINCOLN AVE	YORK	68467	YORK	MOSES MOTOR CO	PO BOX 566 822 LINCOLN AVE	YORK	NE	68467	0	0	0	0	2
765	NEBRASKA DEPT OF ROADS	1 M S YORK 1/4 M E US-81	YORK	68467	YORK	NEBRASKA DEPT OF ROADS	5001 S 14TH ST	LINCOLN	NE	68512	0	0	0	0	3
1526	NEW HOLLAND INC	N HWY 81 PO BOX 501	YORK	68467-0501	YORK	NEW HOLLAND INC	N HWY 81 BOX 501	YORK	NE	68467	0	0	0	0	2
12492	NORTH OFFICE SUPPLY	5TH ST & NEBRASKA AVE	YORK	68467	YORK	UNKNOWN	UNKNOWN	UNKNOWN	NE	Unknown	0	0	0	0	1
2844	NPPD YORK OPERATIONS CTR	907 W 25TH ST	YORK	68467-0608	YORK	NEBRASKA PUBLIC POWER DIST ATTN KEITH KAREL	1414 15TH ST	COLUMBUS	NE	68602-0499	6	0	0	0	0
873	ORSCHLON FARM & HOME STORE #27	110 MARQUIS AVE	YORK	68467	YORK	ORSCHLON FARM AND HOME LLC	2000 S HWY 63	MOBERLY	MO	65270-4532	0	0	0	0	2
1201	OVERLAND SOUTH PLANT	3RD & DIV	YORK	68467	YORK	OVERLAND READY MIX	PO BOX 307	STROMSBURG	NE	68666	0	0	0	0	3
1168	PIONEER HI BRED RES STATION	RR 2 BOX 1A	YORK	68467	YORK	PIONEER HI-BRED INTL	6800 PIONEER PKWY	JOHNSTON	IA	50131	0	0	0	0	2
10954	PREDMORE GREENHOUSES	1000 MAIN AVE	YORK	68467	YORK	PREDMORE, TOM	1000 MAIN AVE	YORK	NE	68467	0	1	0	0	0
419	PUMP & PANTRY #16	109 LINCOLN AVE	YORK	68467	YORK	BOSSelman PUMP & PANTRY INC	PO BOX 4905	GRAND ISLAND	NE	68802-4905	3	0	0	0	4
11142	PUMP & PANTRY #46	3901 S LINCOLN AVE	YORK	68467	YORK	BOSSelman PUMP & PANTRY INC	PO BOX 4905	GRAND ISLAND	NE	68802-4905	2	0	0	0	0
6425	SAPP BROS YORK	3432 S LINCOLN AVE	YORK	68467	YORK	SAPP BROS TRAVEL CENTERS INC	PO BOX 45766	OMAHA	NE	68145	6	0	0	0	0
6605	SERVICE CENTER INC	US HWY 81 & E 10TH ST	YORK	68467	YORK	FIRESTONE TIRE & RUBBER CO	1200 FIRESTONE PKWY	AKRON	OH	44317	0	0	0	0	0
3016	SPEEDEE MART #2904	5018 S LINCOLN AVE	YORK	68467	YORK	DANCO II CB LLC	PO BOX 10	VALENTINE	NE	69201-0010	7	0	0	0	5
7972	SPEEDEE MART #2905	3711 S LINCOLN AVE	YORK	68467	YORK	DANCO II CB LLC	PO BOX 10	VALENTINE	NE	69201-0010	3	0	0	0	0
3318	SUNDSTRAND AVIATION	2800 DIVISION AVE	YORK	68467	YORK	SUNDSTRAND CORP	4751 HARRISON AVE	ROCKFORD	IL	61125	0	0	0	0	6
3761	SUNFLOWER CARRIERS INC	558 W 12TH ST	YORK	68467	YORK	SUNFLOWER CARRIERS INC	558 W 12TH ST	YORK	NE	68467	0	0	0	0	1
1527	THE HEARTHSTONE INC	2319 LINCOLN AVE	YORK	68467	YORK	THE HEARTHSTONE INC	PO BOX 159	YORK	NE	68467	0	0	0	0	2
11720	THOMAS HALL	9TH & KIPLINGER AVE	YORK	68467	YORK	YORK COLLEGE	9TH & KIPLINGER	YORK	NE	68467	0	0	0	0	1
11624	UNKNOWN	827 LINCOLN AVE	YORK	68467	YORK	UNKNOWN	UNKNOWN	UNKNOWN	NE	Unknown	0	0	0	0	2
8221	USA INNS	4733 S LINCOLN AVE	YORK	68467	YORK	USA INNS	4733 S LINCOLN AVE	YORK	NE	68467	0	0	0	0	4
3562	WELCH IMPLEMENT CO	HWY 81 N	YORK	68467	YORK	WELCH IMPLEMENT CO	PO BOX 569	YORK	NE	68467	0	0	0	0	2
8149	WEST NOBES CAR WASH	120 W NOBES	YORK	68467	YORK	WEST NOBES CAR WASH	120 W NOBES	YORK	NE	68467	0	0	0	0	3
11028	WILLARD SCHOOL	6TH & BLACKBURN	YORK	68467	YORK	YORK PUBLIC SCHOOLS	1005 DUKE	YORK	NE	68467	0	0	0	0	1
4519	WILLIS DRIEWER	RR 2 BOX 4	YORK	68467	YORK	DRIEWER, WILLIS	RR 2 BOX 4	YORK	NE	68467	0	0	0	0	2
11928	YORK COLLEGE	MCGEEHEE HALL 1020 E 9TH	YORK	68467	YORK	YORK COLLEGE	1125 E 8TH	YORK	NE	68467	0	0	0	0	1
11929	YORK COLLEGE FREEMAN CTR	1105 E 10TH	YORK	68467	YORK	YORK COLLEGE	1125 E 8TH	YORK	NE	69467	0	0	0	0	1
9152	YORK COMMUNITY CTR	211 E 7TH ST	YORK	68467	YORK	CITY OF YORK	COMMUNITY CTR 612 NEBRASKA AVE	YORK	NE	68467	0	0	0	0	2
4600	YORK COUNTY	722 E 25TH ST	YORK	68467	YORK	COUNTY OF YORK	722 E 25TH ST	YORK	NE	68467	4	0	0	0	2
1480	YORK COUNTY RPPD	2122 S LINCOLN AVE	YORK	68467	YORK	YORK COUNTY RPPD	PO BOX 219	YORK	NE	68467	0	0	0	0	2
11716	YORK COUNTY SHERIFF	510 LINCOLN AVE	YORK	68467	YORK	YORK COUNTY SHERIFF	510 LINCOLN AVE	YORK	NE	68467	1	0	0	0	0
12453	YORK GENERAL HEALTH CARE SERVICES	2020 N LINCOLN AVE	YORK	68467	YORK	YORK GENERAL HEALTH CARE SERVICES	2222 N LINCOLN AVE	YORK	NE	68467	0	0	0	0	1
2762	YORK GENERAL HOSPITAL	2222 LINCOLN AVE	YORK	68467	YORK	YORK GENERAL HOSPITAL	2222 LINCOLN AVE	YORK	NE	68467	1	0	0	0	0
11626	YORK HIGH SCHOOL	1005 DUKE DR	YORK	68467	YORK	YORK PUBLIC SCHOOLS	2918 NORTH DELAWARE	YORK	NE	68467	0	0	0	0	2
8895	YORK HOUSING AUTHORITY	215 LINCOLN AVE	YORK	68467	YORK	YORK HOUSING AUTHORITY	215 LINCOLN AVE	YORK	NE	68467	0	0	0	0	1
1510	YORK MFG CO	6 MI W ON US 34	YORK	68467	YORK	YORK MFG CO	PO BOX 38	YORK	NE	68467	0	0	0	0	2
11514	YORK MIDDLE SCHOOL	12TH & EAST AVE	YORK	68467	YORK	YORK PUBLIC SCHOOLS	ROUTE 2, BOX 5	YORK	NE	68467	0	0	0	0	2
1346	YORK MUNICIPAL AIRPORT	1112 HWY 34	YORK	68467	YORK	CITY OF YORK MUNICIPAL AIRPORT	1112 HIGHWAY 34	YORK	NE	68467	2	0	0	0	0
11481	YORK STOPPING CENTER	4700 S LINCOLN AVE	YORK	68467	YORK	HPT TA PROPERTIES TRUST	24601 CENTER RIDGE RD	WESTLAKE	OH	44145	9	0	0	0	0

Field Visit Checklist

Completing the form requires a site visit by the preparer. The preparer should be sure to observe the property by walking through the property and the building(s) and other structures on the property to the extent possible and observing all adjoining* properties.

Preparer should provide responses to all fields to avoid ambiguity

Date of Visit: 4/4/2025 | Time: 12:30pm | Weather Conditions: 45°, light rain, cloudy

Program Name: York Downtown Revitalization - 24DTR006

Project Location/Address: 723 N Lincoln Ave

Property Owner: Crawfick Properties - Kirtsey's Boutique

Attach the following, as appropriate:

Photographs of site and surrounding areas Maps (street, topographic, aerial, site map)

QUESTION Is there evidence of any of the following?	OBSERVATION	
	SUBJECT PROPERTY	ADJOINING PROPERTIES
Is the property or any adjoining property currently used, or has evidence of prior use, as a gasoline station, motor vehicle repair facility, printing facility, dry cleaners, photo developing laboratory, junkyard, or as a waste treatment, storage, disposal, processing or recycling facility?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are there any damaged or discarded automobile(s), automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers greater than 5 gal in volume or 50 gal in the aggregate, stored on or used at the property or adjoining properties?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are there any industrial drums (typically 55 gal) or sacks of chemicals, herbicides or pesticides located on the property or adjoining properties?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Has fill dirt been brought onto the property or adjoining properties that originated from a suspicious site or that is of an unknown origin?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are there any pits, ponds, or lagoons located on the property or adjoining properties in connection with waste treatment or waste disposal?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>

Is there any stained soil, distressed vegetation and/or discolored water on the property or adjoining properties?	YES	<input type="checkbox"/>	YES	<input type="checkbox"/>
	NO	<input checked="" type="checkbox"/>	NO	<input checked="" type="checkbox"/>
	UNKNOWN	<input type="checkbox"/>	UNKNOWN	<input type="checkbox"/>
Are there any storage tanks , aboveground or underground (other than residential), located on the property or adjoining properties?	YES	<input type="checkbox"/>	YES	<input type="checkbox"/>
	NO	<input checked="" type="checkbox"/>	NO	<input checked="" type="checkbox"/>
	UNKNOWN	<input type="checkbox"/>	UNKNOWN	<input type="checkbox"/>

*Adjoining properties: Any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them.

DRAFT HUD-R7-5-4-12

QUESTION	SUBJECT PROPERTY		ADJOINING PROPERTIES	
Is there evidence of any of the following?				
Are there any vent pipes, fill pipes, or underground tank access ways visible on the property or adjoining properties?	YES	<input type="checkbox"/>	YES	<input type="checkbox"/>
	NO	<input checked="" type="checkbox"/>	NO	<input checked="" type="checkbox"/>
	UNKNOWN	<input type="checkbox"/>	UNKNOWN	<input type="checkbox"/>
Are any flooring, drains, walls, ceilings, or grounds on the property or adjoining properties stained by substances (other than water) or emitting noxious or foul odors or odors of a chemical nature ?	YES	<input type="checkbox"/>	YES	<input type="checkbox"/>
	NO	<input checked="" type="checkbox"/>	NO	<input checked="" type="checkbox"/>
	UNKNOWN	<input type="checkbox"/>	UNKNOWN	<input type="checkbox"/>
Is the property served by a private well or non-public water system ? (If yes, a follow-up investigation is required to determine if contaminants have been identified in the well or system that exceed guidelines applicable to the water system, or if the well has been designated contaminated by any government environmental/health agency.)	YES	<input type="checkbox"/>		
	NO	<input checked="" type="checkbox"/>		
	UNKNOWN	<input type="checkbox"/>		
Has the owner or occupant of the property been informed of the existence of past or current hazardous substances or petroleum products or environmental violations with respect to the property or adjoining properties?	YES	<input type="checkbox"/>	YES	<input type="checkbox"/>
	NO	<input checked="" type="checkbox"/>	NO	<input checked="" type="checkbox"/>
	UNKNOWN	<input type="checkbox"/>	UNKNOWN	<input type="checkbox"/>
Do the property or adjoining properties discharge wastewater (not including sanitary waste or storm water) onto the property or adjoining properties and/or into a storm water system?	YES	<input type="checkbox"/>	YES	<input type="checkbox"/>
	NO	<input checked="" type="checkbox"/>	NO	<input checked="" type="checkbox"/>
	UNKNOWN	<input type="checkbox"/>	UNKNOWN	<input type="checkbox"/>

Is there a transformer, capacitor, or any hydraulic equipment on the property or adjoining properties that are not marked as "non-PCB"?	YES <input type="checkbox"/>	YES <input type="checkbox"/>
	NO <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>
	UNKNOWN <input type="checkbox"/>	UNKNOWN <input type="checkbox"/>

If answering "YES" or UNKNOWN" to any above items, describe the conditions:

Use photographs and maps to mark and identify conditions. Attach more information as needed.

Is further evaluation warranted? YES NO UNCERTAIN

Preparer of this form must complete the following required information.

This inspection was completed by: Name: Karsyn Bredenkamp Title: Community Development Specialist	Phone Number: 402-475-2560
	Email: kbredenkamp@sended.org
	Agency: Southeast Nebraska Development District

Address: 7407 O Street, Lincoln, NE 68510

Preparer represents that to the best of his/her knowledge the above statements and facts are true and correct and to the best of his/her actual knowledge no material facts have been suppressed, omitted or misstated.

Signature: 	Date: 4/4/2025 DRAFT HUD-R7-5-4-12
---	--



MAY 05 2025

2503-109-08

Submission of a completed Project Information Form with adequate information and attachments constitutes NE State Historic Preservation Office pursuant to Section 106 of the National Historic Preservation Act of 1966 (as amended). More information may be required by the Section 106 process. Submit completed form to HN.HP@nebraska.gov.

NOTE: Section 106 regulations provide for a 30-day response time by the Nebraska State Historic Preservation Office from the date of receipt.

PROJECT NAME (if applicable)

York Downtown Revitalization

PROJECT NUMBER

(if applicable)

24DTR006

COUNTY

York

STREET ADDRESS (No P.O. Box Numbers)

723 N Lincoln Ave

CITY

York

FEDERAL AGENCY OR DESIGNEE

HUD - CDBG

CONTACT PERSON

Kelly Gentrup

CITY, STATE ZIP

Lincoln, NE 68510

TELEPHONE

+1 (402) 475-2560

EMAIL (for response)

kgentrup@sendedd.org

PROJECT DESCRIPTION

Briefly describe the overall project.

Exterior Window/Door Repair/Replace (changing out the etched roses on the transom and replacing with regular glass to match existing windows - 2 store windows that are south facing will be removed/replaced with the same size)

Repair existing brick on front of building

Roof wall cap repair

Replace existing awning

Awning lighting and replace existing front lights

DESIGNATIONS

To the best of your knowledge, is the structure any of the following?

[] Listed Individually on the National Register [] Listed within a National Register Historic District

[] Designated Local Landmark [] Designated Local Landmark District

PHOTOGRAPHS

Please provide photographs of all structures. Photographs of neighboring or nearby buildings are helpful. Go to page 2 to insert photo(s).

NESHPO USE ONLY

Nebraska SHPO Determination

Site Number: _____

[] No potential to cause effects

[] Adverse effect (More consultation needed)

[] No historic properties affected

[] The SHPO requests additional information (see attached)

[X] No adverse effect

Jade Cardona

Date 5/5/2025



McNeill Floral Co. McNeill Floral Co. McNeill Floral Co.

Kirtsey's
BOUTIQUE

SOON
KIRTSEY.COM

COMING
Kirtsey's
SOON

Handwritten sign on a board leaning against the wall.



Kelly Gentrup <kgentrup@sendd.org>

York DTR - Crawfick Project

Brady Fickenscher <bradyfick@gmail.com>

Tue, Apr 29, 2025 at 12:12 PM

To: Kelly Gentrup <kgentrup@sendd.org>

Cc: Madonna M <madonnam@yorkchamber.org>, "Mendoza, Jade" <jade.mendoza@nebraska.gov>

Hi All,

I am not certain when the windows were installed. I believe that it was in the 90's when Dale started the flower shop but do not know specifically. I attached a picture of the etching below.

I spoke with the individual who will be building our new awning. He recommended that we do the frame and cloth because he said some of the original welds on the old frame were damaged or broken and would likely be further damaged if we tried to disassemble it during the restoration process.

Thanks!

Brady Fickenscher



[Quoted text hidden]

Click Properties (H & R Block Building) – Will complete project as submitted with the proposed grant as noted below

FINAL PROJECT	ttl amt submitted	Project	Proposed Grant not to exceed 75% of project	owner investment
Windows	\$ 8,915.25	\$ 8,915.25	\$ 6,686.44	\$ 2,228.81
Building Prep	\$ 6,550.00	\$ 6,550.00	\$ 4,912.50	\$ 1,637.50
EFIS	\$ 90,778.38	\$ 90,778.38	\$ 40,040.35	\$ 50,738.03
	\$ 106,243.63	\$ 106,243.63	\$ 51,639.29	\$ 54,604.34

From: [David Hying](#)
To: [Madonna M](#)
Subject: Re: Downtown Revitalization Grant Update – Response Needed
Date: Monday, March 10, 2025 3:34:03 PM
Attachments: [image003.png](#)

Option A

From: Madonna M <madonnam@yorkchamber.org>
Sent: Friday, March 7, 2025 3:40 PM
To: dhying1412@hotmail.com <dhying1412@hotmail.com>
Subject: Downtown Revitalization Grant Update – Response Needed

Dear Dave,

Thank you for your interest in the Downtown Revitalization (DTR) Grant Program. The DTR Committee has completed its initial review of all submitted applications. Due to high demand, the number of requests exceeded the funding available. We carefully evaluated each project, prioritizing based on impact and alignment with program goals. Additionally, we followed guidance from the Southeast Nebraska Development District (SEND), which restricts façade funding to street-facing improvements only—alley- and parking-lot-facing areas are not eligible for funding.

At this stage, we are recommending projects for funding, but final approval is still required. To move your project forward for the next phase of review at SEND, **we need you to confirm how you plan to proceed:**

- A. I will complete the entire project as originally submitted, utilizing the committee’s proposed grant funding recommendation and covering the remaining investment myself within the grant timeline.
- B. I will only complete the portions of the project that were recommended for grant funding, ensuring completion within the grant timeline.

project	ttl amt submitted	Project	Proposed Grant not to exceed 75% of project	owner investment
Windows	\$ 8,915.25	\$ 8,915.25	\$ 6,686.44	\$ 2,228.81
Building Prep	\$ 6,550.00	\$ 6,550.00	\$ 4,912.50	\$ 1,637.50
EFIS	\$ 90,778.38	\$ 90,778.38	\$ 40,040.35	\$ 50,738.03
	\$ 106,243.63	\$ 106,243.63	\$ 51,639.29	\$ 54,604.34

Important Reminder:

Property owners cannot begin any work (including demolition), nor sign any contracts for materials or services, until an official Notice to Proceed is issued. Any work started before this official approval may result in disqualification from funding.

Please reply to this email by Monday, March 10 with your selection (A or B). Once we receive your response, we will advance your project for further review at SEND.

If you have any questions, feel free to reach out. Thank you for your commitment to enhancing our downtown—we look forward to the next steps in this process!

Madonna Mogul

Executive Director

Thriving Organizations, Thriving Community.

Friday, March 14
5:00 - 7:00 p.m.
York Country Club
 21+ Event - Open to the public

Teacher of the Year Awarded
 Raffle Prizes
 Complimentary Appetizers
 (while supplies last)

YORK AMBASSADORS
 YORK Chamber of Commerce

603 N Lincoln Ave|York, NE 68467|(O) 402.362.5531|(C) 402.366.8564|www.yorkchamber.org

VISION: Striving to cultivate a connected community.

MISSION: York Chamber of Commerce is dedicated to fostering a thriving community by empowering local organizations, supporting economic growth, and nurturing collaborative relationships.

From: [York Chamber of Commerce](#)
To: [Info @ York Chamber](#)
Subject: DTR Application
Date: Wednesday, January 8, 2025 2:47:06 PM
Attachments: [hying-bids.pdf](#)

Property Owner

David Hying

Business Name

CLICK Properties, LLC

Business Phone Number

(402) 366-3019

Property Owner Cell Number

(402) 366-3019

Email Address

dhying1412@hotmail.com

Property Address

614 N Grant Ave
York, Nebraska 68467
United States
[Map It](#)

Mailing Address

820 S Country Club Drive
York, Nebraska 68467
United States
[Map It](#)

Total estimated improvement cost

\$106,243.63

Type of eligible improvements planned (select all that apply)

- Facade Improvements (exterior repair/replacement, signage, awnings, windows, doors)

Describe any and all planned improvements and approximate cost for EACH activity:

Replace Windows, and efis on three sides of the building. Windows will be 8,915.25 building prep 6,550.00 and installation of approximately 5,600 of efis material 90,778.38

Upload Current Photo of Property

- [click-1.jpg](#)
- [click-3.jpg](#)
- [click-2.jpg](#)

Upload Two (2) bids for your project

- [hying-bids.pdf](#)

Printed Name of Property Owner

David Hying

Signature of Property Owner



Date

01/08/2025

Printed Name of Additional Property Owner

David Hying

Signature of of Additional Property Owner



Date

01/08/2025

Printed Name of Property Owner

David Hying

Signature of Property Owner



Release Executed on this Date

01/08/2025

Printed Name of Additional Property Owner

David Hying

Signature of of Additional Property Owner



Date

01/08/2025

Attestation of U.S. Citizenship

I am a citizen of the United States

Printed Name

David Hying

Signature



Date

01/08/2025

Thank you for submitting your application for York's Downtown Revitalization (DTR). Your application will be reviewed by the DTR Committee, and someone will be in touch with you regarding next steps.

DAN ROBINSON

2124 E 16th
NE 68467

Estimate

Date	Estimate #
11/22/2024	103

Name / Address
H + R Block - C/O CLUCK PROPERTIES, LLC 618 N. Grant Ave York Ne 68467

Project

Description	Qty	Rate	Total
Labor and Materials for (6) six PELLA Windows (618 N Grant Ave)		8,915.25	8,915.25
Prep Building. Power wash Building. Remove wires that are not needed. Remove Vines/Debris. Remove/Replace Signage, Etc).		6,550.00	6,550.00
EFIS 5600 sq.ft. Approximately Set Scaffolding for North Wall, West Wall and half of South Wall on Roof. Cover Windows and Doors. Apply 1.5" Foam on all of North Side, half of South Side and 3/4 of west Side. Sand Foam and apply V Cut Grooves. Basecoat with Mesh, Skim coat Walls. Apply Top Coat. 2 Colors approved by Owner.		90,778.38	90,778.38
EXCLUSIONS: No electrical or mechanical. No weather barrier, flashing or caulking. No acoustical sealant or batt insulation. No Weather protection and heat.			
		Total	\$106,243.63

Due Diligence Worksheet

Contractor Business Name: MILLER SIDING

Contractor Business Address: 1218 BURLINGTON AVE

Contact Name: HARRY MILLER

Phone Number: 402-363-2890

Email Address: _____

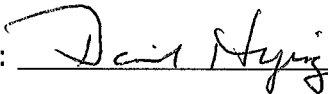
Scope of Work for Bidding: INSTALL EIFS MATERIAL

Method used to reach out to Contractor (check all that apply/attach copies if applicable)

Date: 12/05/2024 Phone Text _____ Email _____ Letter _____

Date: _____ Phone _____ Text _____ Email _____ Letter _____

Project Property Owner Printed Name: DAVID HYING

Project Property Owner Signature: 

Address of Project Property: 614 N GRANT AVE

Date: 12/05/2024





H&R BLOCK

OPEN

you could get up to
1,300

time for the holidays.

618 GRANT



**History
NEBRASKA**
HISTORIC PRESERVATION

ONLINE SECTION 106 PROJECT FORM FOR
INDIVIDUAL STANDING STRUCTURES

History Nebraska

RECEIVED NESHPO Use Only	
Date Received	HP Number
MAR 24 2025	2503-109-05

Submission of a completed Project Information Form with adequate information and attachments constitutes a request for review pursuant to Section 106 of the National Historic Preservation Act of 1966 (as amended). More information may be required to be provided to complete the Section 106 process. Submit completed form to HN.HP@nebraska.gov.

NE State Historic
Preservation Office

NOTE: Section 106 regulations provide for a 30-day response time by the Nebraska State Historic Preservation Office from the date of receipt.

PROJECT NAME (if applicable)

York Downtown Revitalization

COUNTY

York

STREET ADDRESS (No P.O. Box Numbers)

618 N Grant Ave

PROJECT NUMBER

(if applicable)
24DTR006

CITY

York

FEDERAL AGENCY OR DESIGNEE

HUD - CDBG

CONTACT PERSON

Kelly Gentrup

CITY, STATE ZIP

Lincoln, NE 68510

TELEPHONE

+1 (402) 475-2560

EMAIL (for response)

kgentrup@sendedd.org

PROJECT DESCRIPTION

Briefly describe the overall project.

Remove and replace six Pella windows (aluminum clad and brown color). Size and configuration will remain the same (3 - 35.5" x 59.5" and 3 - 35.5" x 41.5"). Other improvements include prepping the building, power wash brick, and removing wires/vines/debris and removing/replacing signage. Finally, will paint the building - color being proposed is gray.

DESIGNATIONS

To the best of your knowledge, is the structure any of the following?

- Listed Individually on the National Register
- Listed within a National Register Historic District
- Designated Local Landmark
- Designated Local Landmark District

PHOTOGRAPHS

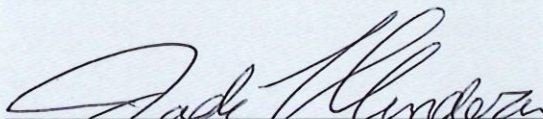
Please provide photographs of all structures. Photographs of neighboring or nearby buildings are helpful. Go to page 2 to insert photo(s).

NESHPO USE ONLY

Nebraska SHPO Determination

Site Number: _____

- No potential to cause effects
- Adverse effect (More consultation needed)
- No historic properties affected
- The SHPO requests additional information (see attached)
- No adverse effect


Review & Compliance Coordinator
State Historic Preservation Office, Nebraska State Historical Society

Date 4/21/2025

April 21, 2025

Kelly Gentrup
HUD-CDBG
VIA EMAIL

RE: HP# 2503-109-05, York Downtown Revitalization, 618 N Grant Ave, York, York County, NE

Dear Kelly Gentrup,

Thank you for submitting the referenced proposed undertaking for our review and comment. Our comment on this project and its potential to affect historic properties is required by Section 106 of the National Historic Preservation Act of 1966, as amended, and implementing regulations 36 CFR Part 800.

After further review, 618 N Grant Ave is contributing to an eligible historic district in York, Nebraska. Therefore, **more information** is needed in order to determine the potential effects on the historic integrity of the standing structure. Please provide the following information:

Window Replacement

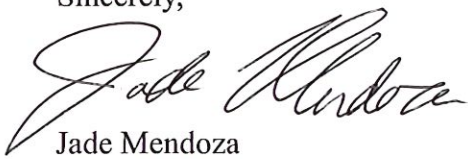
- Please clarify which windows are proposed for replacement, including the materials of the existing windows and the materials proposed for the new units. Additionally, does the reference to aluminum-clad windows apply to the existing windows or the proposed replacements? Supplementary photos would be appreciated for reference.

Signage

- Please provide additional details regarding the signage proposed for removal. Specifically, what type(s) of signage will be removed, and what is proposed as a replacement? Include information on the design, materials, and dimensions of the new signage, and where it will be located on the building.

Please retain this correspondence and your documented finding in order to show compliance with Section 106 of the National Historic Preservation Act, as amended. If you have any questions, please contact me at Jade.Mendoza@nebraska.gov or 402-429-7465.

Sincerely,



Jade Mendoza
Interim Section 106 Coordinator

Tier II: Site Specific Environmental Review

Community Development Block Grant

Grant Number: 24DTR006

Grantee: City of York

Property Address 618 N Grant Ave, York, NE 68467

Activity Description

Remove and replace six Pella windows (aluminum clad and brown color). Size and configuration will remain the same (3 - 35.5" x 59.5" and 3 - 35.5" x 41.5"). Other improvements include prepping the building, power wash brick, and removing wires/vines/debris and removing/replacing signage. Finally, will paint the building - color being proposed is gray.

Cost:

- Projected Acquisition Cost \$
- Projected Rehab Cost **\$106,243.63**
- Projected All Cost **\$106,243.63**

1. Contamination and Toxic Substances [24 CFR 58.5(i)(2)]

- Visual review and pictures of site and surroundings conducted by [Karsyn Bredenkamp](#) on April 4, 2025
- The site review identified the following concerns on or adjacent to the project site:
[No concerns were identified during the site visit. Site visit form attached.](#)
- The EPA, <https://www.epa.gov/nepa/nepassist>, mapping web-tool was used. The following sites were identified on or near the site that may be a concern for the project
[There are no sites near the project location that may be a concern for this project.](#)
- The DEQ, <http://degims2.deq.state.ne.us/degflex/DEQ.html>, mapping web-tool was used. The following sites were identified on or near the site that may be a concern for the project
[No sites were identified that may be a concern for the project.](#)
- The Fire Marshall was sent a letter on May 1, 2025 and is [attached. Their response did not indicate any potential impacts to the project that may be a concern.](#)
- The Agency response letter noted that:
 - There were no Underground Storage Tanks (UST's) on or near the site.
 - There were Underground Storage Tanks (UST's) on or near the site.
 - These UST's included those located at:
[Click or tap here to enter text.](#)
- The following Attachments have also been included:
 - Photographs
 - Response received back from Agency
 - Website
 - Maps
 - Letter sent to Agency
 - Aerials

2. Explosive and Flammable Operations [24 CFR 51C]

- Visual review and pictures of site and surroundings conducted by [Karsyn Bredenkmap](#) on April 4, 2025.
 No known explosive or flammable operations were visible on or near the site.

- Explosive or flammable operations were visible on or near the site. [Complete the remaining info]
- The site review identified the following concerns on or adjacent to the project site: _____
 - [Determine the type of operation, the distance from the operation, and calculate the Acceptable Separation Distance. Attach as separate documentation]

8. Historic Preservation [36 CFR 800]

- The structure was built in the year: **1900**
- A site review and photos of the property were completed on the following date: **April 4, 2025**
- Based on the review, it has been determined that the structure is:
 - Historic
 - Not historic
- It has also been determined that the rehab activities proposed in the project
 - Will not impact any historic resources.
 - May impact historic resources which may include the home or nearby houses or structures.
- A letter determining whether or not any historic resources might be impacted by the project, along with photos of the site, an aerial map of the residence, and a list of proposed activities were sent to the
 - SHPO on the following date: **March 24, 2025**
 - THPO on the following date: **n/a**
- SHPO response was received back on the following date: **May 12, 2025**
- SHPO noted **No adverse effects with conditions.**
- THPO response was received back on the following date: **n/a**
- THPO noted **n/a**
- The following Attachments have also been included:

<input checked="" type="checkbox"/> Photographs	<input checked="" type="checkbox"/> Documentation showing SHPO was contacted
<input type="checkbox"/> Website	<input type="checkbox"/> Documentation showing THPO was contacted
<input type="checkbox"/> Maps	<input checked="" type="checkbox"/> Response received back from Nebraska SHPO
	<input type="checkbox"/> Aerials

58.6 Requirements, Flood Disaster Protection Act

- Site is not located within a SFHA (100-year floodplain).
 - The attached FEMA FIRM map 3102370005B and 3102370010B, Effective Date: September 29, 1978 was reviewed and indicates the site is not located in a Special Flood Hazard Area (SFHA). [\[Attach the FIRM Map\]](#)
 - No FIRM map was available for the site. _____ was contacted on _____ and the attached information indicates the site is not located in a Special Flood Hazard Area (SFHA). [\[Attach source\]](#)
- Site is located within a SFHA (100-year floodplain).
 - The attached FEMA FIRM map _____ [Map #, Panel #] was reviewed and indicates the site is located in a Special Flood Hazard Area (SFHA). [\[Attach the FIRM Map\]](#)
 - No FIRM map was available for the site. _____ was contacted on _____ and the attached information indicates the site is located in a Special Flood Hazard Area (SFHA). [\[Attach source\]](#)
 - Due to the location of the site, the property
 - Does not require the purchase of flood insurance

Requires the purchase of flood insurance. [Attach evidence the community is participating in the National Insurance Program and a copy of the flood insurance policy]

A site-specific environmental review has been performed at the above location in compliance with HUD environmental review regulations (24 CFR 58) and related laws, authorities, and requirements. The review has been performed prior to the commitment of HUD or non-HUD funds, as required by 24 CFR 58.22(a) and (c). This review shall be retained as a component of the project's ERR. Consult the Tier I for further information as to compliance with other laws and authorities for this HUD-assisted project.

Kelly Gentrup		5/12/2025
Preparer Name (print)	Preparer Signature	Date
Director of Development Services, Southeast Nebraska Development District		
Title/ Organization		
Barry Redfern		
Responsible Entity Name (print)	Responsible Entity Signature	Date
Mayor	City of York	
Responsible Entity Title (print)	Entity Name (print local unit of Government name)	



May 1, 2025

Nebraska Fire Marshal
246 S 14th St
Lincoln, NE 68508

Dear Ms. Hatton:

To follow up from my email on December 26, 2024, the City of York has received Release of Funds/Environmental Clearance from the Department of Economic Development (NDED). They received 10 applications and all were approved to move forward with a Tier II Environmental Review, which is required pursuant to NEPA and HUD's environmental regulation, 24 CFR Part 58 for site specific projects. The City of York requests your review of the proposed sites to determine if there are any explosive and flammable operations or contamination and toxic substances of concern near these locations. Locations include –

- | | |
|----------------------|----------------------|
| 1. 111 E 6th St | 6. 614 N Grant Ave |
| 2. 207 E 6th St | 7. 623 N Grant Ave |
| 3. 415 N Platte Ave | 8. 627 N Lincoln Ave |
| 4. 600 N Grant Ave | 9. 723 N Lincoln Ave |
| 5. 603 N Lincoln Ave | 10. 927 N Grant Ave |

Enclosed you will find a project description, a community map, and FIRM maps. Please provide written comments and/or recommendations for any mitigation measures by May 31, 2025 to the following email kgentrup@sendd.org or mailing address: SEND D, 7407 O St, Lincoln, NE 68510

Should any significant changes be proposed to the location and/or scope of the proposed project, you will be notified in writing prior to the initiation of any construction activities for the opportunity to review and comment on any such changes. Please contact Kelly Gentrup at 402-475-2560 or by e-mail at kgentrup@sendd.org if you have any questions or require additional information. Thank you for your assistance.

Sincerely,

A handwritten signature in blue ink that reads "Kelly Gentrup". The signature is fluid and cursive, with a long horizontal stroke at the end.

Kelly Gentrup
Director of Development Services

Enclosures

SEND D is an Equal Opportunity Employer

7407 O St | Lincoln, NE 68510



402-475-2560



www.sendd.org



York 24DTR006 Project Description

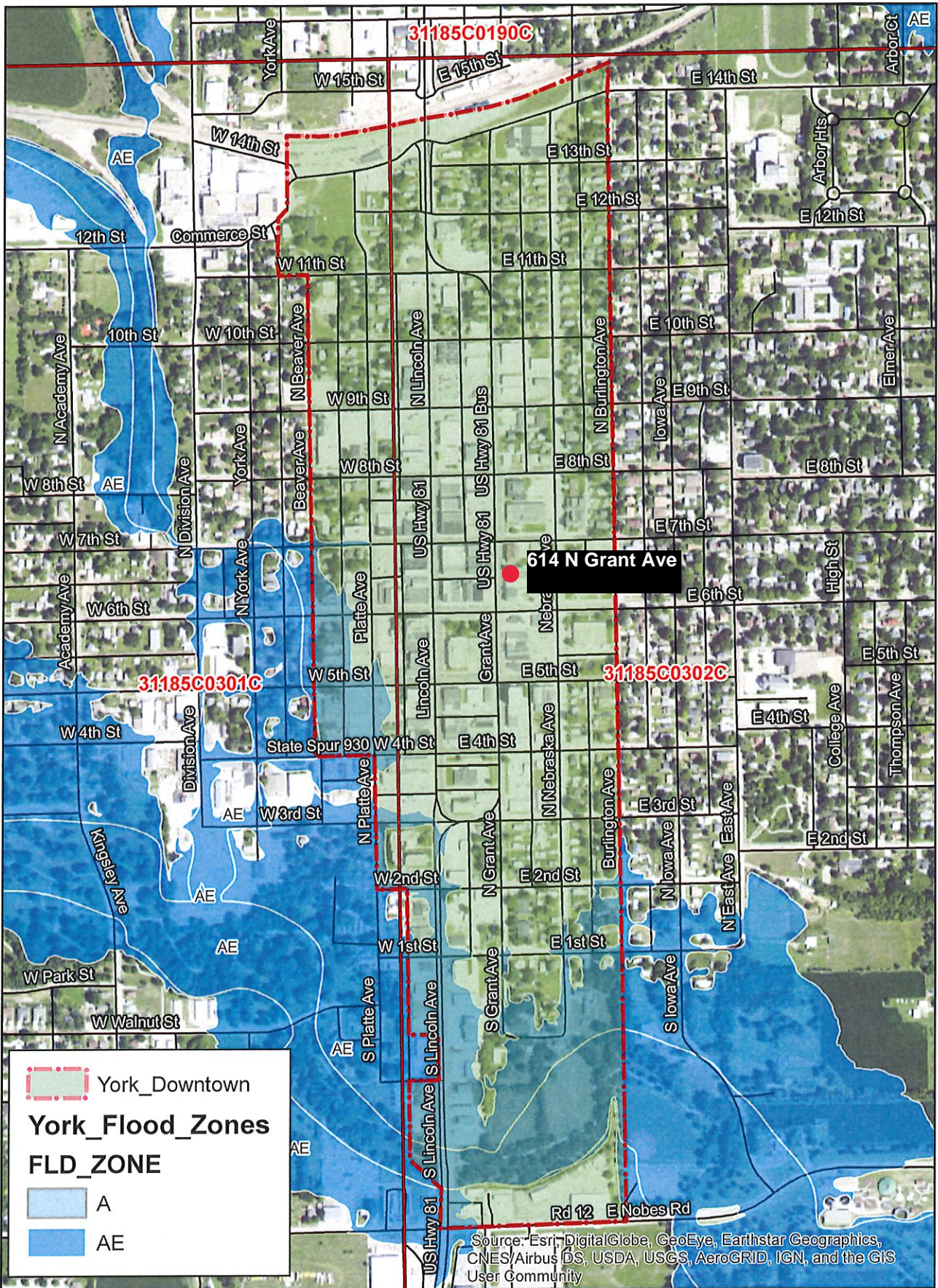
The City of York, York County, Nebraska (hereinafter referred to as the "City") is preparing to implement a commercial rehabilitation project within the municipal limits of the city (hereinafter referred to as the "Project"). The Project will take place within the City's downtown district. The northern boundary of the district runs along the railroad tracks with West Nobes Road serving as the southern boundary. The eastern boundary follows North Burlington Avenue while the western boundary generally follows North Beaver Avenue south to West 3rd Street. From there the boundary continues mainly along North Platte Avenue to East Nobes Road. The area is primarily commercial with residential mixed in.

Project activities identified for improvement within this designated area will be carried out in accordance with the formerly established program guidelines, design guidelines, and design goals and policies. Eligible activities include façade improvements, window/door replacements, brick/masonry repairs, structural repairs, code violations, lighting, and address architectural barriers that impede mobility-restricted citizens. Eligible downtown business owners will be invited to apply for these funds. Those eligible businesses who are interested in applying may contact the city office at (402) 363-2600 and will be able to review the City's Program Guidelines for additional information about the requirements of the program. Applications will be reviewed as they are received. A Tier II site-specific environmental review will be conducted as business sites are identified and selected.

Total project costs are estimated at \$535,000, including \$25,000 for general administration and \$10,000 for construction management. Funding sources include a Community Development Block Grant (CDBG) from the Nebraska Department of Economic Development (NDED) for \$435,000 and a match of \$100,000. Applicants who are awarded funding will be required to provide at least 25% in matching funds.

This Project will address the National Objective of preventing or eliminating slum and blight conditions on an area basis (SBA) through the commercial rehabilitation of private facilities within the area of downtown designated by the City and identified in their Blight and Substandard Area Designation, prepared by RDG Planning & Design in September of 2017. No residents, businesses, or farms will be displaced as a result of the project activities. Project activities may result in dust, noise, or temporary interruption of access to individual buildings during construction. Businesses, residents, and emergency services will be notified of all sidewalk and street closures that may be required for the project and will be directed to an alternate route. The Project activities will be completed within 30 months.

York - Floodplain Information





NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

CITY OF
YORK,
NEBRASKA
YORK COUNTY

COMMUNITY-PANEL NUMBER
310237 0010 B

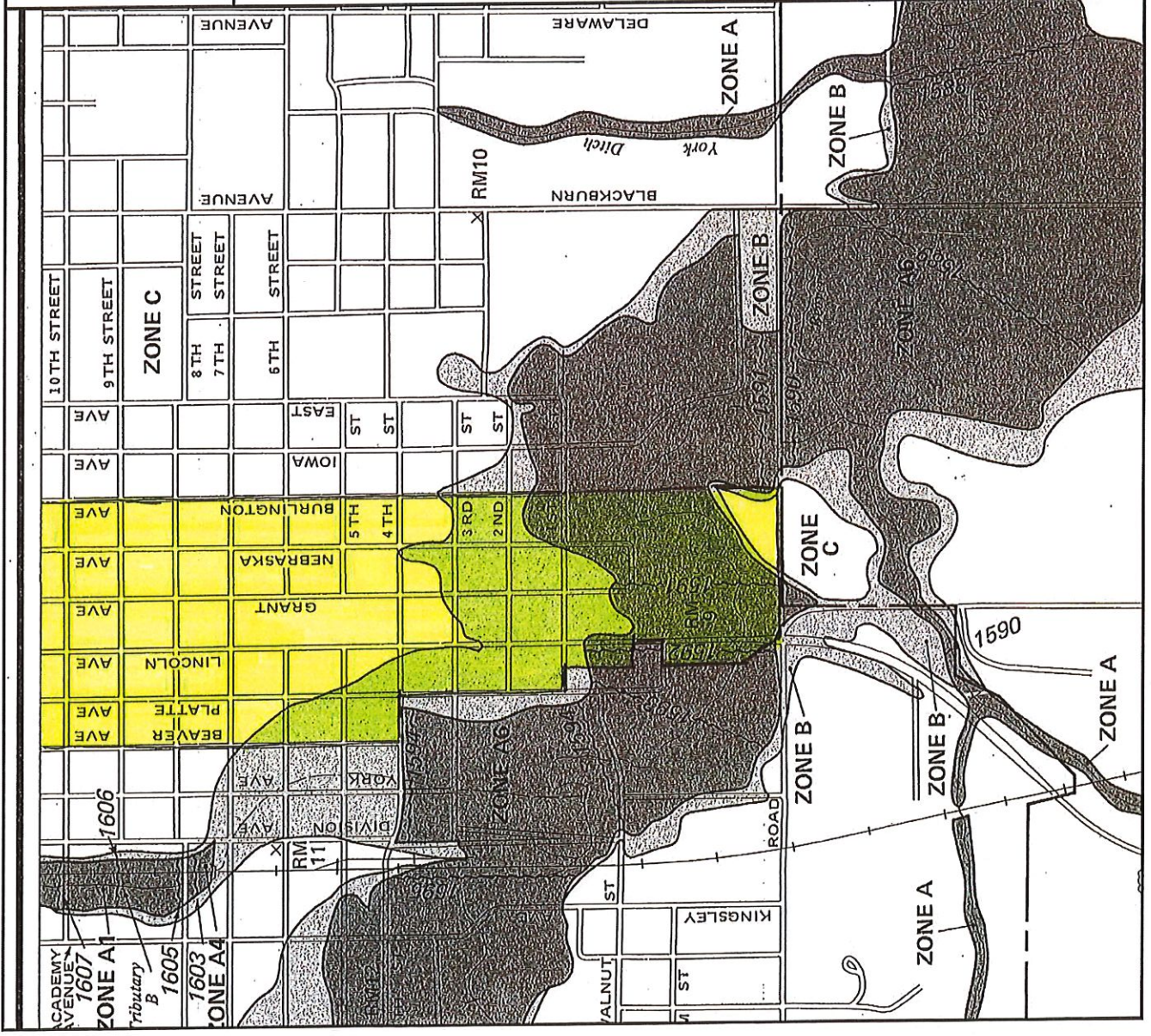
PAGE 10 OF 10

EFFECTIVE
SEPTEMBER 29, 1978



U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT Oh-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.fema.gov





Kelly Gentrup <kgentrup@sendd.org>

York 24DTR006 - Environmental Review Request

Hatton, Rosemary <rosemary.hatton@nebraska.gov>
To: Kelly Gentrup <kgentrup@sendd.org>
Cc: James Owens <jowens@sendd.org>

Thu, May 1, 2025 at 3:03 PM

This is in response to your inquiry regarding the environmental review for the above referenced project. At this time there are no facts known that would impact this project.

I have completed a search on our database. I have attached here a search of underground and aboveground storage tanks for the city in question. If you would like more information about any of the sites listed contact me.

Other issues related to construction, such as plan reviews and installation permits, are also not addressed in this response.

If you find that the proposed construction may be affected by underground storage tanks or if you have further questions, please contact me.

Regards,

Rosemary Hatton,

Administrative Technician, Fuels Division

Nebraska State Fire Marshal Agency

Office | 402-471-9664

Rosemary.Hatton@nebraska.gov

sfm.nebraska.gov | [Facebook](#) | [Twitter](#) | [YouTube](#)

Arson Hotline 1-888-WY-ARSON

Confidentiality Notice: This e-mail, including attachments if any, is intended for the exclusive use of the person or entity to which it is addressed and may contain confidential or privileged information. All unauthorized dissemination, distribution or copying of this e-mail is prohibited. If you believe you have

received this e-mail in error, please advise the sender by reply e-mail and delete this e-mail immediately.
Thank you.

From: Kelly Gentrup <kgentrup@sendedd.org>
Sent: Thursday, May 1, 2025 11:25 AM
To: Hatton, Rosemary <rosemary.hatton@nebraska.gov>
Cc: James Owens <jowens@sendedd.org>
Subject: Re: York 24DTR006 - Environmental Review Request

Hi Rosemary, the City of York has received environmental clearance on their Downtown Revitalization project. They have received 10 applications that need a Tier II review. I have attached a letter that includes each project location in addition to a project map, project description, and floodplain maps. Are there anything additional you need to do a review of these locations?

Also, we are doing file audits of old projects right now and was wondering if you keep these Tier II or general Environmental Review requests, and if so, how long do you keep the requests on file?

Thanks!

On Fri, Dec 27, 2024 at 1:07 PM Hatton, Rosemary <rosemary.hatton@nebraska.gov> wrote:

This is in response to your inquiry regarding the environmental review for the above referenced project. At this time there are no facts known that would impact this project.

I have completed a search on our database. I have attached here a search of underground and aboveground storage tanks for the city in question. If you would like more information about any of the sites listed contact me.

Other issues related to construction, such as plan reviews and installation permits, are also not addressed in this response.

If you find that the proposed construction may be affected by underground storage tanks or if you have further questions, please contact me.

Regards,

Rosemary Hatton,
Administrative Technician, Fuels Division

Nebraska State Fire Marshal Agency

Office | 402-471-9664

Rosemary.Hatton@nebraska.gov

sfm.nebraska.gov | [Facebook](#) | [Twitter](#) | [YouTube](#)

Arson Hotline 1-888-WY-ARSON

Confidentiality Notice: This e-mail, including attachments if any, is intended for the exclusive use of the person or entity to which it is addressed and may contain confidential or privileged information. All unauthorized dissemination, distribution or copying of this e-mail is prohibited. If you believe you have received this e-mail in error, please advise the sender by reply e-mail and delete this e-mail immediately. Thank you.

From: Kelly Gentrup <kgentrup@sendedd.org>
Sent: Thursday, December 26, 2024 1:22 PM
To: Hatton, Rosemary <rosemary.hatton@nebraska.gov>
Cc: James Owens <jowens@sendedd.org>
Subject: York 24DTR006 - Environmental Review Request

Hi Rosemary, SENDD is conducting an environmental review on behalf of the City of York and is requesting your review of this proposed project to determine the potential for any adverse environmental impacts.

Attached is a formal letter explaining the project further in addition to project maps (floodplain and aerial).

If you have any questions or need anything additional, please let me know.

Thanks!

--

Kelly Gentrup

Director of Development Services

Southeast Nebraska Development District

(402) 475-2560

www.sendedd.org

--

Kelly Gentrup

Director of Development Services

Southeast Nebraska Development District

(402) 475-2560

www.sendd.org



York Tanks.xlsx

65K

Facility ID	Facility Name	Facility Address	Facility City	Facility Zip	Facility County	Owner Name	Owner Address	Owner City	Owner St.	Owner Zip	Curr in Use	Temp Out Use	Perm Out Use	Closed In Place	Tanks Removed
6054	7-11 #211	826 GRANT ST	YORK	68467	YORK	DOWNING OIL CO INC	PO BOX 1006	NORFOLK	NE	68702	0	0	0	0	2
507	AMOCO OIL SS #8599	I-80 & HWY 81	YORK	68467	YORK	AMOCO OIL CO	PO BOX 7844	SUGAR CREEK	MO	64054	0	0	0	0	5
12477	AURORA COOPERATIVE	1320 RD L	YORK	68467	YORK	AURORA COOPERATIVE ELEVATOR	PO BOX 209	AURORA	NE	68818-0209	3	0	0	0	0
4210	BARNEYS JUNCTION	1028 LINCOLN AVE	YORK	68467	YORK	BARNEYS JUNCTION	1028 LINCOLN AVE	YORK	NE	68467	0	0	0	0	1
5522	BEN KIRKPATRICK	UNKNOWN	YORK	68467	YORK	KIRKPATRICK, BEN	PO BOX 25	YORK	NE	68467	0	0	0	0	1
10165	BOB BRAASCH	1015 LINCOLN AVE	YORK	68467	YORK	BOB BRAASCH	1015 LINCOLN AVE	YORK	NE	68467	0	0	1	0	0
7373	BROADWELL INC	RR 3	YORK	68467	YORK	BROADWELL INC	13 ARBOR CRT	YORK	NE	68467	0	0	0	0	0
9913	CARL SMITH	W 1/2 SW 1/4 6-9-1 WEST BLUE	YORK	68467	YORK	CARL SMITH	UNKNOWN	YORK	NE	68467	1	0	0	0	0
1045	CASEYS GENERAL STORE	1602 LINCOLN AVE	YORK	68467	YORK	CASEYS RETAIL CO	PO BOX 3001	ANKENY	IA	50021-8045	0	0	0	0	2
5446	CASEYS GENERAL STORE #1690	115 E NOBES RD	YORK	68467	YORK	CASEYS RETAIL CO	PO BOX 3001	ANKENY	IA	50021-8045	2	0	0	0	0
11601	CASEYS GENERAL STORE #2015	1822 N LINCOLN	YORK	68467	YORK	CASEYS RETAIL CO	PO BOX 3001	ANKENY	IA	50021-8045	2	0	0	0	0
3668	CENTRAL VALLEY AG COOP	1504 PLATTE AVE	YORK	68467	YORK	CENTRAL VALLEY AG COOP	PO BOX 429	YORK	NE	68467	6	0	0	0	3
1675	CHAMPION HOME BUILDERS	RR 4 BOX 85A	YORK	68467	YORK	CHAMPION HOME BUILDERS	5573 'N' ST	DRYDEN	MI	48428	0	0	0	0	1
3749	CHUCK KAISER EXC	3749 W 4TH ST	YORK	68467	YORK	CHUCK KAISER EXC	535 W 4TH ST	YORK	NE	68467	0	0	0	0	3
12667	CITY OF YORK	627 W 4TH ST	YORK	68467	YORK	CITY OF YORK	100 EAST 4TH	YORK	NE	68467	0	0	0	0	1
11426	CITY OF YORK/WASTEWATER TREATMENT PLANT	814 E NOBES RD	YORK	68467	YORK	CITY OF YORK	100 EAST 4TH	YORK	NE	68467	0	0	0	0	1
3641	C-MART #1338	1630 LINCOLN AVE	YORK	68467	YORK	COASTAL MART INC	9 GREENWAY PLZ STE #2086	HOUSTON	TX	77046	0	0	0	0	3
6221	DALE ELECTRONICS INC	2922 DIVISION AVE	YORK	68467	YORK	BARBER-COLMAN CO	555 COLMAN CTR DR	ROCKFORD	IL	61125	0	0	0	0	0
5825	DENNIS KEAR TRUCKING (FORMER)	716 W 26TH ST	YORK	68467	YORK	YORK COLD STORAGE	COMMERCE ST & DIVISION	YORK	NE	68467	0	0	0	0	2
12125	EASE INC	511 S LINCOLN AVE	YORK	68467	YORK	EASE INC	511 SOUTH LINCOLN AVE	YORK	NE	68467	0	0	0	0	6
11027	EDISON SCHOOL	19TH & EAST AVE	YORK	68467	YORK	YORK PUBLIC SCHOOLS	1005 DUKE	YORK	NE	68467	0	0	0	0	1
9353	EMMANUEL LUTHERAN CHURCH	9TH & BEAVER AVE	YORK	68467	YORK	EMMANUEL LUTHERAN CHURCH	9TH & BEAVER AVE	YORK	NE	68467	1	0	0	0	0
6572	FARMERS COOP ASSOC	125 W 5TH ST	YORK	68467	YORK	FARMERS COOP ASSOC	RR 2	YORK	NE	68467	0	0	0	0	0
6573	FARMERS COOP ASSOC	1 MI E OF HWY 34-81 JCT	YORK	68467	YORK	FARMERS COOP ASSOC	RR 2	YORK	NE	68467	0	0	0	0	0
6683	GOLDEN GABLES	I-80 & HWY 81	YORK	68467	YORK	LOUIS ENDORF	131 EAST HWY 34	SEWARD	NE	68434-2213	0	0	0	0	4
5040	GRANT BUILT PROPERTIES	803 N LINCOLN AVE	YORK	68467	YORK	GRANT BUILT PROPERTIES LLC	208 W SOUTH 50TH ST	YORK	NE	68467	2	0	0	0	4
3170	GROSSHANS OIL CO	224 LINCOLN AVE	YORK	68467	YORK	GROSSHANS, D A	224 LINCOLN AVE	YORK	NE	68467	0	0	0	0	3
10987	GROTZ INC	RR 3 BOX 4	YORK	68467	YORK	GROTZ INC	RR 3 BOX 4	YORK	NE	68467	3	0	0	0	0
4355	HUSKY	LINCOLN AVE & NOBES RD	YORK	68467	YORK	JAMES & AMY SHAW	PO BOX 337	YORK	NE	68467	0	0	0	0	5
11977	KIRKS CORNER #2	3904 S LINCOLN AVE	YORK	68467	YORK	MASON ENTERPRISES 2 INC	3904 S LINCOLN AVE	YORK	NE	68467	4	0	0	0	0
7349	KIRKS KORNER	1027 N LINCOLN AVE	YORK	68467	YORK	KIRKS KORNER	1027 N LINCOLN AVE	YORK	NE	68467	3	0	0	0	1
11719	LEVITT LIBRARY	817 MAYHEW DR	YORK	68467	YORK	YORK COLLEGE	9TH & KIPLINGER	YORK	NE	68467	0	0	0	0	1
11029	LINCOLN SCHOOL	6TH & YORK	YORK	68467	YORK	YORK PUBLIC SCHOOLS	1005 DUKE	YORK	NE	68467	0	0	0	0	1
4545	MAKEN IRRIGATION INC	JCT HWY 34 & 81	YORK	68467	YORK	MAKEN IRRIGATION INC	PO BOX 291	YORK	NE	68467	0	0	0	0	1
11508	MEAD BUILDING CENTER	120 E 16TH	YORK	68467	YORK	WAYNE & KAREN BOEHNING	HC 01 BOX 50	MAXWELL	NE	69151	0	0	0	0	1
6450	MILLER SEED & SUPPLY CO INC	327 YORK AVE	YORK	68467	YORK	MILLER SEED & SUPPLY CO INC	P O BOX 587	YORK	NE	68467	0	0	0	0	0
10660	MOGUL TRANSMISSION INC	203 E 9TH ST	YORK	68467	YORK	MOGUL TRANSMISSION INC	203 E 9TH ST	YORK	NE	68467	0	0	0	0	1
10955	MOSES MOTOR CO	822 LINCOLN AVE	YORK	68467	YORK	MOSES MOTOR CO	PO BOX 566 822 LINCOLN AVE	YORK	NE	68467	0	0	0	0	2
765	NEBRASKA DEPT OF ROADS	1 M S YORK 1/4 M E US-81	YORK	68467	YORK	NEBRASKA DEPT OF ROADS	5001 S 14TH ST	LINCOLN	NE	68512	0	0	0	0	3
1526	NEW HOLLAND INC	N HWY 81 PO BOX 501	YORK	68467-0501	YORK	NEW HOLLAND INC	N HWY 81 BOX 501	YORK	NE	68467	0	0	0	0	2
12492	NORTH OFFICE SUPPLY	5TH ST & NEBRASKA AVE	YORK	68467	YORK	UNKNOWN	UNKNOWN	UNKNOWN	NE	Unknown	0	0	0	0	1
2844	NPPD YORK OPERATIONS CTR	907 W 25TH ST	YORK	68467-0608	YORK	NEBRASKA PUBLIC POWER DIST ATTN KEITH KAREL	1414 15TH ST	COLUMBUS	NE	68602-0499	6	0	0	0	0
873	ORSCHLERN FARM & HOME STORE #27	110 MARQUIS AVE	YORK	68467	YORK	ORSCHLERN FARM AND HOME LLC	2000 S HWY 63	MOBERLY	MO	65270-4532	0	0	0	0	2
1201	OVERLAND SOUTH PLANT	3RD & DIV	YORK	68467	YORK	OVERLAND READY MIX	PO BOX 307	STROMSBURG	NE	68666	0	0	0	0	3
1168	PIONEER HI BRED RES STATION	RR 2 BOX 1A	YORK	68467	YORK	PIONEER HI-BRED INTL	6800 PIONEER PKWY	JOHNSTON	IA	50131	0	0	0	0	2
10954	PREDMORE GREENHOUSES	1000 MAIN AVE	YORK	68467	YORK	PREDMORE, TOM	1000 MAIN AVE	YORK	NE	68467	0	1	0	0	0
419	PUMP & PANTRY #16	109 LINCOLN AVE	YORK	68467	YORK	BOSELMAN PUMP & PANTRY INC	PO BOX 4905	GRAND ISLAND	NE	68802-4905	3	0	0	0	4
11142	PUMP & PANTRY #46	3901 S LINCOLN AVE	YORK	68467	YORK	BOSELMAN PUMP & PANTRY INC	PO BOX 4905	GRAND ISLAND	NE	68802-4905	2	0	0	0	0
6425	SAPP BROS YORK	3432 S LINCOLN AVE	YORK	68467	YORK	SAPP BROS TRAVEL CENTERS INC	PO BOX 45766	OMAHA	NE	68145	6	0	0	0	0
6605	SERVICE CENTER INC	US HWY 81 & E 10TH ST	YORK	68467	YORK	FIRESTONE TIRE & RUBBER CO	1200 FIRESTONE PKWY	AKRON	OH	44317	0	0	0	0	0
3016	SPEEDEE MART #2904	5018 S LINCOLN AVE	YORK	68467	YORK	DANCO II CB LLC	PO BOX 10	VALENTINE	NE	69201-0010	7	0	0	0	5
7972	SPEEDEE MART #2905	3711 S LINCOLN AVE	YORK	68467	YORK	DANCO II CB LLC	PO BOX 10	VALENTINE	NE	69201-0010	3	0	0	0	0
3318	SUNDSTRAND AVIATION	2800 DIVISION AVE	YORK	68467	YORK	SUNDSTRAND CORP	4751 HARRISON AVE	ROCKFORD	IL	61125	0	0	0	0	6
3761	SUNFLOWER CARRIERS INC	558 W 12TH ST	YORK	68467	YORK	SUNFLOWER CARRIERS INC	558 W 12TH ST	YORK	NE	68467	0	0	0	0	1
1527	THE HEARTHSTONE INC	2319 LINCOLN AVE	YORK	68467	YORK	THE HEARTHSTONE INC	PO BOX 159	YORK	NE	68467	0	0	0	0	2
11720	THOMAS HALL	9TH & KIPLINGER AVE	YORK	68467	YORK	YORK COLLEGE	9TH & KIPLINGER	YORK	NE	68467	0	0	0	0	1
11624	UNKNOWN	827 LINCOLN AVE	YORK	68467	YORK	UNKNOWN	UNKNOWN	UNKNOWN	NE	Unknown	0	0	0	0	2
8221	USA INNS	4733 S LINCOLN AVE	YORK	68467	YORK	USA INNS	4733 S LINCOLN AVE	YORK	NE	68467	0	0	0	0	4
3562	WELCH IMPLEMENT CO	HWY 81 N	YORK	68467	YORK	WELCH IMPLEMENT CO	PO BOX 569	YORK	NE	68467	0	0	0	0	2
8149	WEST NOBES CAR WASH	120 W NOBES	YORK	68467	YORK	WEST NOBES CAR WASH	120 W NOBES	YORK	NE	68467	0	0	0	0	3
11028	WILLARD SCHOOL	6TH & BLACKBURN	YORK	68467	YORK	YORK PUBLIC SCHOOLS	1005 DUKE	YORK	NE	68467	0	0	0	0	1
4519	WILLIS DRIEWER	RR 2 BOX 4	YORK	68467	YORK	DRIEWER, WILLIS	RR 2 BOX 4	YORK	NE	68467	0	0	0	0	2
11928	YORK COLLEGE	MCGEEHEE HALL 1020 E 9TH	YORK	68467	YORK	YORK COLLEGE	1125 E 8TH	YORK	NE	68467	0	0	0	0	1
11929	YORK COLLEGE FREEMAN CTR	1105 E 10TH	YORK	68467	YORK	YORK COLLEGE	1125 E 8TH	YORK	NE	69467	0	0	0	0	1
9152	YORK COMMUNITY CTR	211 E 7TH ST	YORK	68467	YORK	CITY OF YORK	COMMUNITY CTR 612 NEBRASKA AVE	YORK	NE	68467	0	0	0	0	2
4600	YORK COUNTY	722 E 25TH ST	YORK	68467	YORK	COUNTY OF YORK	722 E 25TH ST	YORK	NE	68467	4	0	0	0	2
1480	YORK COUNTY RPPD	2122 S LINCOLN AVE	YORK	68467	YORK	YORK COUNTY RPPD	PO BOX 219	YORK	NE	68467	0	0	0	0	2
11716	YORK COUNTY SHERIFF	510 LINCOLN AVE	YORK	68467	YORK	YORK COUNTY SHERIFF	510 LINCOLN AVE	YORK	NE	68467	1	0	0	0	0
12453	YORK GENERAL HEALTH CARE SERVICES	2020 N LINCOLN AVE	YORK	68467	YORK	YORK GENERAL HEALTH CARE SERVICES	2222 N LINCOLN AVE	YORK	NE	68467	0	0	0	0	1
2762	YORK GENERAL HOSPITAL	2222 LINCOLN AVE	YORK	68467	YORK	YORK GENERAL HOSPITAL	2222 LINCOLN AVE	YORK	NE	68467	1	0	0	0	0
11626	YORK HIGH SCHOOL	1005 DUKE DR	YORK	68467	YORK	YORK PUBLIC SCHOOLS	2918 NORTH DELAWARE	YORK	NE	68467	0	0	0	0	2
8895	YORK HOUSING AUTHORITY	215 LINCOLN AVE	YORK	68467	YORK	YORK HOUSING AUTHORITY	215 LINCOLN AVE	YORK	NE	68467	0	0	0	0	1
1510	YORK MFG CO	6 MI W ON US 34	YORK	68467	YORK	YORK MFG CO	PO BOX 38	YORK	NE	68467	0	0	0	0	2
11514	YORK MIDDLE SCHOOL	12TH & EAST AVE	YORK	68467	YORK	YORK PUBLIC SCHOOLS	ROUTE 2, BOX 5	YORK	NE	68467	0	0	0	0	2
1346	YORK MUNICIPAL AIRPORT	1112 HWY 34	YORK	68467	YORK	CITY OF YORK MUNICIPAL AIRPORT	1112 HIGHWAY 34	YORK	NE	68467	2	0	0	0	0
11481	YORK STOPPING CENTER	4700 S LINCOLN AVE	YORK	68467	YORK	HPT TA PROPERTIES TRUST	24601 CENTER RIDGE RD	WESTLAKE	OH	44145	9	0	0	0	0

Field Visit Checklist

Completing the form requires a site visit by the preparer. The preparer should be sure to observe the property by walking through the property and the building(s) and other structures on the property to the extent possible and observing all adjoining* properties.

Preparer should provide responses to all fields to avoid ambiguity

Date of Visit: 4/4/2025 | Time: 1:20pm | Weather Conditions: 46; light-rain, cloudy

Program Name: York Downtown Revitalization - 24DTR006

Project Location/Address: 614 N Grant Ave

Property Owner: David Hying - CLICK Properties, LLC

Attach the following, as appropriate:

Photographs of site and surrounding areas Maps (street, topographic, aerial, site map)

QUESTION Is there evidence of any of the following?	OBSERVATION	
	SUBJECT PROPERTY	ADJOINING PROPERTIES
Is the property or any adjoining property currently used, or has evidence of prior use, as a gasoline station, motor vehicle repair facility, printing facility, dry cleaners, photo developing laboratory, junkyard, or as a waste treatment, storage, disposal, processing or recycling facility?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are there any damaged or discarded automobile(s), automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers greater than 5 gal in volume or 50 gal in the aggregate, stored on or used at the property or adjoining properties?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are there any industrial drums (typically 55 gal) or sacks of chemicals, herbicides or pesticides located on the property or adjoining properties?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Has fill dirt been brought onto the property or adjoining properties that originated from a suspicious site or that is of an unknown origin?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are there any pits, ponds, or lagoons located on the property or adjoining properties in connection with waste treatment or waste disposal?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>

Is there any stained soil, distressed vegetation and/or discolored water on the property or adjoining properties?	YES <input type="checkbox"/>	YES <input type="checkbox"/>
	NO <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>
	UNKNOWN <input type="checkbox"/>	UNKNOWN <input type="checkbox"/>
Are there any storage tanks , aboveground or underground (other than residential), located on the property or adjoining properties?	YES <input type="checkbox"/>	YES <input type="checkbox"/>
	NO <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>
	UNKNOWN <input type="checkbox"/>	UNKNOWN <input type="checkbox"/>

*Adjoining properties: Any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them.

DRAFT HUD-R7-5-4-12

QUESTION	SUBJECT PROPERTY	ADJOINING PROPERTIES
Is there evidence of any of the following?		
Are there any vent pipes, fill pipes, or underground tank access ways visible on the property or adjoining properties?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are any flooring, drains, walls, ceilings, or grounds on the property or adjoining properties stained by substances (other than water) or emitting noxious or foul odors or odors of a chemical nature ?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Is the property served by a private well or non-public water system ? (If yes, a follow-up investigation is required to determine if contaminants have been identified in the well or system that exceed guidelines applicable to the water system, or if the well has been designated contaminated by any government environmental/health agency.)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	
Has the owner or occupant of the property been informed of the existence of past or current hazardous substances or petroleum products or environmental violations with respect to the property or adjoining properties?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Do the property or adjoining properties discharge wastewater (not including sanitary waste or storm water) onto the property or adjoining properties and/or into a storm water system?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>

Is there a <i>transformer, capacitor, or any hydraulic equipment</i> on the property or adjoining properties that are not marked as "non-PCB"?	YES <input type="checkbox"/>	YES <input type="checkbox"/>
	NO <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>
	UNKNOWN <input type="checkbox"/>	UNKNOWN <input type="checkbox"/>

If answering "YES" or UNKNOWN" to any above items, describe the conditions:

Use photographs and maps to mark and identify conditions. Attach more information as needed.

Is further evaluation warranted? YES NO UNCERTAIN

Preparer of this form must complete the following required information.

This inspection was completed by: Name: Karsyn Bredenkamp Title: Community Development Specialist	Phone Number: 402-475-2560
	Email: kbredenkamp@sendedd.org
	Agency: Southeast Nebraska Development District

Address: 7407 O Street, Lincoln, NE 68510

Preparer represents that to the best of his/her knowledge the above statements and facts are true and correct and to the best of his/her actual knowledge no material facts have been suppressed, omitted or misstated.

Signature: 	Date: 4/14/2025 DRAFT HUD-R7-5-4-12
--	---



History
NEBRASKA
HISTORIC PRESERVATION

ONLINE SECTION 106 PROJECT FORM FOR
INDIVIDUAL STANDING STRUCTURES

History Nebraska

NE SHPO Use Only	
Date Received	HP Number
MAR 24 2025	2503-109-05

Submission of a completed Project Information Form with adequate information and attachments constitutes a request for review pursuant to Section 106 of the National Historic Preservation Act of 1966 (as amended). More information may be required to fully complete the Section 106 process. Submit completed form to HN.HP@nebraska.gov.

NE State Historic
Preservation Office

NOTE: Section 106 regulations provide for a 30-day response time by the Nebraska State Historic Preservation Office from the date of receipt.

PROJECT NAME (if applicable)

York Downtown Revitalization

COUNTY

York

STREET ADDRESS (No P.O. Box Numbers)

618 N Grant Ave

PROJECT NUMBER

(if applicable)
24DTR006

CITY

York

FEDERAL AGENCY OR DESIGNEE

HUD - CDBG

CONTACT PERSON

Kelly Gentrup

CITY, STATE ZIP

Lincoln, NE 68510

TELEPHONE

+1 (402) 475-2560

EMAIL (for response)

kgentrup@sendedd.org

PROJECT DESCRIPTION

Briefly describe the overall project.

Remove and replace six Pella windows (aluminum clad and brown color). Size and configuration will remain the same (3 - 35.5" x 59.5" and 3 - 35.5" x 41.5"). Other improvements include prepping the building, power wash brick, and removing wires/vines/debris and removing/replacing signage. Finally, will paint the building - color being proposed is gray.

DESIGNATIONS

To the best of your knowledge, is the structure any of the following?

- Listed Individually on the National Register
- Listed within a National Register Historic District
- Designated Local Landmark
- Designated Local Landmark District

PHOTOGRAPHS

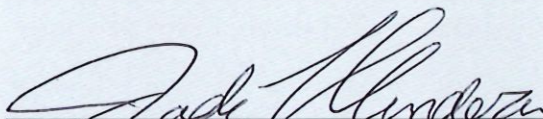
Please provide photographs of all structures. Photographs of neighboring or nearby buildings are helpful. Go to page 2 to insert photo(s).

NE SHPO USE ONLY

Nebraska SHPO Determination

Site Number: _____

- No potential to cause effects
- Adverse effect (More consultation needed)
- No historic properties affected
- The SHPO requests additional information (see attached)
- No adverse effect


Review & Compliance Coordinator
State Historic Preservation Office, Nebraska State Historical Society

Date 4/21/2025

April 21, 2025

Kelly Gentrup
HUD-CDBG
VIA EMAIL

RE: HP# 2503-109-05, York Downtown Revitalization, 618 N Grant Ave, York, York County, NE

Dear Kelly Gentrup,

Thank you for submitting the referenced proposed undertaking for our review and comment. Our comment on this project and its potential to affect historic properties is required by Section 106 of the National Historic Preservation Act of 1966, as amended, and implementing regulations 36 CFR Part 800.

After further review, 618 N Grant Ave is contributing to an eligible historic district in York, Nebraska. Therefore, **more information** is needed in order to determine the potential effects on the historic integrity of the standing structure. Please provide the following information:

Window Replacement

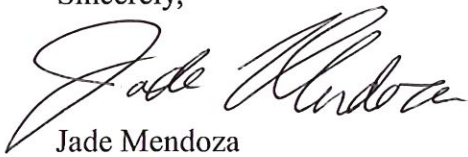
- Please clarify which windows are proposed for replacement, including the materials of the existing windows and the materials proposed for the new units. Additionally, does the reference to aluminum-clad windows apply to the existing windows or the proposed replacements? Supplementary photos would be appreciated for reference.

Signage

- Please provide additional details regarding the signage proposed for removal. Specifically, what type(s) of signage will be removed, and what is proposed as a replacement? Include information on the design, materials, and dimensions of the new signage, and where it will be located on the building.

Please retain this correspondence and your documented finding in order to show compliance with Section 106 of the National Historic Preservation Act, as amended. If you have any questions, please contact me at Jade.Mendoza@nebraska.gov or 402-429-7465.

Sincerely,



Jade Mendoza
Interim Section 106 Coordinator

David, I received a response from the State Historic Preservation Office and they had a couple of question in regards to your project -

1. With the 6 windows that are being replaced on the 2nd story - what is the current material of the windows and the material being proposed for the new? Are they aluminum clad and being replaced with the same? Also, what color is being proposed? They ask for supplementary photos of these 6 for reference.
2. They do reference signage in their review - can you explain what is being proposed as the replacement for the existing H&R Block Sign. Include information on the design, materials, dimensions of the new sign. Will it be installed where the sign is currently?

I have copied Jade with SHPO to this email, so you are able to provide answers to us both in regards to the above questions. If you have any questions or need any clarification, please let me know. Thanks!

[Quoted text hidden]

--

Kelly Gentrup

Director of Development Services

Southeast Nebraska Development District

(402) 475-2560

www.sendd.org

Kelly Gentrup <kgentrup@sendd.org>

Thu, May 8, 2025 at 12:19 PM

To: Madonna M <madonnam@yorkchamber.org>

Cc: David Hying <dhying1412@hotmail.com>, "Mendoza, Jade" <jade.mendoza@nebraska.gov>

Hi David, I wanted to follow up from my previous email to see if you would be able to provide a little more context on the improvements being proposed with your DTR application for SHPO? See email with questions below -

Please reach out if you have any questions. Thanks!

[Quoted text hidden]

David Hying <dhying1412@hotmail.com>

Fri, May 9, 2025 at 9:53 AM

To: Kelly Gentrup <kgentrup@sendd.org>, Madonna M <madonnam@yorkchamber.org>

Cc: "Mendoza, Jade" <jade.mendoza@nebraska.gov>

Hi Kelly,

The existing windows are wood framed. They will be replaced with aluminum framing. The building color will be gray and the window frames will be black.

The H&R Block sign will be replaced with the same size and style and will be obtained through H&R Block.

Please let me know if any further questions.

Thanks,

Dave

From: Kelly Gentrup <kgentrup@sendd.org>

Sent: Thursday, May 8, 2025 12:19 PM

To: Madonna M <madonnam@yorkchamber.org>

Cc: David Hying <dhying1412@hotmail.com>; Mendoza, Jade <jade.mendoza@nebraska.gov>

Subject: Re: York DTR - Click Properties

[Quoted text hidden]

Kelly Gentrup <kgentrup@sendd.org>

Mon, May 12, 2025 at 2:59 PM

To: David Hying <dhying1412@hotmail.com>

Cc: Madonna M <madonnam@yorkchamber.org>, "Mendoza, Jade" <jade.mendoza@nebraska.gov>

David and Madonna, please see SHPO's response attached. Please let me know if you have any questions or concerns. If so, I am happy to schedule a call with SHPO to discuss further.

Thanks!

[Quoted text hidden]



Here open to all is the history of this people.

May 9, 2025

Kelly Gentrup
HUD-CDBG
VIA EMAIL

RE: HP# 2503-109-05; York Downtown Revitalization, 618 N Grant Avenue, York, York County,
NE

Dear Kelly Gentrup,

Thank you for submitting the referenced proposed undertaking for our review and comment. Our comment on this project and its potential to affect historic properties is required by Section 106 of the National Historic Preservation Act of 1966, as amended, and implementing regulations 36 CFR Part 800.

According to the project scope submitted, there will be **no adverse effect** provided the following **conditions** are met:

1. **Windows**

Windows may be replaced with wood or aluminum-clad alternatives. New windows should be light in color to maintain the building's historic appearance. Acceptable color options include white, off-white, muted earth tones, natural wood finishes, light brown, or light grey.

2. **Pressure Washing**

Before pressure washing the entire building, test a small, inconspicuous area. Use only mild cleaners and avoid harsh chemicals. Pressure should not exceed **300 psi** to prevent damage to historic materials.

Should any changes in the project be made or in the type of funding or assistance provided through federal or state agencies, please notify this office of the changes before further project planning continues. Please retain this correspondence and your documented findings in order to show compliance with Section 106 of the National Historic Preservation Act, as amended. If you have any questions, please contact me at Jade.Mendoza@nebraska.gov or 402-429-7465.

Sincerely,

A handwritten signature in black ink that reads 'Jade Mendoza'.

Jade Mendoza
Interim Section 106 Coordinator

DAN ROBINSON

2124 E 16th
NE 68467

Estimate

Date	Estimate #
11/22/2024	103

Name / Address
H + R Block - C/O CLUCK PROPERTIES, LLC 618 N. Grant Ave York Ne 68467

Project

Description	Qty	Rate	Total
Labor and Materials for (6) six PELLA Windows (618 N Grant Ave)		8,915.25	8,915.25
Prep Building. Power wash Building. Remove wires that are not needed. Remove Vines/Debris. Remove/Replace Signage, Etc).		6,550.00	6,550.00
EFIS 5600 sq.ft. Approximately Set Scaffolding for North Wall, West Wall and half of South Wall on Roof. Cover Windows and Doors. Apply 1.5" Foam on all of North Side, half of South Side and 3/4 of west Side. Sand Foam and apply V Cut Grooves. Basecoat with Mesh, Skim coat Walls. Apply Top Coat. 2 Colors approved by Owner.		90,778.38	90,778.38
EXCLUSIONS: No electrical or mechanical. No weather barrier, flashing or caulking. No acoustical sealant or batt insulation. No Weather protection and heat.			
		Total	\$106,243.63





H&R BLOCK

OPEN

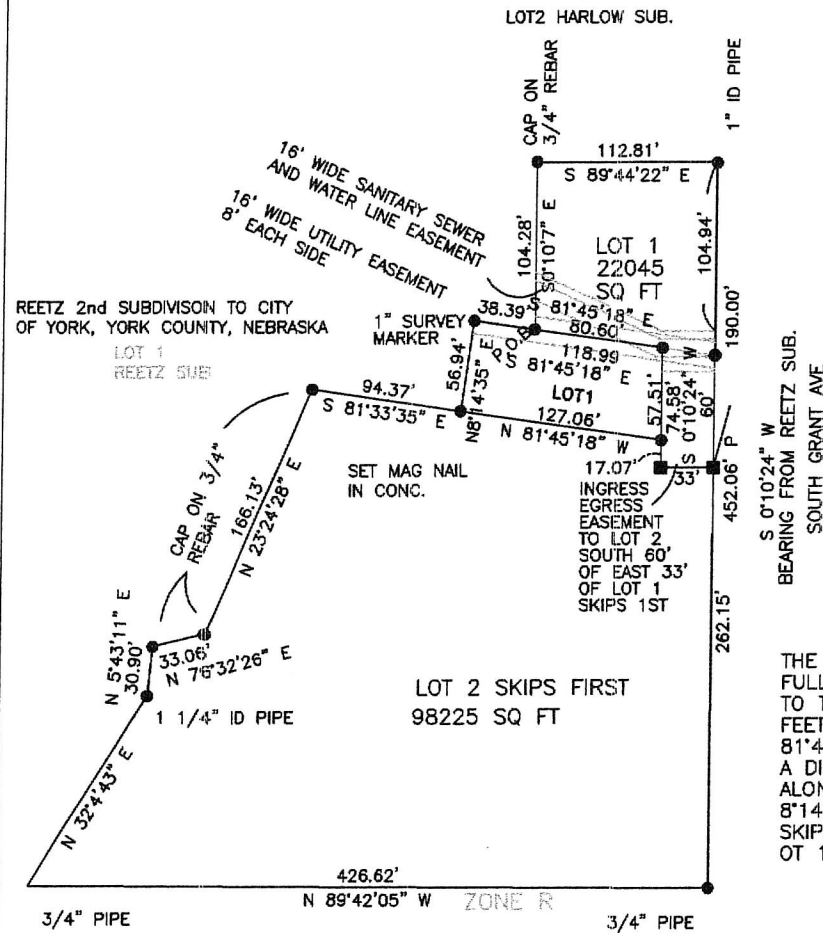
you could get up to
1,300

time for the holidays.

618 GRANT

SKIPS 2ND SUBDIVISION TO CITY OF YORK, YORK COUNTY, NEBRASKA

A REPLAT OF THE SOUTH PART OF LOT 1, SKIPS 1ST SUBDIVISION, TO THE CITY OF YORK, YORK COUNTY, NEBRASKA
NORTHWEST QUARTER OF NORTHWEST QUARTER SECTION 7, TOWNSHIP 10 NORTH, RANGE 2 WEST, 6TH P.M.



LEGAL DESCRIPTION

THE SOUTH PART LOT 1 OF SKIPS 1st SUBDIVISION TO THE CITY OF YORK, YORK COUNTY, NEBRASKA, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF SKIPS 1st SUBDIVISION TO THE CITY OF YORK; THENCE SOUTH 0°10'07" EAST, ON THE WEST LINE OF SAID LOT 1, A DISTANCE OF 104.28 FEET TO THAT SOUTH PART OF LOT 1, SKIPS 1st SUBDIVISION, BEING THE POINT OF BEGINNING; THENCE SOUTH 81°45'18" EAST, A DISTANCE OF 80.60 FEET; THENCE SOUTH 0°10'24" WEST, ALONG THE LINE OF LOT 1, A DISTANCE OF 57.51 FEET TO THE CORNER OF LOT 2 OF SKIPS 1st SUBDIVISION; THENCE NORTH 81°45'18" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 127.06 FEET TO THE CORNER OF SAID LOT 1; THENCE NORTH 8°14'35" EAST, ON SAID LOT LINE, A DISTANCE OF 56.94 FEET TO THE NORTHWEST CORNER OF THE SOUTH PART OF SAID SKIPS 1st SUBDIVISION, THENCE SOUTH 81°45'18" EAST, A DISTANCE OF 38.39 FEET TO THE POINT OF BEGINNING. OT 1. CONTAINING A CALCULATED AREA OF 7005 SQUARE FEET, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ABOVE PLAT IS FROM AN ACCURATE SURVEY OF THE DESCRIBED PROPERTY TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE CORNERS ARE STAKED.

Rex Heiden
REX HEIDEN L.S. 361



TREASURER CERTIFICATE

I HEREBY CERTIFY THAT I FOUND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE REAL ESTATE EMBRACED IN THIS PLAT AS SHOWN BY RECORDS OF THIS OFFICE.

COUNTY TREASURER

DEDICATION

KNOW ALL MEN BY THESE PRESENT; THAT WE, GARY M. OSENTOWSKI, TRUSTEE OF THE GARY M. OSENTOWSKI TRUST, AND WALTER H. BLUNDELL, OWNERS OF THE LAND DESCRIBED HEREON HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SKIPS 2ND SUBDIVISION TO THE CITY OF YORK, YORK COUNTY, NEBRASKA, IN ACCORDANCE WITH THIS PLAT AND DO FREELY AND VOLUNTARILY DEDICATE THE UTILITY EASEMENTS SHOWN THEREON FOR THE LOCATION AND MAINTENANCE OF PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS; THE INGRESS AND EGRESS EASEMENTS SHOWN FOR THE ACCESS ACROSS THE SOUTH 60 FEET OF THE EAST 33 FEET OF LOT 1, SKIPS 1ST SUBDIVISION, CITY OF YORK, FOR THE BENEFIT OF LOT 1 SKIPS 2ND SUBDIVISION, CITY OF YORK, THERETO AND THAT THE FOREGOING SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS.

Gary M. Osentowski
GARY M. OSENTOWSKI, TRUSTEE

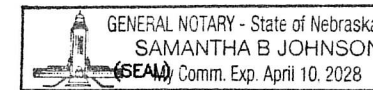
Walter H. Blundell
WALTER H. BLUNDELL

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA }
COUNTY OF YORK }

ON THIS ____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, CAME GARY GARY M. OSENTOWSKI TRUSTEE, PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE SIGNATURE IS AFFIXED HEREON AND DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES THE 10th DAY OF April, 2028.

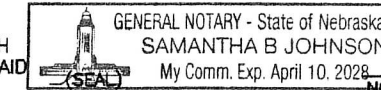


Samantha B. Johnson
NOTARY PUBLIC

STATE OF NEBRASKA }
COUNTY OF YORK }

ON THIS 10th DAY OF April, 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, WALTER H. BLUNDELL, PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE SIGNATURE IS AFFIXED HEREON AND DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES THE 10th DAY OF April, 2028.



Samantha B. Johnson
NOTARY PUBLIC

APPROVALS

THIS PLAT OF SKIPS 2ND SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION, CITY OF YORK, NEBRASKA.

DATED THIS ____ DAY OF _____, 2025.

PLANNING COMMISSION CHAIRPERSON

THIS PLAT OF SKIPS 2ND SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY THE DIRECTOR OF PUBLIC WORKS, CITY OF YORK, NEBRASKA.

DATED THIS ____ DAY OF _____, 2025.

DIRECTOR OF PUBLIC WORKS

THIS PLAT OF SKIPS 2ND SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY COUNCIL OF YORK, NEBRASKA.

DATED THIS ____ DAY OF _____, 2025.

MAYOR

CITY CLERK

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA }
COUNTY OF YORK }

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEED OFFICE.

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
INSTRUMENT NO. _____

REGISTER OF DEEDS

IRREGULAR TRACT 51

ORDINANCE NO. 2389

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF LAND AND TO PROVIDE AN EFFECTIVE DATE FOR THIS ORDINANCE.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF YORK, NEBRASKA:

Section 1. Annexation Ordinance.

Pursuant to Neb. Rev. Stat. §16-117 (Reissue 2022), a Petition has been filed by the owner of property contiguous or adjacent to the City to request that said property be included within the corporate limits of the City of York. The Petition recites that the City of York, Nebraska is the owner of real estate described below which is urban or suburban in character:

A tract of land located in the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) and in the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Thirty-two (32), Township Eleven (11) North, Range Two (2) West of the 6th P.M., York County, Nebraska, more particularly described as follows: beginning at the Southwest corner of said NE $\frac{1}{4}$ SE $\frac{1}{4}$; thence N00°10'33" E, 540.00 feet on the West line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$; thence S89°54'24" E, 1327.57 feet parallel with the South line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ to the East line thereof; thence S00°26'10" W, 720.00 feet on the East line of said SE $\frac{1}{4}$; thence N89°54'24" W, 982.30 feet parallel with and 180.00 feet South of the North line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence N00°10'33" E, 150.00 feet; thence N89°54'24" W, 342.01 feet parallel with and 30.00 feet South of the North line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ to the West line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence N00°11'20" E, 30.00 feet on the West line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ to the point of beginning.

Section 2. After notice pursuant to law the City Council adopts this Ordinance to approve the Petition and the annexation of the real estate described above, and the Council hereby authorizes the annexation of such real estate to the corporate limits of the City of York, Nebraska, which property is contiguous or adjacent to the corporate limits of the City and which is urban or suburban in character.

Section 3. This Ordinance shall be in full force and effect from its passage, approval and publication as required by law.

PASSED AND APPROVED by the York City Council this ____ day of _____, 2025.

Barry Redfern, Mayor

ATTEST:

Amanda Ring, York City Clerk

F:\NET\NODE3\CHARLIE\YORK\ORDINANCES\CityOfYork CountrysideEstatesLLC AnnexationORD.wpd