

ED Advisory Board Meeting
Friday, January 10, 2025 12:00 PM
Crete City Hall
243 E 13th Street
Crete, NE 68333

1. **Open Meeting**

In accordance with Nebraska law, a copy of the Open Meetings Act can be found in the back of the council chambers. Items listed on the agenda may be considered in any order.

2. **Roll Call**

Attendance of Advisory Board members will be recorded to determine the presence of a quorum for official actions.

3. **Consent Agenda**

The Advisory Board will consider approval of the following items. Explanation may occur for each item and the council may approve and or amend and approve the items listed.

3.A. Meeting Minutes

Review the minutes from the previous meeting

3.A.1. November 8th, 2024 Meeting minutes

4. **Special Order of Business**

The Advisory Board may take action to hear testimony in favor of or in opposition to, discuss/limit discussion and take action to approve or disapprove a recommendation to the City Council on any matter presented under this title.

4.A. Consider the PWR & DWD Rental Properties LLC DBA Old Main Bar & Grill LB840 application

4.B. Consider the Crete Housing & Community Development Corporation LB840 application

4.C. Discuss grant for alley

4.D. Discuss the sale of the City's downtown buildings

5. **Officers' Reports**

Reports may be given by Department Heads, other Committees and Advisory Board members concerning current operations of the City. Questions may be asked and answered. No action can be taken by the Advisory Board on matters presented under this title except to answer any question posed and to refer the matter for further action.

6. **Adjournment**

The Advisory Board will review the above matters and take such actions as they deem appropriate. The Advisory Board may enter into closed session to discuss any matter on this agenda when it is determined by the Advisory Board that it is clearly necessary for protection of the public interest or the prevention of needless injury to the reputation of an individual and if such an individual has not requested a public meeting, or as otherwise allowed by law. Any closed session shall be limited to the subject matter for which the closed session was called. If the motion to close passes, then the presiding officer immediately prior to the closed session shall restate on the record the limitation of the subject matter of the closed session. The City of Crete assures that no person shall on the grounds of race, color, national origin, age, disability, handicap or sex, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity of the City receiving Federal financial assistance. To report discrimination, contact the City Clerk's office.

Disclaimers & Notices

- The Council may enter into closed session to discuss any matter on this agenda when it is determined that a closed session is clearly necessary for the protection of the public interest or the prevention of needless injury to the reputation of an individual (if such individual has not requested

a public meeting) or as otherwise allowed by law. Any closed session shall be limited to the subject matter for which the closed session was called. If the motion to close passes, then immediately prior to the closed session the Mayor shall restate on the record the limitation of the subject matter of the closed session.

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- The complete agenda with attachments is available at www.crete.ne.gov.



CRETE ED ADVISORY BOARD MEETING

November 8th, 2024 at 12:00 PM
Crete City Hall, 243 East 13th Street

MINUTES

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

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

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

1. Open Meeting

2. Roll Call

Manny Dimas: Present
Paul Heath: Present
Ken Marvin: Absent
Liz Umana: Present
Present: 3, Absent:1, Vacancy: 1

ED Advisory Board member Paul Heath arrived at 12:17 p.m. and City Attorney Anna Burge explained that ED Advisory Board member Ken Marvin could be on speakerphone. However, he would be listening in as a member of the public and not an advisory member and wouldn't be able to vote.

3. Consent Agenda

3.A. Meeting Minutes

3.A.1. Approve May 17th, 2024 Minutes

The May 17nd, 2024 Meeting Minutes were approved by a motion by Manny Dimas and seconded by Liz Umana.

3.B. Financial Report

City Administrator Tom Ourada stated that the financial report didn't change. Accrued another month's input revenue. There are another \$24,000 in and 2 million dollars in cash. \$579,000 in loan guarantee. However, the \$300,000 that was loaned to BRAC should be coming back at the beginning of the year. There will be \$879,000 in loan guarantee.

4. Special Order of Business

4.A. City of Crete Economic Development Plan

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

4.A.2. Housing

4.B. Applications for Consideration

4.B.1. Consider the LB840 Application from Eric Thornburg/ Edward Jones for 1344 Main Ave

Eric Thornburg with Edward Jones explained that his LB840 Application is for funds to help with relocating his office to 1344 Main Ave building. He is planning to renovate the interior of the building to have one or two offices in the back of the building and his office towards the front of the building. Thornburg stated that the total cost of the renovation would be about \$150,000 and he is asking for \$75,000.00. City Administrator Tom Ourada stated that this is an eligible project.

Paul Heath motioned and Manny Dimas seconded to approve up to \$75,000 for the LB840 Application from Eric Thornburg/Edward Jones for 1344 Ave

4.B.2. Consider the LB480 Application from Air Methods

City Administrator Tom Ourada explained that Air Methods has been asking for a new door for the hangar they are using for the air ambulance. They are in and out of that building 10 to 15 times a day and it has been wearing the door out from excessive use. The City of Crete told Air Methods about the LB840 grant program and asked Air Methods to apply. City Administrator Tom Ourada explained that they would like to ask for the LB840 grant program not to exceed \$50,000.

Paul Heath motioned to approve up to \$50,000 of LB840 funds and Liz Umana seconded the motion.

4.C. Application Introductions

4.C.1. Prospective application for workout/ health food business

City Administrator Tom Ourada explained that this prospective application is for a workout and health food business. Once the applicant has the plan and the rest of the documentation, she will come address the ED Advisory Board.

4.C.2. Prospective application for a clothing boutique

City Administrator Tom Ourada stated that this prospective application is for a clothing boutique and a possible addition to an existing business.

4.C.3. Old Main Bar and Grill submitting a second application for interior work and kitchen

City Administrator Tom Ourada stated that Old Main Bar and Grill will possibly submit a second application for interior and kitchen work. ED Advisory Board Member Paul Heath asked if the work being done on the building is being completed by the owner's company? Ourada and City Attorney Anna Burge stated that they would look into that.

4.C.4. Alley Paving Assessments

City Administrator Tom Ourada stated that in the past the alley paving has been assessed. The cost they have for that is about \$125,000 and there will be people that will have difficulty paying the assessment.

4.C.5. Discuss offering LB840 to businesses in Block 143 Improvement Project

There was discussion on offering LB840 to businesses in Block 143 on an improvement project and City Administrator Tom Ourada stated that first he asked the City Council if they would be interested in reconstructing the alley and doing assessments and would they be interested in doing LB840 for the people that would apply. Ourada explained that they wouldn't give out LB840 to everyone. People would have to apply. Everyone on the block would be assessed based on the footage. Ourada explained that first they would create an improvement district and send out letters on that and then send out letters to let people know they can apply for the LB840 program.

4.C.6. Discussion on Downtown Revitalization Program

City Administrator Tom Ourada explained that the City of Crete applied and found out they are getting awarded a third round of Downtown Revitalization and now the City has to provide a 20% match and on the other two this group has given a 25% match. Ourada explained that how it works is that they provide a match and it goes out to anyone that wants to do work to their business, and then they have to pay 15% and the DTR funds pay the rest. There have been a lot of people that have done things that they would not have otherwise and there are some that they are going to make do some things because they have violations. Paul Heath stated that the City of Crete has been doing good things to be able to get a third round of DTR. Ourada stated that the program is highly competitive and they reward success.

5. Officers' Reports

6. Adjournment

The meeting adjourned at 12:58 p.m.

Motioned by Paul Heath and seconded by Manny Dimas

CRETE
NEBRASKA



NEBRASKA
ECONOMIC DEVELOPMENT
CERTIFIED COMMUNITY

To LB840 Applicant:

CONGRATULATIONS on taking the first step to being awarded additional funds to help your business or event in Crete. The funds available for Economic Development, resulting from the citizen-approved sales tax increase that took effect April 1, 2011, are available first come to businesses, events and projects that meet the requirements of Crete's written Economic Development Plan, which can be found online at www.crete.ne.gov/vnews/display.v/ART/58fa7907ccebfc. A written copy is also available from the City of Crete Economic Development Director.

Please review the Economic Development Plan and confirm that your project or business is eligible. Applications may be recommended for funding in full or in part or may be denied based upon the review of the Board. Final decisions regarding funding will be made by the City Council but according to the terms of the Plan, in no event may the City Council fund any Application not previously reviewed and approved by the citizen Board.

In this packet you will find an Application for Funds, a US Citizenship Attestation Form and a Check List of required items. As you will see, the Application is detailed and requires significant information and additional verification documents. If you need assistance with the application please contact any Economic Development Advisory Board member. *If you have questions, please call the Economic Development Office, at 402-826-4312 or email the City Administrator, tom.ourada@crete.ne.gov*

Please note that the first portion of the application will be open to the public and may be provided to the City Council for final funding review. The balance of the application and all supporting documentation including personal financial information is confidential and will only be shared with members of the Economic Advisory Board for purposes of considering your application. All confidential records will be maintained in the office of the Economic Development Board and will be kept separately and not be available for review by the public. Any questions or concerns regarding this process shall be directed to the City Administrator.

All Applicants will be required to attend a public hearing for presentation regarding their request for funding. Public hearings will be held at least quarterly and may be held more frequently at the request of the Board. All Applications presented within the three months preceding a Public Hearing will be set for presentation and consideration at the same meeting. The Board may make a recommendation for funding at the public hearing, or may vote to table an application for further information, but in no event shall an application be tabled more than once so that all decisions will be made not more than three months after the initial public hearing regarding an application. There is no guarantee that a determination will be made less than three months after submission so all applicants are urged to make timely requests for funding if projects or events have set timelines.

Mail or deliver completed application with all supporting documentation and forms to:
Economic Development Program Director
City of Crete City Hall
243 E. 13th Street, P.O. Box 86
Crete, NE 68333

We look forward to working with you through the application process.
Equal Opportunity and Fair Housing Provider and Employer

 Nestlé PURINA

 BUNGE

 **Smithfield**
Good food. Responsibly.

 **DOANE**
UNIVERSITY

 Bryan Health

243 E 13th St. • PO Box 86 • Crete, NE 68333-0086 • 402.826.4317 • www.crete.ne.gov

**ECONOMIC DEVELOPMENT PROGRAM
 APPLICATION FOR FUNDS**

Please Type or Print Clearly and Answer Each Question (If Question Does Not Apply - Mark N/A).

Please Note: The Information Contained in this portion of the document is Public Information and will **NOT** be Considered Confidential.

A. APPLICANT INFORMATION:

Name of Entity Applying for Assistance: PWR & DVD Rental Properties, LLC dba "Old Main Bar and Grill"
 Business Address: 1103 Main Ave Crete NE 68333
(City) (State) (Zip Code)
 Contact Person: Chris Collins Telephone Number: 402-786-3333
 Fax Number: 402-786-3339 Email Address: Chris@CapitalTower.com
 Federal Tax ID Number: 46-0743756

Type of Entity: Start-Up Buyout Existing

If Existing, Number of Years in Business in Crete: _____

Business Classification: (Please Choose One)

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Retail | <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Research & Development |
| <input type="checkbox"/> Headquarter | <input type="checkbox"/> Telecommunications | <input type="checkbox"/> Tourism |
| <input type="checkbox"/> Warehouse/Distribution | <input type="checkbox"/> Government | <input type="checkbox"/> Other |

Business Type: (Please Choose One)

- | | | |
|---|--|--------------------------------------|
| <input type="checkbox"/> Proprietorship | <input type="checkbox"/> Corporation | <input type="checkbox"/> Partnership |
| <input checked="" type="checkbox"/> LLC | <input type="checkbox"/> Governmental Entity | <input type="checkbox"/> Other |

Does the Company have a Parent or Subsidiaries? Yes No

If Yes, Please List Name: _____
 Address: _____
(City) (State) (Zip Code)

Ownership Identification: Please List all Officers, Directors, Partners, Owners, Co-owners and Stockholders.

Full Name	Title	Ownership Percentage
Patrick Reed	Managing Member	51%
Gary Mack	Member	49%

Which type of assistance is the entity applying for?

- Grant Loan Guarantee If so, Lender? _____ Other

Explain: _____

What is the general purpose of the request (must be an allowed LB840/Economic Dev. Plan Project)?

- New Development New Business Startup Building Renovation Public Works
 Professional/Employee Recruitment Promotion/Tourism Job Training
 Working Capital Low - Moderate Income Housing Workforce Housing
 Technology Plan Management Technical Assistance Equity Investment

Does the business qualify to receive any incentives from the State of Nebraska? Yes No DK

Has the business applied for any incentives from the State of Nebraska? Yes No

If yes, please explain: _____

Employee Information: (FTE = Full-Time Equivalent = 2,080 Hours/Per Year)

Number of Existing Full-Time Equivalent Employees: 1

Number of Full-Time Equivalent Positions to Be Created: _____

Will all of the Full-Time Equivalent Positions be Physically Located within the City of Crete, their Two- Mile Extraterritorial Jurisdiction or on Land Held in the Name of the City of Crete?
 Yes No

If no, please explain: _____

Does the Company Employ Any Seasonal Employees? Yes No

If Yes, How Many: _____
 (Seasonal employees must work for at least three continuous months and the position must reoccur annually)

B. PROJECT INFORMATION:

Please provide a Brief Project Summary Description:

Phase 2 of 2 Phases will consist of the following:

1. Restore structural integrity of 1st floor.
2. Renovate Basement, Main and 2nd floor.
3. Purchase necessary equipment for the kitchen and back bar areas.
4. Procure the services of a design and architectural firm for design assistance.
5. Purchase entertainment items i.e. Golf Simulators and Televisions

Use of Funds	Total Project Cost	Econ Dev Funds Requested
Land or Building Acquisition	\$	\$ 0
Renovation/Rehabilitation	\$ \$963,945.00	\$ \$481,972.50
New Construction	\$	\$
Machinery / Equipment Acquisition	\$ \$510,128.20	\$ \$255,064.10
Business / Employee Recruitment Activities	\$	\$
Technology Costs	\$	\$
Small Business Development	\$	\$
Working Capital (Includes Inventory)	\$	\$
Job Training	\$	\$
Other	\$	\$
Total Project Cost	\$1,474,073.20	
	Total LB840 Funds Requested:	\$737,036.60

C. FUNDING SOURCES AND EQUITY INJECTION:

If Borrowing, Name of Lender: MA

Loan Amount: _____ Loan Term (Years): _____

Amount Injected Into the Project by Business/Partners/Owners: _____

Other Funding Source(s) and Amount(s): _____

C. PROJECT LOCATION:

- | | | |
|--|---|--|
| Within the Crete City Limits? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Within the Crete Two-Mile Jurisdiction? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Land Owned by the City of Crete? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Not Located in Crete but for area benefit? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

If Not in City Jurisdiction, please explain local benefit:

D. ATTACHMENTS: - Please Include the Attachments that Apply to Your Entity – See checklist Page 5.

Please Note: The Information provided pursuant to this Section **Will** be Deemed Confidential and will not be Available for Public Disclosure.

- ✓ Business Plan: Brief Description of the Business
 - Resumes of all Owners/Co-Owners/Directors/Partners/Stockholders
 - For Existing Businesses – Three (3) Yearly Financial Statements
 - For Existing Businesses – Current Financial Statements (Less Than Sixty (60) Days Old)
 - For Existing Businesses - List of Current Obligations (Include Company Names and Amounts)
- ✓ For Start-Up Businesses – Current Business Plan
 - For Start-Up Businesses – Three Year Projections
 - Tax Returns – Previous Three (3) Years – Personal Tax Returns May be Required for Proprietorship
- ✗ Letter from Lending Institution if applicable *M/A*
- ✓ If a Corporation, LLC or Other Legal Entity - Copy of Organizational Documents (Articles, Bylaws)
 - Please Note that Other Financial Documents May Be Required

E. APPLICANT SIGNATURE:

I certify that the information contained in this application and all attachments are correct to the best of my knowledge. By signing below, I authorize the City of Crete or their contracted representative to check my credit and the credit of all who are listed within this application. I understand that I must update my credit information if my financial situation changes.

Applicant's Signature

Date



Checklist for Local Economic Development Program Application

For a qualifying business to be considered for direct or indirect financial assistance under the Crete Local Economic Development Program an applicant must provide to the City Administrator or Program Administrator:

- A completed and signed application with all required support documents including, but not limited to:
 - A detailed description summary of the proposed project which clearly states what assistance the business is requesting from the program, including evidence that the project qualifies for assistance under the Local Option Municipal Economic Development Act and is consistent with the goals of the Crete Local Economic Development Program.
 - Use of Funds – Total project costs and financing requirement; include copies of any preliminary bids (if applicable/available).
 - A review of key management and employees and their experience as related to the proposed project.
- Start Up Business**
 - Current Business Plan for the project and the company, including employment and financial projections;
 - Three (3) Years Financial Projections
 - Past three years personal tax returns
- Existing Business:**
 - Most Current Business Plan
 - Three (3) Yearly Financial Statements: Profit & Loss Statements, Cash Flows and Income Statements covering the last three years of business operation, or if a new business, personal income statements.
 - List of Current Obligations (include company Names and Amounts)
 - Past three years personal tax returns
- Letter from Lending Institution(s) (if applicable): Evidence of private financing commitments for investors or lenders.
- If a Corporation, LLC or Other Legal Entity - Copy of Organizational Documents (Articles, ByLaws)
- Resume(s) of all owners/co-owners/directors/partners/stockholders: Necessary entity or personal financial information about the Applicant(s), including name, address, past experience, work history, and related information.
- Other information or financial documentation as requested.

Questions: Contact City Administrator, Tom Ourada, at 402-826-4313 or email tom.ourada@crete.ne.gov. **Return** application and supporting documentation to City Administrator, at City Hall, 243 E. 13th Street, Crete, NE 68333

United States Citizenship Attestation Form

For the purpose of complying with Neb. Rev. Stat. §§ 4-108 through 4-114, I attest as follows:

I am a citizen of the United States.

— OR —

I am a qualified alien under the federal Immigration and Nationality Act, my immigration status and alien number are as follows: _____ and I agree to provide a copy of my USCIS documentation upon request.

I hereby attest that my response and the information provided on this form and any related application for public benefits are true, complete, and accurate and I understand that this information may be used to verify my lawful presence in the United States.

PRINT NAME

Patrick W. Rud

(first, middle, last)

SIGNATURE

Patrick W. Rud

DATE

12/21/2024

1/19/2010

DOWNLOAD/SAVE

PRINT

LB 840 APPLICATION PROCESS

1997 Meeting Report

If application is denied, the applicant has the ability to appear to the advisory board at a public meeting.

