

Crete City Council Special Meeting
Friday, May 9, 2025 3:00 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.
- Please stand for the Pledge of Allegiance.

2. Roll Call

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

3. Consent Agenda

- All items listed on the consent agenda will be approved by one motion and vote. No separate discussion of these items will occur unless the Mayor, a Councilmember, or a citizen so requests. If such a request is made, the item will be moved out of the consent agenda and considered separately.

3.A. Approve Meeting Minutes

3.B. Accept the City Treasurer's Report

3.C. Approve the Payment of Claims Against the City

4. Items of Business

- Action may be taken to discuss/limit discussion, to hear testimony in favor of or in opposition to, and to approve or disapprove any matter presented under this title.

4.A. Consider a recommendation to the Nebraska Liquor Control Commission on the Retail Liquor License for 1750 Station, LLC at 1750 Hawthorne Ave, Crete, NE.

5. Petitions - Communications - Citizen Concerns

- Citizen testimony may be limited to 3 minutes per person.
- Please do not repeat testimony that has already be heard.
- No action can be taken on matters presented under this title except to answer any questions or to refer the matter for further action.

6. Officers' Reports

- Reports may be given by Officers, Departments, Committees, or Councilmembers concerning the current operations of the City.
- No action can be taken on matters presented under this title except to answer any questions or to refer the matter for further action.

7. Adjournment

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.

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



Nebraska Liquor Control

301 Centennial Mall
South - 1st Floor PO
Box 95046 Lincoln
NE 68508

Additional Information Requested

File Number: 88010

LICENSE TYPE

Class D Beer, Wine, Spirits Off
Sale Only

ADDITIONAL INFORMATION DATE
RECEIVED

2025-04-03

SECONDARY LICENSE(S)

None selected

LICENSEE LEGAL NAME

1750 station llc

LICENSEE TYPE

Corporation

DOING BUSINESS AS

CORPORATE NUMBER

33-4250086

INCORPORATION DATE

CORRESPONDENCE ADDRESS

1750 Hawthorne Ave crete ne 68333

MAILING ADDRESS

1750 Hawthorne Ave crete ne 68333

PHYSICAL ADDRESS

1750 Hawthorne Ave crete ne 68333

CONTACT NAME

behnam ebrahimi

PREFERRED CONTACT METHOD

Phone

CONTACT PHONE

(402) 310-2831

ALTERNATE PHONE

FAX

EMAIL

behnam13ir@yahoo.com

CORPORATE STRUCTURE

NAME	POSITION/TITLE	PARENT COMPANY	% INTEREST
behnam ebrahimi	president		

ADDITIONAL INFORMATION

ADDITIONAL INFORMATION REQUESTED

I am not able to find your proof of voter registration. Please provide that through your Actions Required Dashboard.

ADDITIONAL INFORMATION PROVIDED

i registered yesterday. i will attach the receipt on the bottom

DOCUMENTS

TYPE	FILE NAME	DESCRIPTION
Additional Document	IMG_0717.jpeg	voter registration

APPLICANT

behnam ebrahimi



Nebraska Liquor Control

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behnam ebrahimi	president		

ADDITIONAL INFORMATION

ADDITIONAL INFORMATION REQUESTED

Please provide the following information through your Actions Required Dashboard in the customer portal:

1. Who is authorized to write checks and/or withdrawals on the business bank account(s)?
2. Please provide a hand drawn diagram of the area to be licensed, that includes the length x width dimensions. The submitted pictures are not sufficient for the license.
3. Please confirm is Behnam is the 100% owner or not.
4. Please review the state statute on the drive through services (curb side pick up) to ensure you are following the law.
5. Please be sure to complete the Individual History Request that was emailed on 4/3/225. You have to click the link in the email to fill out your personal information.

Please let me know if you have any questions.

Victoria Trevino

ADDITIONAL INFORMATION PROVIDED

1. Behnam Ebrahimi
2. attached
3. Behnam is the 100% owner
4. please cancel the drive through service for now
5. done

DOCUMENTS

TYPE	FILE NAME	DESCRIPTION
Additional Document	NUT.pdf	Naturalization card
Privacy Act Statement	privacy.pdf	fingerprint signed
Premises Description & Diagram	store dia.pdf	store diagram
Additional Document	NUT.pdf	Naturalization card
Privacy Act Statement	privacy.pdf	fingerprint signed
Premises Description & Diagram	store dia.pdf	store diagram
Additional Document	NUT.pdf	Naturalization card
Privacy Act Statement	privacy.pdf	fingerprint signed
Premises Description & Diagram	store dia.pdf	store diagram

APPLICANT

behnam ebrahimi



Nebraska Liquor Control

301 Centennial Mall
South - 1st Floor PO
Box 95046 Lincoln
NE 68508

Application Copy

File Number: 88010

LICENSE TYPE

Class D Beer, Wine, Spirits Off
Sale Only

APPLICATION DATE RECEIVED

2025-04-03

SECONDARY LICENSE(S)

None selected

LICENSEE LEGAL NAME

1750 station llc

LICENSEE TYPE

Corporation

DOING BUSINESS AS

CORPORATE NUMBER

33-4250086

INCORPORATION DATE

CORRESPONDENCE ADDRESS

1750 Hawthorne Ave crete ne 68333

MAILING ADDRESS

1750 Hawthorne Ave crete ne 68333

PHYSICAL ADDRESS

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CONTACT NAME

behnam ebrahimi

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ALTERNATE PHONE

FAX

EMAIL

behnam13ir@yahoo.com

CORPORATE STRUCTURE

NAME	POSITION/TITLE	PARENT COMPANY	% INTEREST
behnam ebrahimi	president		

ADDITIONAL INFORMATION

MARITAL STATUS

Single

MANAGED BY AGENT

No

PREMISES TYPE

Liquor/Package Store

PREMISES NAME

1750 station

OPERATOR

CORPORATE LIMIT DESIGNATION

Inside

LEASE OR OWN

Lease

EXPIRATION DATE

2035-06-28

PHYSICAL ADDRESS

1750 Hawthorne Ave, Crete, Nebraska, 68333

MAILING ADDRESS

1750 Hawthorne Ave, Crete, Nebraska, 68333

CONTACT NAME

BE RENTAL LLC

PREFERRED CONTACT METHOD

Email

CONTACT PHONE

(402) 310-2831

ALTERNATE PHONE

FAX

EMAIL

behnam13ir@yahoo.com

PREMISES MANAGER

behnam ebrahimi

PREMISES MANAGER EMAIL

behnam13ir@yahoo.com

QUESTIONS

Class D Beer, Wine, Spirits Off S

1. READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY §53-125(5)

Has any officer, member, owner, or manager named in this application; or their spouse, EVER been convicted of or plead guilty to any charge?

Charge means any charge alleging a felony, misdemeanor, violation of a federal or state law; a violation of a local law, ordinance or resolution. List the nature of the charge, where the charge occurred and the year (& month if known) of the conviction or plea. This question includes traffic violations other than speeding. PLEASE NOTE: NOTIFICATION IS REQUIRED TO THE LIQUOR COMMISSION IF ANY ARRESTS OR CONVICTIONS OCCUR AFTER THE SUBMISSION OF THIS APPLICATION.

Yes

(document uploaded)

2. What are the building dimensions: Enter length and width in feet separated by a comma (i.e. L20, W15) *Not square feet*
A simple sketch of the area to be licensed will be required to be uploaded in the Documents Section.. Include the length x width, direction of NORTH and number of floors of the building. (NO BLUEPRINTS)

42X30

3. Will a basement be used for alcoholic storage or sale?

No

4. How many floors of the building? (excluding basement) Please indicate which floors will be included in the liquor license.

building has a basement and 1st floor . will be using the 1st floor (the store section)for store

5. Is premises to be licensed within 150 feet of a church, school, hospital, home for indigent persons or for veterans, their wives, and children?

No

6. Is premises to be licensed within 300 feet of a college campus or university?

No

7. Are you acquiring any alcohol prior to obtaining this liquor license?

No

8. What date do you intend to open for business?

may /28/2025

9. What are the anticipated hours of operation?

10 am to 1:00 am

10. Are you borrowing any money from any source, including family or friends, to establish and/or operate the business?

Yes

pinnacle bank.

11. Will any person or entity, other than the applicant, be entitled to a share of the profits of this business?

No

12. Is anyone listed on this application a law enforcement officer?

No

13. List the primary bank and/or financial institution to be utilized by the business.

a) List the individual(s) who are authorized to write checks and/or withdrawals on accounts at this institution.

pinnacle bank.

14. Do you have prior experience or training in selling, serving or managing alcohol sales?

No

15 Are all individuals named in this application as a part of the ownership and/or manager over 21 years of age?

Yes

16 Do you intend to allow drive through services (curb side pick up) allowed under Neb Rev. Statute 53-178.01(2)

Yes

17 List all past and present liquor licenses held in Nebraska or any other state by any person named in this application. List the license holder name, location of license, and license number (if available). Also list reason for termination of license(s) previously held.

none

18 Has the premises location been previously licensed within the last 2 years?

Yes

19 Are you applying for a Temporary Operating Permit?

No

20 Per Nebraska Revised Statute 53-103.18 - Manager, defined: Manager means a person appointed by a corporation or limited liability company to oversee the daily operation of the business licensed in Nebraska. A manager shall meet all the requirements of the Nebraska Liquor Control Act as though he or she were the applicant, including residency.

What is the premises manager's name?

I don't have a manager yet . at this point it would be me (behnam ebrahimi)

21 What is the manager's address?

1750 Hawthorne Ave crete ne 68333

22 What is the manager's phone number?

4023102831

23 What county is the manager registered to vote in?

The manager must be a resident of the state of Nebraska. If the manager is not registered to vote they can complete their voter registration here - <https://www.nebraska.gov/apps-sos-voter-registration/>

saline county

24 What is the manager's email address? An email will be sent to them to obtain their personal information.

behnam13ir@yahoo.com

25 Is the manager married?

No

DOCUMENTS

TYPE	FILE NAME	DESCRIPTION
Business Plan	Business Plan for Liquor License Application.pdf	business plan
Explanation of Convictions/Guilty Pleas	d.pdf	explanation
Lease / Deed / Purchase Agreement	lease.pdf	lease
Premises Description & Diagram	C0A64C9B-F1E8-490A-AB35-91D403F7593B_1_105_c.jpeg	premises
Premises Description & Diagram	D58C2737-4E40-4AE3-B320-E013D496826E_1_201_a.jpeg	premises
Privacy Act Statement	privacy.pdf	privacy

APPLICANT

behnam ebrahimi

DECLARATION

I (We) the applicant(s) agree and consent

By checking the box next to "I (We) the applicant(s) agree and consent", the applicant(s) hereby consent(s) to an investigation of background and release present and future records of every kind and description including, but not limited to, police records, tax records, bank or lending institution records, and corporate records. I consent to the release of any documents supporting any declarations made in this application and agree to provide any documents supporting these declarations to the Nebraska Liquor Control Commission (NLCC) or the Nebraska State Patrol (NSP) immediately upon demand. I agree to provide any record needed in furtherance of any investigation related to this application immediately upon demand to the NLCC or the NSP. I waive any right or cause of action that I may have against the NLCC, the NSP, or any other individual or entity disclosing or releasing any investigatory or supporting records related to this application or the review of this application.

I acknowledge that false information submitted in this application is grounds for denial of a license. Any license issued based on the information submitted in this application is subject to additional conditions, cancellation, revocation, or suspension if the information contained herein is incomplete, inaccurate, or fraudulent. I acknowledge that any changes to the information contained in this application must be reported to the NLCC. I acknowledge the review of this application will involve a criminal record check of all owners, partners, managers, officers and stockholders or members owning 25% interest in the applying entity and their spouses. Any license granted by the NLCC is subject to the provisions of the Nebraska Liquor Control Act and the Rules & Regulations of the NLCC, and that failure to comply with these provisions and rules may subject the license to suspension, cancellations, or revocation. I acknowledge that a licensee must keep complete, accurate, and separate records and that a licensee's records and books are subject to inspection by the NLCC. NLCC auditors and law enforcement officers are authorized to enter and inspect the licensed premises at any time to determine whether any provision of the Act, rule or regulation, or ordinance has been or is being violated. I acknowledge that it is the licensee's responsibility to comply with the provisions of the Nebraska Liquor Control Act and the Commission's rules and regulations.

If I am an individual applicant, I will supervise in person the management and operation of the business and operate the business authorized by the license for myself and not as an agency for any other person or entity. If I am a corporate applicant, I will ensure that an approved manager will supervise in person the management and operation of the business. If I am a partnership applicant, I will ensure one partner supervises the management and operation of the business.

I will operate the licensed business in compliance with all applicable laws, rules and regulations, and ordinances and to cooperate fully with any authorized agent of the NLCC.

I declare under penalty of perjury that I have read the contents of this application and, to the best of my knowledge, believe all statements made in this application are true, correct, and complete.

Applicant Notification and Record Challenge: An applicant's fingerprints will be used to check the criminal history records of the FBI. The applicant may complete or challenge the accuracy of the information contained in the FBI Identification Record. The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in 28 CFR 16.34.

Business Plan for Liquor License Application

1. Executive Summary 1750 Station LLC is a liquor and convenience store located at 1750 Hawthorne Ave, Crete, NE 68333. Our goal is to provide high-quality alcoholic beverages to customers while maintaining strict compliance with local and state regulations. This business plan outlines our operational structure, financial projections, and commitment to responsible alcohol service.

2. Business Description

- **Business Name:** 1750 Station LLC
- **Business Structure:** LLC
- **Location:** 1750 Hawthorne Ave, Crete, NE 68333
- **Ownership:** Behnam Ebrahimi
- **Business Objectives:**
 - Obtain a liquor license and maintain full compliance
 - Provide a wide selection of alcoholic beverages
 - Foster a safe and responsible drinking environment
 - Generate consistent revenue and achieve growth

3. Market Analysis

- **Industry Overview:** The liquor and convenience store industry in Nebraska is a growing sector with steady demand. Consumer trends show an increasing preference for locally sourced and premium alcoholic beverages.
- **Target Market:** Our primary customers include local residents, college students, and travelers passing through the area. We aim to cater to customers seeking convenience, quality products, and competitive pricing.
- **Competition Analysis:** Our competitors include nearby liquor stores and convenience shops. 1750 Station LLC differentiates itself by offering superior customer service, a diverse selection of beverages, and a well-maintained shopping environment.
- **Marketing Strategy:** Our approach includes local advertising, social media promotions, loyalty programs, and in-store promotions to attract and retain customers.

4. Operations Plan

- **Hours of Operation:** 9 am - 1 am
- **Inventory Management:** We will source products from reputable distributors and implement a robust inventory tracking system to ensure stock availability and minimize losses.
- **Staffing Plan:** The business will employ trained staff responsible for customer service, stocking inventory, and ensuring compliance with alcohol sales regulations.
- **Security and Compliance:** We will enforce ID verification for age-restricted sales, train staff in responsible alcohol service, and adhere to all state and local laws governing liquor sales.

5. Licensing and Compliance

- **Liquor License Type:** Retail liquor and convenience store license.
- **Regulatory Compliance:** We will comply with all Nebraska state regulations, including obtaining the necessary permits and following alcohol sales restrictions.

7. Conclusion 1750 Station LLC is committed to responsibly selling alcohol creating a profitable and community-focused establishment. By prioritizing compliance, customer satisfaction, and business growth, we aim to become a trusted provider of alcoholic beverages in Crete, Nebraska.

LEASE AGREEMENT

This Lease Agreement ("Agreement") is made and entered into on this ___1_ day of ___april___**, 2025
** by and between:

Landlord: BE RENTAL LLC (Behnam Ebrahimi)
Address: 1750 HAWTHORNE AVE CRETE NE 68333
Phone: 402-310-2831

Tenant: 1750 STATION LLC. (Behnam Ebrahimi)
Address: 1750 HAWTHORNE AVE CRETE NE 68333
Phone: 402-310-2831

WHEREAS, Landlord agrees to lease to Tenant the premises described below under the terms and conditions set forth in this Agreement.

1. Property Description

The property is located at:
1750 HAWTHORNE AVE CRETE NE 68333 , RETAIL STORE

2. Lease Term

The lease will start on MAY 1ST 2025, and end on JUN 28, 2035.

3. Rent

Tenant agrees to pay Landlord \$1650 per month, due on the 1st day of each month. A late fee of \$50 will apply if rent is not received within 3 days of the due date.

4. Security Deposit

Tenant shall pay a security deposit of \$1500 upon signing this Agreement. The deposit will be held for damages beyond normal wear and tear and returned within ___ days after lease termination.

5. Utilities and Maintenance

- Tenant will be responsible for: electric, water, gas, phone, internet, and trash.

Tenant shall keep the premises clean and notify Landlord of any required repairs.

6. Use of Property

Tenant shall use the property solely as a retail store and comply with all laws, regulations, and community rules.

7. Pets

Allowed.

8. Entry by Landlord

Landlord may enter the premises for inspection, repairs, or showings with at least ___8_ hours' notice,

except in emergencies.

9. Signatures

Landlord Signature:



Printed Name: Behnam Ebrahimi (BE RENTAL LLC)

Date: 04/01/2025

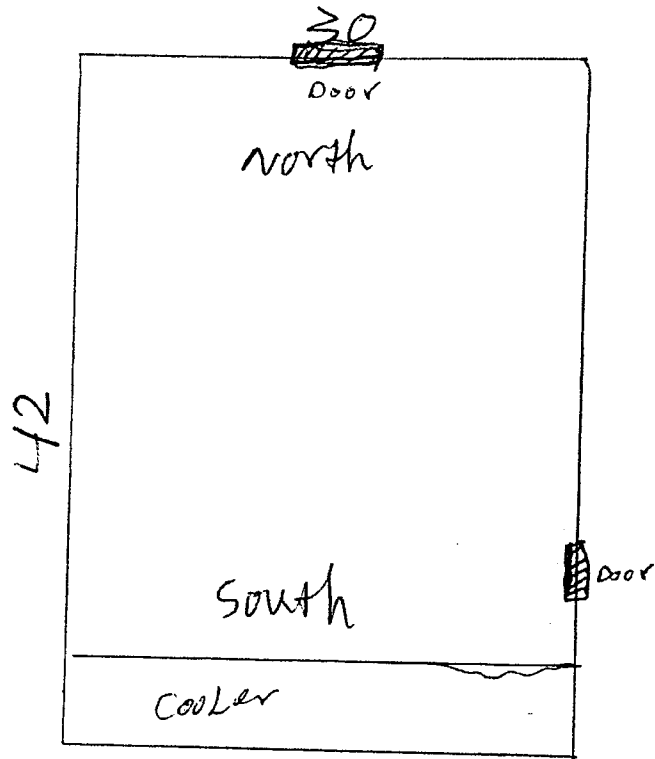
Tenant Signature:



Printed Name: Behnam Ebrahimi (1750 STATION LLC)

Date: 04/01/2025

Hawthorne Ave



Nebraska Secretary of State

1750 STATION LLC

Thu Apr 3 09:21:58 2025

SOS Account Number

2503162156

Status

Active

Principal Office Address

No address on file

Registered Agent and Office Address

BEHNAM EBRAHIMI

1750 HAWTHORNE AVE

CRETE, NE 68333

Designated Office Address

1750 HAWTHORNE AVE

CRETE, NE 68333

Nature of Business

Not Available

Entity Type

Domestic LLC

Qualifying State: NE

Date Filed

Mar 26 2025

Next Report Due Date

Jan 01 2027

Filed Documents

Filed documents for 1750 STATION LLC may be available for purchase and downloading by selecting the Purchase Now button. Your Nebraska.gov account will be charged the indicated amount for each item you view. If no Purchase Now button appears, please contact Secretary of State's office to request document(s).

Document	Date Filed	Price	
Certificate of Organization	Mar 26 2025	\$0.45 = 1 page(s) @ \$0.45 per page	Purchase Now
Amendment	Mar 27 2025	\$0.45 = 1 page(s) @ \$0.45 per page	Purchase Now

Good Standing Documents

- If you need your Certificate of Good Standing Apostilled or Authenticated for use in another country, you must contact the Nebraska Secretary of State's office directly for information and instructions. Documents obtained from this site cannot be Apostilled or Authenticated.

Online Certificate of Good Standing with Electronic Validation
\$6.50

This certificate is available for immediate viewing/printing from your desktop. A Verification ID is provided on the certificate to validate authenticity online at the Secretary of State's website.

[Purchase Now](#)

Certificate of Good Standing - USPS Mail Delivery

\$10.00

This is a paper certificate mailed to you from the Secretary of State's office within 2-3 business days.

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