

**Legislative/Development Committee Meeting**  
**Tuesday, January 6, 2026 5:00 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 members will be recorded to determine the presence of a quorum for official actions.

**3. Items of Business**

- The Committee may discuss or limit discussion on, hear testimony in favor of or in opposition to, or take action to provide a recommendation to the City Council on any matter presented under this title.

3.A. Crete 24DTR001 119 E 13th Application and Tier II

**4. Officers' Reports**

- Reports may be given by the Mayor, Officers, Departments, 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.

**5. 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](http://www.crete.ne.gov).



December 30th, 2024

Rosemary Hatton  
Nebraska State Fire Marshal Agency  
246 S. 14th Street, Suite 1  
Lincoln, NE 68508

**RE: City of Crete, NE  
CDBG 24-DTR-001 - Commercial Rehabilitation**

On behalf of the City of Crete, Nebraska, the Southeast Nebraska Development District (SEND D) is conducting a full Environmental Review Record in accordance with the National Environmental Policy Act (NEPA). As the project is in part funded through the Community Development Block Grant (CDBG) program, we request your review of and response to the project to determine any adverse environmental impact related to underground or aboveground storage tanks (USTs or ASTs), contamination and toxic substances, and explosive and flammable operations. We request your response in writing **no later than January 30th, 2025**.

For an overview of the proposed project activities, please see the enclosed **Project Description**.

The proposed Project is located within the municipal limits of the City, along the streets identified in the enclosed site map(s). Written comments regarding any environmental impact related to USTs or ASTs, contamination and toxic substances, and explosive and flammable operations, can be provided via email to [jowens@sendd.org](mailto:jowens@sendd.org). Please do not hesitate to reach out to the SEND D office if you require additional information or assistance.

Best,

A handwritten signature in blue ink that reads "James Owens". The signature is written in a cursive, slightly slanted style.

James Owens  
Senior Community Development Specialist

*SEND D is an Equal Opportunity Employer*



7407 O St | Lincoln, NE 68510



402-475-2560



[www.sendd.org](http://www.sendd.org)



### **24-DTR-001 Project Description**

The City of Crete (“City”), Saline County, Nebraska is preparing to implement an additional phase of its Downtown Revitalization (DTR) program to aid in the elimination of substandard and blighted conditions within the City’s designated downtown district (“Project”). The boundaries of the downtown district are generally considered to be: Norman Avenue north/south from 11th to 14th, extending west for two blocks from midway past 12th Street to 13th Street; 14th Street east/west from Norman Avenue to Kingwood Avenue, extending half a block north from Main and Linden Avenues; Linden Avenue north/south from midway between 14th and 15th Streets to 11th Street, extending east one block to Kingwood Avenue between 13th and 14th Streets; 11th Street east/west between Linden and Norman Avenues. The area is primarily commercial in usage, with upper-story residential.

Project activities identified for improvement within this designated area will be carried out in accordance with the design guidelines, design goals, and policies established in the City’s approved 2024 DTR Program Guidelines. Eligible activities include façade improvements, window/door replacements, brick/masonry repairs, structural repairs, and formally documented code violations on a case-by-case basis. No tree removal will occur during the course of the project, but improvements may include changes in exterior lighting. Business owners will be invited to apply for these funds by the City; an estimated eight (8) businesses will be assisted, and applications will be reviewed as received. A site-specific environmental review will be completed for each property selected. There will be no change in capacity, land use, or zoning.

The 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 for \$435,000. These funds will be matched with at least \$100,000 from the participating business owners.

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 privately-owned facilities. 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. All DTR rehabilitation program activities will be completed within 30 months.



**Legend**

**BFE Determinations**

- Valid BFE

**Effective Paper Maps**

- Effective Flood Zone

**Effective Paper Maps**

- 1% Annual Chance
- Regulatory Floodway
- 0.2% Annual Chance
- Reduced Risk Due to Levee

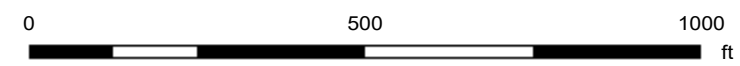
**Flood Hazard Zones**

- FIRM panels
- Cross-Sections
- Limit-Lines

**Other Map Layers**

- Sections
- Communities
- NRDs

Nebraska Department of Natural Resources (NeDNR) | Sources: Esri; U.S. Department of Commerce, Census Bureau; U.S. Department of Commerce (DOC), National Oceanic and Atmospheric Administration (NOAA), National Ocean Service (NOS), National Geodetic Survey (NGS)



Date Printed: 9/13/2024

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

# Tier II: Site Specific Environmental Review

## Community Development Block Grant

Grant Number: 24DTR001

Grantee: City of Crete, Saline County, Nebraska

Property Address 119 E 13th Street, Crete, NE 68333

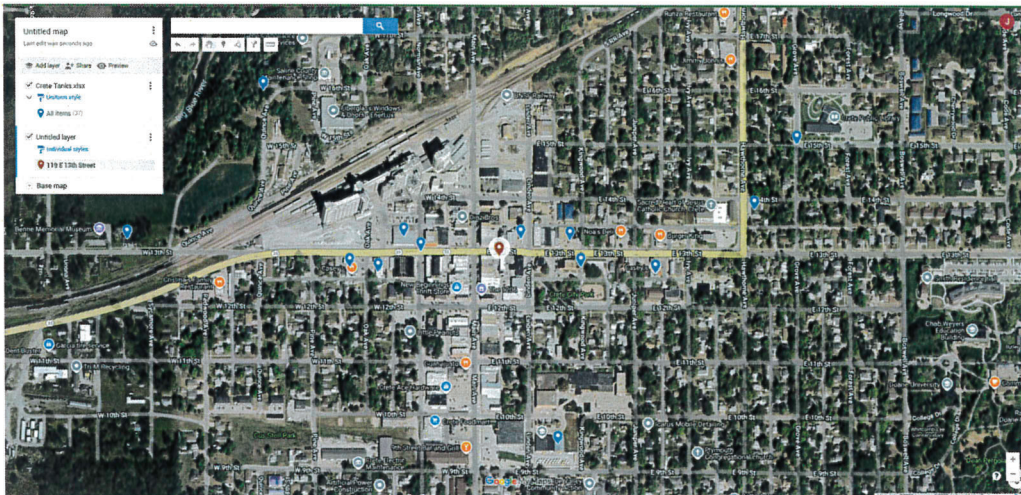
Activity Description Installation of new store signage above entrance.

### Cost:

- Projected Acquisition Cost \$ 0.00
- Projected Rehab Cost \$ 3,737.44
- Projected All Cost \$ 3,737.44

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

- Visual review and pictures of site and surroundings conducted by James Owens on 12/29/2025
- The site review identified the following concerns on or adjacent to the project site:  
None.
- 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  
None. See ERR.
- 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  
None. See ERR.
- The Fire Marshall was sent a letter on 12/30/2024 and is attached.
- The Agency response letter noted that:
  - There were no Underground Storage Tanks (UST's) on or near the site. Project = Red Marker. UST's = Blue Markers



- 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. Endangered Species [50 CFR 402]

The Nebraska Game & Parks Commission Conservation and Environmental Review Tool (CERT) program was utilized on February 14, 2025, and the following was determined: Suitable summer roosting habitat for the Northern Long-eared Bat is located within 1000 feet of some, but not all, of the potential project locations within the designated DTR boundary.

As a result, Tier II evaluations will be conducted as sites are identified for commercial rehabilitation. The City of Crete, should suitable habitat be determined to exist within 1000 feet of a project location, will include the following mitigation action(s) as a condition to award to ensure the project results in no impact to any endangered species or habitats:

**NLEB CM-2 | No removal of suitable trees or roosting structures between May 15 and July 31 (pup-rearing season).**

**NLEB CM-7 | Use downward-facing, full cut-off lens lights\* (with same intensity or less for replacement lighting) when installing new or replacing existing permanent lights. \*Full cut-off lens lights are fixtures or luminaires constructed and installed in such a manner that all light emitted from the luminaire, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the fixture, is protected below the horizontal plane through the fixture's lowest light-emitting part.**

These mitigation activities will be included in all contracts signed in relation to project activities to be undertaken for projects identified in the Tier II.



- Map Showing Distance to suitable roosting habitat – **Suitable roosting trees not found within 1000 feet. No mitigation needed.**
- Letter sent to Agency
- Response received back from Agency

**3. Historic Preservation [36 CFR 800]**

- The structure was built in the year: **1912**
- A site review and photos of the property were completed on the following date: **12/29/2025**
- 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
  - No Adverse Effect to Historic Properties with Conditions (NAEWC).
  - 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: **11/13/2025**
  - THPO on the following date: **NA**
- SHPO response was received back on the following date: **12/5/2025**
- SHPO noted **The proposed signage is approved so long as it is applied on the infilled transom portion of the storefront (where copper infill has replaced transom windows). The signage should not be installed into any of the masonry. If this is required then further consultation with NESHPO is required.**
- 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

*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.*

<u>James Owens</u>		<u>12/19/2025</u>
Preparer Name (print)	Preparer Signature	Date

<u>Recipient Grant Manager / SENDD</u>
Title/ Organization

Responsible Entity Name (print)	Responsible Entity Signature	Date
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Responsible Entity Title (print)	Entity Name (print local unit of Government name)
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## 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: 12/29/2025	Time: 10:30	Weather Conditions: 17° - Clear
Program Name: <del>Elley Street Improvements</del> Crete Downtown Revitalization		
Project Location/Address: <del>Villageville</del> 119 E B <sup>th</sup> Street Crete, NE		
Property Owner: <del>Village of Elley</del> Jose Ortega		
Attach the following, as appropriate:		
<input checked="" type="checkbox"/> Photographs of site and surrounding areas <input type="checkbox"/> Maps (street, topographic, aerial, site map, etc.)		

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 <b>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?</b>	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 <b>automobile(s), automotive or industrial batteries, pesticides, paints, or other chemicals</b> 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 type="checkbox"/> UNKNOWN <input checked="" type="checkbox"/>
Are there any industrial <b>drums</b> (typically 55 gal) or sacks of <b>chemicals, herbicides or pesticides</b> 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 type="checkbox"/> UNKNOWN <input checked="" type="checkbox"/>
Has <b>fill dirt</b> 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 <b>pits, ponds, or lagoons</b> 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 <b>stained soil, distressed vegetation and/or discolored water</b> on the property or adjoining properties?	YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN <input type="checkbox"/>

	NO <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>
	UNKNOWN <input type="checkbox"/>	UNKNOWN <input type="checkbox"/>
Are there any <b>storage tanks</b> , 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
<b>Is there evidence of any of the following?</b>		
Are there any <b>vent pipes, fill pipes, or underground tank access ways</b> 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 <b>stained by substances</b> (other than water) or emitting <b>noxious or foul odors or odors of a chemical nature</b> ?	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 <b>private well or non-public water system</b> ? (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 <b>hazardous substances or petroleum products or environmental violations</b> with respect to the property or adjoining properties?	YES <input type="checkbox"/>	YES <input type="checkbox"/>
	NO <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
	UNKNOWN <input type="checkbox"/>	UNKNOWN <input checked="" type="checkbox"/>
Do the property or adjoining properties <b>discharge wastewater</b> (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 <b>transformer, capacitor, or any hydraulic equipment</b> 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: James Owens

Title: Recipient Grant Manager

Phone Number: 402-475-2560

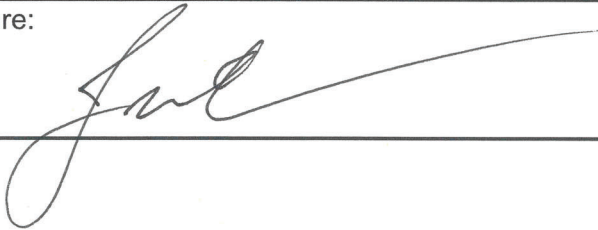
Email: jowens@senedd.org

Agency: Southeast Nebraska Development District

Address: 7407 O St, 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:

11/29/2025

DRAFT HUD-R7-5-4-12





December 30th, 2024

Rosemary Hatton  
Nebraska State Fire Marshal Agency  
246 S. 14th Street, Suite 1  
Lincoln, NE 68508

**RE: City of Crete, NE  
CDBG 24-DTR-001 - Commercial Rehabilitation**

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For an overview of the proposed project activities, please see the enclosed **Project Description**.

The proposed Project is located within the municipal limits of the City, along the streets identified in the enclosed site map(s). Written comments regarding any environmental impact related to USTs or ASTs, contamination and toxic substances, and explosive and flammable operations, can be provided via email to [jowens@sendd.org](mailto:jowens@sendd.org). Please do not hesitate to reach out to the SEND D office if you require additional information or assistance.

Best,

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James Owens  
Senior Community Development Specialist

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7407 O St | Lincoln, NE 68510



402-475-2560



[www.sendd.org](http://www.sendd.org)



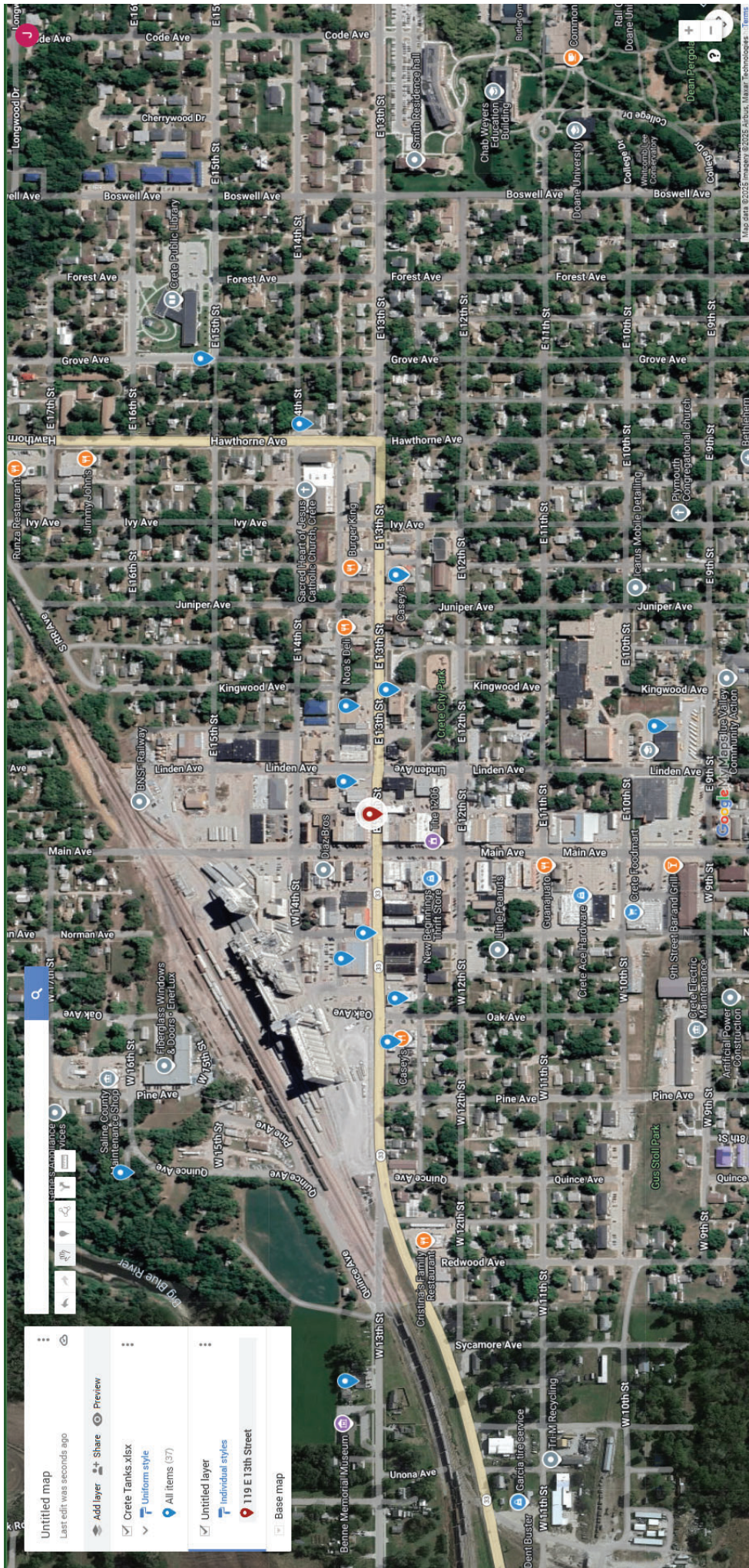
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Project = Red Marker. UST's = Blue Markers



Circle = 1,000 foot radius



12/23/2025

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

Dear Ms. Hatton,

Pursuant to NEPA and HUD's environmental regulation, 24 CFR Part 58 for site specific projects, The City of Crete requests your review of the following proposed sites to determine if there are any explosive and flammable operations or contamination and toxic substances of concern near these locations.

1. 470 N 5th St, David City, NE 68632

Attached you will find a project description, a community map, and FIRM maps. Please provide written comments and/or recommendations for any mitigation measures to me at [jowens@sendd.org](mailto:jowens@sendd.org).

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 me at [jowens@sendd.org](mailto:jowens@sendd.org) or 402-475-2560 if you have any questions or require additional information.

Thank you for your assistance.

Sincerely,

**James Owens**

James Owens  
Senior Community Development Specialist

*SEND D is an Equal Opportunity Employer*

7407 O St | Lincoln, NE 68510



402-475-2560



[www.sendd.org](http://www.sendd.org)



**Project Description** n: 470 N 5th St, David City, NE 68632

Installation of new storefront signage on street facing facade.

*SEND D is an Equal Opportunity  
Employer*

7407 O St | Lincoln, NE 68510

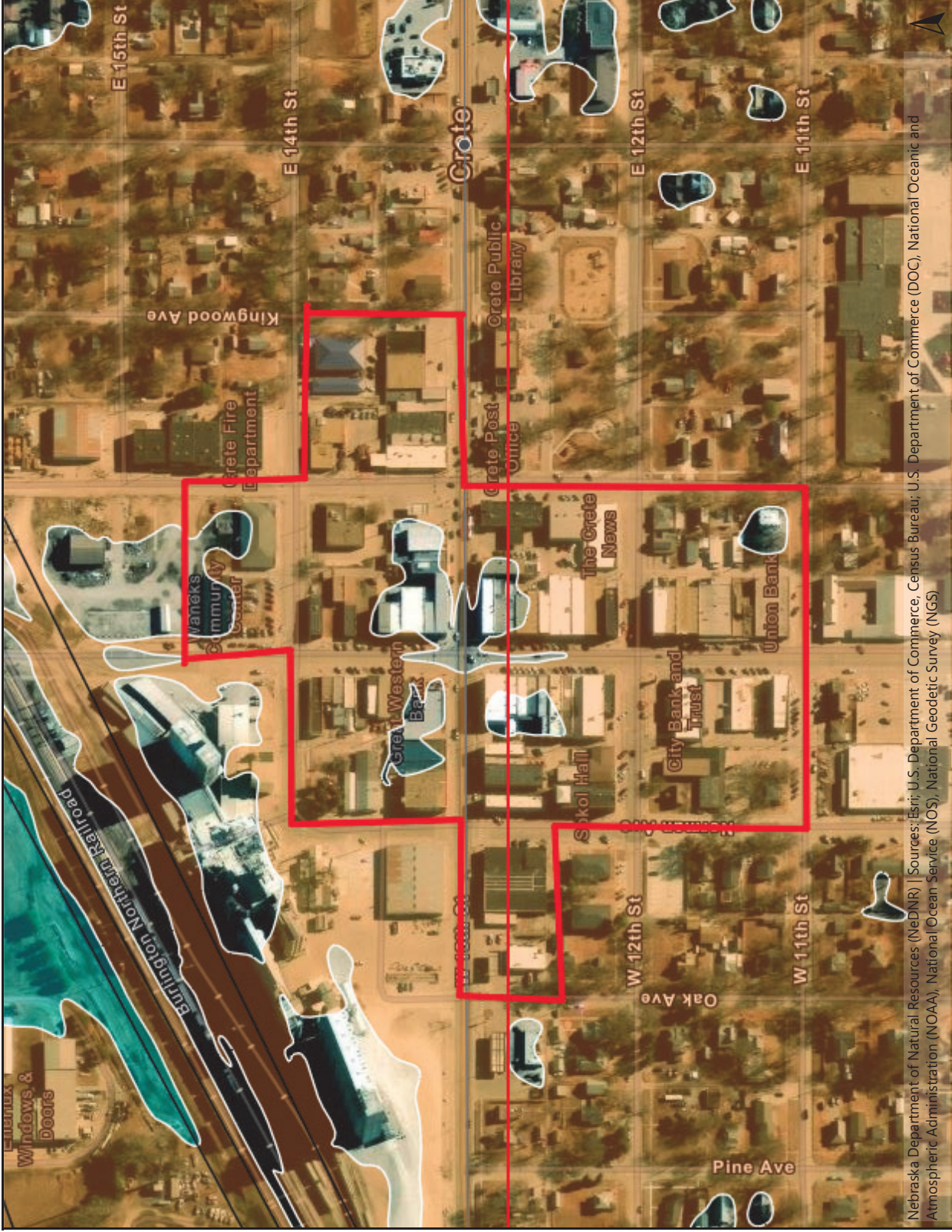
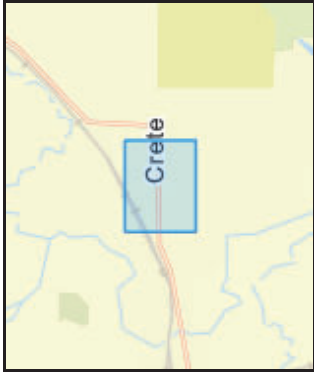


402-475-2560



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Valid BFE

**Effective Paper Maps**  
Effective Flood Zone

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Cross-Sections  
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**Other Map Layers**  
Sections  
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**Crete 24DTR001**  
**CEST | Exhibit 9.2**

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0 500 1000 ft

**Date Printed: 9/13/2024**

Nebraska Department of Natural Resources (NeDNR) | Sources: Esri, U.S. Department of Commerce, Census Bureau; U.S. Department of Commerce (DOC), National Oceanic and Atmospheric Administration (NOAA), National Ocean Service (NOS), National Geodetic Survey (NGS)

**NESHPO SECTION 106 PROJECT REVIEW FORM**

Submission of a completed Section 106 Project Review Form with adequate information constitutes a request for review pursuant to Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended. More information may be required to adequately complete the Section 106 review process. Please submit this completed form to [NSHS.S106@nebraska.gov](mailto:NSHS.S106@nebraska.gov).

For more information, see NESHPO's Section 106 Review and Compliance FAQ page: <https://history.nebraska.gov/historic-preservation/review-and-compliance-section-106/>.

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

**I. PROJECT STATUS**

- Federal Undertaking Anticipated (Applied for Federal Assistance)
- Federal Undertaking Established (Federal Assistance Received)
- Due Diligence Project (No Federal Assistance Anticipated)
- Alteration to or Resubmission of a Previously Submitted Project (HP# \_\_\_\_\_ )
- Submitted under a Programmatic Agreement (PA) (title/date: \_\_\_\_\_ )
- Previously applied/will apply for Nebraska Historic Tax Credit

**II. PROJECT SUBMISSION**

**Project Name (if applicable)** Crete 24DTR001 - Majo Jewelry & Boutique  
**Agency Project No. (if applicable)** 24DTR001  
**Nearest City/Town** Crete  
**County** Saline  
**Location (e.g., coordinates, legal description, address—no P.O. Box numbers)**  
 119 E. 13th St., Crete, NE 68333  
**Is this project located within a Certified Local Government (CLG)?**  YES Crete  NO  DO NOT KNOW

**Agency (providing funds, license, permit, or other assistance)/Designee**  
 Nebraska Department of Economic Development  
**Agency/Designee Contact Name** Gina Doose  
**Agency/Designee Contact Email Address** gina.doose@nebraska.gov  
**Agency/Designee Address** 245 Fallbrook Blvd, Suite 002 Lincoln, NE 68521  
**Agency/Designee Contact Phone Number** 402-310-9772

**III. PROJECT SUBMISSION**

- A. Project Type (select all that apply)**
- New Construction
  - Demolition
  - Rehabilitation
  - Replacement/Repair
  - Utilities/Infrastructure
  - Other: \_\_\_\_\_
- B. Attachments Included (select all that apply)**
- Map(s) including Area of Potential Effect (APE)
  - Photographs
  - Cultural Resources Report/Inventory
  - Archeological Site Form(s)
  - Spatial Data Files (e.g., .kml, .shp)
  - Other: DTR Application with support documents

**NESHPO USE ONLY**

**Nebraska SHPO Determination**  
*If selected, the project may proceed as planned*

- No Historic Properties Affected (NP)
- No Effect to Historic Properties (NO EFF)
- No Adverse Effect to Historic Properties (NAE)

**Site Number(s):** SA01-44  
*If selected, additional consultation with NESHPO is required*

- More Information (MI)\*
- No Adverse Effect to Historic Properties with Conditions (NAEWC)
- Adverse Effect to Historic Properties (AE)

*A. Dose*  
 Section 106 Review & Compliance Coordinator  
 State Historic Preservation Office, Nebraska State Historical Society  
 Date: *December 9, 2025*

\*If NESHPO determines that more information is required to complete the Section 106 Review, the allowed 30-day review period resets on the date that NESHPO receives all requested information.

**IV. PROJECT DESCRIPTION**

**A. GROUND DISTURBING ACTIVITIES**

*NOTE: Ground disturbing activities can include, but are not limited to excavation, trenching, grading, slating, and/or trenching.*

- 1. Does this project involve ground disturbing activities?      YES    NO (skip to IV. B. 1.)    DO NOT KNOW
  
- 2. Please describe the nature of the proposed ground disturbing activities involved as well as previous and current land use, conditions, and/or ground disturbances. If the extent of the proposed ground disturbing activities involved in this undertaking is not yet known, please include as much preliminary information as possible.

**B. NON-GROUND DISTURBING PROJECT ACTIVITIES**

- 1. Please describe all proposed project activities that do not result in ground disturbance in as much detail as possible.

Owner proposes to install an outdoor neon sign displaying business name, MAJO Jewelry & Boutique, consistent with the City’s Design Standards and Guidelines. The sign will feature the word “MAJO” illuminated in neon to highlight our brand name, while the words “Jewelry & Boutique” will appear below in non-illuminated lettering for clarity and visibility.

**V. IDENTIFICATION OF HISTORIC PROPERTIES: ARCHEOLOGY**

- A. Has a cultural resources survey/inventory been conducted within the APE? (if yes, provide the title, date, and author in the space below)  
Unknown
- B. Is the landowner aware of any archeological resources identified within the APE? (if yes, please describe in the space below)  
No

**VI. IDENTIFICATION OF HISTORIC PROPERTIES: STANDING STRUCTURES**

- A. Are there any buildings or structures 50 years or older within the area of potential effect (APE)?    YES    NO    DO NOT KNOW
- B. To the best of your knowledge, is/are the structure(s) any of the following?
  - Listed Individually in the National Register
  - Designated Local Landmark (or with a Local Landmark Historic District)
  - Listed within a National Register Historic District
- C. List all buildings and structures within the APE that are older than 50 years. Please include the address/location, *original construction date*, and *dates of additions or major repair*. Please attach photographs of each building/structure within the APE older than 50 years.  
119 E 13th Street, Crete, NE 68333

**VII. PRELIMINARY ASSESSMENT OF EFFECTS (REQUIRED)**

- A. Based on the information submitted, are there historic properties present within the APE?    YES    NO    DO NOT KNOW
- B. Please select one preliminary determination based on the information included in this submission.  
(select from list)
- C. Please justify your assessment of effects in the space below. If adverse effects are anticipated, please use this space to identify potential mitigation actions.  
Do Not Know



# NEBRASKA STATE HISTORIC PRESERVATION OFFICE (NESHPO)

## Section 106 Determinations of Effect

- (NP) **No Historic Properties Affected**  
No historic properties are present within the APE, or a cultural resource is identified within the APE as the result of field inventory, but it is not eligible for listing in the National Register of Historic Places (NRHP). If a cultural resource is not deemed eligible for listing in the NRHP, it is not considered a historic property, as defined by 36 CFR Part § 800.16 (l)(1).
- (NO EFF) **Historic Properties Present but No Effect**  
Cultural resources listed or eligible for listing in the NRHP are identified within the APE as a result of field inventory, but the NESHPO has determined that the undertaking will have no effect on them.
- (NAE) **No Adverse Effect(s)**  
When historic properties are present within the APE, but activities associated with the undertaking are determined by the NESHPO to have no adverse effect on the significance or integrity of the historic property.
- (NAEWC) **No Adverse Effect with Conditions**  
When historic properties are present within the APE, but the activities associated with the undertaking can be modified, or the conditions can be imposed to avoid adverse effects through consultation with the NESHPO.
- (AE) **Adverse Effect(s)**  
When it is determined that an undertaking cannot be modified to avoid adverse effects to historic properties, the federal agency/designee shall notify the ACHP and other consulting parties to resolve adverse effects under 36 CFR Parts 800.6 and 800.7, as necessary.

## SECTION 106 PROJECT REVIEW SUBMISSION CHECKLIST

- Completed NESHPO Section 106 Project Review Form
  - Include all contact information for the project's person of contact.
  - Include federal agency/designee assigned project number, if applicable.
  - Include project name, if applicable.

### ATTACHMENTS

- Map(s) including:
  - APE boundaries (i.e., direct and visual)
  - North Arrow
  - Legend
  - Project Name and/or Project Number, if applicable
  - Aerial Maps are preferred
- Project Plans (if applicable)
  - Site Plans (e.g., engineering, architectural)
  - Historic Drawings, if available
  - Elevations (existing and proposed)
- Archeological Survey Report and/or Site Form(s), if applicable
- Digital Photographs
  - May be submitted individually or in a pdf with one photograph per page.
  - Must include captions with the following information, as relevant: orientation of the photo, street address/location of view, and a brief description of the photograph subject (e.g., residential dwelling, telecommunications tower).
- Photo Key
  - Photos must be labeled numerically (e.g., Figure 1, Figure 2)
  - Photo key must indicate the direction view for all photographs.
- Preliminary determination and justification

For additional project submission questions, please contact the Nebraska State Historic Preservation Office at [NSHS.S106@nebraska.gov](mailto:NSHS.S106@nebraska.gov).



December 5th, 2025

James Owens  
SENDD/CDBG-DTR  
VIA EMAIL

RE: HP# 2511-027-01; Majo Jewelry & Boutique, 119 E 13<sup>th</sup> St, Site No: SA01-414, Agency No: 24DTR001,  
Crete, Saline County, NE

Dear James,

Thank you for submitting information for the above-referenced project for the Nebraska State Historic Preservation Office (NESHPO) to review and comment on. 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.

Based on the information provided, is unlikely to adversely affect any cultural resources listed in the National Register of Historic Places or eligible for such a listing, so long as the following conditions are fulfilled:

1. **Signage:** The proposed signage is approved so long as it is applied on the infilled transom portion of the storefront (where copper infill has replaced transom windows). The signage should not be installed into any of the masonry. If this is required then further consultation with NESHPO is required.

These conditions **must** be followed; if they are not implemented, the applicant risks jeopardizing their federal funding. If these conditions are not feasible or you have questions about the conditions, please contact NESHPO to continue consultation prior to the start of the project. If the conditions cannot be met, further consultation and discussion regarding the mitigation of adverse effects to historic properties is required if federal funding is utilized. Should any changes to the project be made, please notify NESHPO of the changes before further project planning continues.

Please retain this correspondence and your documented finding to show compliance with Section 106 of the National Historic Preservation Act, as amended. If you have any questions, please contact me at [haylee.rose@nebraska.gov](mailto:haylee.rose@nebraska.gov).

Sincerely,



Haylee Rose  
Section 106 Review and Compliance Coordinator for Standing Structures