

DRAFT

RESOLUTION NO. R25-64

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING THE AWARD OF PROCEEDS IN THE AMOUNT OF \$2,250 FROM THE COMMUNITY DEVELOPMENT BLOCK GRANT NO 23-DTR-003 TO KIARA ZIEMBA AS RECOMMENDED BY THE BUSINESS IMPROVEMENT BOARD, A COPY OF WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE; AND TO AUTHORIZE THE MAYOR TO EXECUTE THE SAME ON BEHALF OF THE CITY.

WHEREAS, the City of Columbus, Nebraska, has been awarded Community Development Block Grant 23-DTR-003 from the Nebraska Department of Economic Development in the amount of \$435,000 with said grant to be used for commercial rehabilitation activities; and

WHEREAS, the City of Columbus, Nebraska accepted applications for project funding. Applications were reviewed by the city's Business Improvement Board and the Northeast Nebraska Economic Development District staff verified the improvements are listed as an eligibility activity of said grant; and

WHEREAS, Kiara Ziemba submitted an application for façade improvements for the property located at 2522 13 Street, Columbus, NE. These improvements include pressure washing to remove mold, tuck pointing, repairing damaged concrete, and exterior painting. These improvements meet eligibility requirements for the grant and the award of \$3,532 in grant funding was approved by the city council on September 16, 2024; and

WHEREAS, Kiara Ziemba amended her application on March 6, 2025, to include additional work to the building that was required by the State Historical Preservation Office. The additional work amounted to \$4,500. The amended total of the award will be \$5,782 reflecting the increase of \$2,250 from the amended application.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, that the awarding of an additional \$2,250 to Kiara Ziemba from proceeds of the City's Community Development Block Grant 23-DTR-003 is hereby approved; and, the Mayor is authorized, directed, and empowered to execute the same on behalf of the City of Columbus.

INTRODUCED BY COUNCIL MEMBER _____

PASSED AND ADOPTED THIS ____ DAY OF _____, 2025.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY



City Hall
2500 14th St.
Columbus, NE 68601
402-562-4232
columbusne.us

memorandum

DATE: April 16, 2025
TO: Tara Vasicek, City Administrator
FROM: Jean Van Iperen, Planning & Economic Development Coordinator
RE: Downtown Revitalization Grant Awards

RECOMMENDATION:

Approval of the applications for the second round of Downtown Revitalization Grant funds

DISCUSSION:

The Downtown Business Improvement Board met on Monday, April 14, 2025 for their regular monthly meeting at which time the board reviewed the application that was received for the latest round of DTR funding. Three applications were received.

The BID board unanimously recommended approval of grant awards for to the following property owners:

- Kiara Ziemba, in the amount of \$2,250.00. The property address for improvements is 2522 13 St. The owner of the property was originally approved for a grant in the amount of \$7,064.23 worth of façade improvements to the building which include pressure washing to remove mold, tuck pointing, repairing damaged concrete and exterior painting. When the grant was going through the approval process with the State Historical Preservation Office additional work was recommended. Ziemba amended her application and the BID Board approved the increase of the grant award amount to include additional tuck pointing of joints.

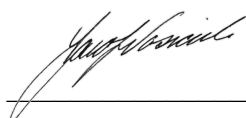
BID members in attendance at the meeting were Barb Duffy, Melissa Spearman, Joe Marksmeier, Josh Johnson, Nicole Lindhorst, Brent Rains, Kevin Johnson, Cory Reeder and Kiara Ziemba. Kiara Ziemba abstained from the vote since she was the applicant.

ALTERNATIVE:

Do not approve.

Signature: 

By:

Approved By: 



10—Commercial Rehabilitation Improvement Program Application Form

Applicant Name Kiara Tiomba
Applicant's Phone Number 402-606-6911
Applicant's Email Address NebraskaSalon@yahoo.com
Business Name Transcendence Salon & Med Spa
Is this business an individual or sole proprietor? Yes X No _____
Business UEI Number and SAM's Registration Expiration Date H81BPHAMC6V7
Business Owner Kiara Tiomba
Property Owner Kiara Tiomba
Property Physical Address 2522 13th St Columbus NE 68601
Property Mailing Address //
Property Legal Description Business

Type of façade improvement planned (See Design Guidelines)

☒ Restoration ☐ Renovation ☐ Replacement ☐ Reconstruction ☐ Code Enforcement

Type of Signage improvement planned

☐ Removal ☐ New ☐ Alteration ☐ Repair

Structural alterations _____

Cosmetic alterations (moldings, etc.) Surface prep, cleaning, Exterior masonry, Brick repointing

Painting (approximate sq. ft. area) _____

Other work – Please specify (awnings, etc.) _____

Pressure washing mold removal, Siding caulking and joints, Exterior repair to damaged concrete

Total Cost of Project 7,064.23 11,564.23

Amount requested 3,532.00 5,782.11

I hereby submit the attached plans, specifications and color samples for the proposed project and understand these must be approved by the DTR Committee. No work should begin until I have received written notice to proceed from the Northeast Nebraska Economic Development District. I further understand the project should be completed within twelve (12) months from date of project approval and loan monies will not be paid until the project is completed. I agree to leave the completed project in its approved design and colors for a period of five (5) years from the date of completion. I understand a Deed of Trust, in the amount equal to the loan amount will be placed upon the property at the time the client(s) signs the promissory note. This lien, in favor of the City of Columbus, will take a subordinate position to all existing liens.

Signature of Property Owner

Kiara Tiomba Owner

Printer Name & Title of Property Owner

7/24/24

Date

Signature of Tenant (if applicable)

Printed Name & Title of Tenant (if applicable)

Date





Re: tuck point bid



Brandon Bohm

🔗 March 6 ☆ ⋮

To: thomasziemba@yahoo.com ▾

good morning

Contractors Invoice

TO: Kiara Ziemba		WORK PERFORMED AT: 2522 13th St Columbus NE
DATE 3-6-25	YOUR WORK ORDER NO.	OUR BID NO.

DESCRIPTION OF WORK PERFORMED

South side of building "Front"
Grind out mortar joints that have washed out.
Fill back in with new mortar.
4-5 bags of grey mortar
Lift Rental
Travel time

Labor & Materials
\$4,500

Thank You
Brandon Bohm

Material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications provided for the work and was completed in a substantial workmanlike manner for the agreed sum of _____ Dollars (\$ _____).

☐ Partial ☐ Full invoice due and payable by: _____ Month _____ Day _____ Year

122 ce with our ☐ Agreement ☐ Proposal No. _____ Dated _____



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Downtown Business Improvement District Board
Meeting Minutes
April 14, 2025

Members Present: Brett Rains, Cory Reeder, Joe Marksmeier, Barbara Duffy, Kevin Johnson, Melissa Spearman, Kiara Ziemba, Nicole Lindhorst. Absent: Joshua Johnson.

Others Present: Jean Van Iperen – Planning & Economic Development Coordinator, Sarah Bettenhausen- City Community Coordinator, Kim Dreher – It's All Fun n Games, Kimberly Henggeler- RSVP Designs by Kimberly, Wade Hilker- Central Community College, Vanessa Ocegüera – Keep Columbus Beautiful, Theresa Grape and Karen Schlautman- Columbus Area Convention and Visitors Bureau.

Meeting was called to order at 1:01 p.m. Statement of compliance with Open Meeting Act was read and Roll Call was taken.

1. A motion to approve the March 10, 2025 minutes was made by Duffy, and seconded by Reeder. Motion carried 8-0. Josh Johnson entered the meeting at 1:03 p.m.
2. Finances were reviewed. There were no bills to be approved
3. Committee Report
 - a. Marketing – With three Board members on the Marketing Committee, Ziemba has agreed to shift from the marketing committee and join Duffy on the Project Management Committee. Lindhorst brought up the business highlight questions previously reviewed by the committee. She inquired about how the questions would be distributed and what the intended process was. Van Iperen explained when originally discussed over a year ago, the plan was to mail the questions directly to each business owner. As responses were received, highlight stories would be written on a first-come, first-served basis. Van Iperen also expressed concern about sending all 30 proposed questions to business owners at once. After discussion, the group agreed business owners could choose which questions they wanted to answer and could skip any they preferred not to. The Board also requested the cover letter accompanying the questions include an offer for a more personal approach. If a business owner is more comfortable discussing their responses in person, either Lindhorst or Marksmeier would be available to meet with them one-on-one.
 - a. Business/Economic Development – Reeder reported that no billboard space has opened up at this time but will continue to keep the group updated. He expressed interest in securing a location on the opposite end of town when one becomes available.
 - b. Project Management -- Duffy distributed a handout showing the proposed planter locations, marked with red X's. She noted both Spearman and J. Johnson had reviewed the plan and approved the suggested locations. The next step is for the City engineers to review and approve the placements. Once the go-ahead is received, the planters will be installed.

- c. Physical Grounds –
 - i. **Banners** – K. Johnson provided an update on the banner project. He reported 100 pairs of brackets have been ordered. Once the brackets arrive, he will coordinate with the company responsible for installation, with the goal of having them hung within the next couple of weeks. The brackets will be powder coated prior to installation.
 - ii. **Planters** – The group agreed to schedule planter placement prior to Earth Day. Planters will be set in advance, and coordination with the Central Community College Volunteers will be necessary to assist with placement. Soil will need to be ordered, with final quantities and details still to be determined. Each planter will require 4–5 inches of rock at the bottom, followed by felt lining. Adult volunteers will be needed for the installation process. Hilker has finalized the planting design, and was wondering if a photo opportunity event is planned. The group will reach out to the local newspaper for coverage. Planting will take place on April 22, with a rain date scheduled for the Thursday, April 24. Duffy and J Johnson will speak with nearby business owners to let them know they will not be responsible for maintaining the planters.
- 4. Budget – The group scheduled a budget planning work session for Tuesday, April 29 at 9:00 a.m. During this session, the Board will focus on identifying future projects and determining the associated costs for inclusion in next year's budget. This will be a working session only, with no additional topics to be discussed.
- 5. The Board reviewed three applications submitted for the current round of Downtown Revitalization funding.
 - a. The application from **Fabulous Forever** was tabled pending clarification on the awning bid and the total funding request. The Board requested additional information to resolve these discrepancies.
 - b. The Board recommended an increased award for **Kiara Ziemba**, who had previously been approved for a façade grant. Following the State Historical Preservation Office's review, additional surface work was required. The new bid for the extra work totaled \$4,500, and the Board approved an additional \$2,250 in funding. Motion by Marksmeier, second by Duffy to approve the amendment. Approved 8-0 with Ziemba abstaining.
 - c. The application from Crystal Klug, **Home Revival by KC LLC** was approved. The grant will assist with the replacement of windows and doors. The property is located at 2419 11th St. Total project cost is \$25,227.00. Grant ask was \$12,600.00. Motion by Duffy, second by Ziemba to approve the application, Motion carried 9-0.
 - d. All recommendations will be forwarded to City Council for final approval.
- 6. City Information
 - a. **Delinquent Assessments:** The final letter for delinquent assessments was shared with the Board for review. The format will remain the same as last year, with letters scheduled to go out at the end of June.
 - b. **Dilapidated Buildings:** Code Enforcement is currently addressing issues with a downtown business and has asked for the Board's assistance in

communicating with both the landlord and tenant about property upkeep. Marksmeier noted he has a good relationship with the tenant and will speak with them directly.

- c. **Social Media Policy:** Van Iperen updated the Board on the City's upcoming changes to the Social Media Policy, which will also apply to the BID Board. Marksmeier moved to accept the updated policy, with a second from Lindhorst. Motion carried 8-1, with Ziemba voting no.
 - d. **Downtown Maintenance – Chamber Plaques:** Van Iperen brought up the need for maintenance on the Chamber of Commerce plaques in Frankfort Square, noting they are starting to show wear. Rains and Lindhorst volunteered to bring the matter to the Chamber's attention.
 - e. **Business Class Suggestions:** The final class in the Thrive marketing series will take place on April 23. Van Iperen asked for input on future class topics. Suggestions included: Succession planning, Navigating insurance, "Dress for Success" (applies to businesses too). The group also talked about offering classes earlier in the day to accommodate schedules.
- 7. Guest Comments – none
 - 8. Next Meeting – May 12, 2025 at 1 p.m.
 - 9. Meeting adjourned at 2:26 p.m.