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## **CRETE ED ADVISORY BOARD MEETING**

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

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### **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 17<sup>nd</sup>, 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