

BY-LAWS

CRETE MAIN AVENUE BUSINESS IMPROVEMENT DISTRICT BOARD

These By-Laws are adopted on _____, by and among the Business Improvement District Board.

1. **Creation of the Crete Main Avenue Business Improvement District Board:** Pursuant to Neb. Rev. Stat. §§ 19-4015 to 19-4038, the City Council of the City of Crete, Nebraska (City), has adopted ordinances on October 15, 2024 and November 19, 2024, creating the Main Avenue Business Improvement District, and appointing members to the Board of Directors.
2. **Purpose:** The purpose of the Main Avenue Business Improvement District is to raise funds and recommend the prudent use of the funds for snow removal and sidewalk maintenance in the district throughout each year.
3. **Members:** The governing body of the Main Avenue Business Improvement District shall be designated as the Board, which shall consist of the five (5) members appointed by the mayor of the City of Crete. Each member shall serve on the Board for three-year terms starting after the initial group of members who shall be appointed on a staggered basis with two members appointed to three-year terms, two members appointed to two-year terms and one member appointed to a one-year term. Members may serve more than one term at the reappointment of the Mayor.
4. **Meetings:** Meetings shall usually be held in the Conference room in Crete City Hall, at 243 E 13th St, Crete, NE 68333, unless otherwise posted. Such meetings shall require notice and agendas. The Board shall meet at least quarterly including the last month of each calendar year to elect the chairperson and secretary. A meeting may be called by the chairperson, the Mayor, or the City Administrator.
5. **Special meetings:** Special meetings of the Board may be called by or at the request of the chairperson, Mayor, or the City Administrator. The person or persons authorized to call special meetings of the Board may fix the place for holding any special called by them.
6. **Notice:** Notice of meetings shall be published at least five (5) days in advance of such meetings in the County legal newspaper.
7. **Quorum:** A majority of the number of members (3 persons) shall constitute a quorum for the transaction of business at any meeting of the Board, but if less than such majority is present at a meeting, a majority of the Directors present may adjourn the meeting from time to time without further notice.
8. **Manner of Acting:** Any action of the Board shall require the affirmative vote of a majority of the total number of Directors (3 votes) at a legally convened meeting of the Board.
9. **Officers:** The Board shall elect a Chairperson and secretary at each December meeting, for a term to continue until the Board's next annual meeting.
10. **Funding:** The Board shall be provided with budget and funding information to make informative decisions on recommendations to the Crete City Council on proposed

improvements and maintenance expenses for the district. Said funding shall come from tax funding established by Crete City Council and charged to businesses within the district based on the linear front footage of property.

11. **Expenses:** To complete the work of maintaining sidewalks the Business Improvement Board shall open all potential jobs for bids from businesses. The Board shall follow Nebraska Revised Statutes 73-101 and recommend the lowest responsible bidder to complete the work.
12. **Open Meetings Act:** The Board is a “public body” and subject to the provisions of the Nebraska Open Meetings Act, Sections 84-1407 through 84-1414, as the same shall be amended. Board records and minutes shall be kept available for inspection by the public in the office of the Crete City Clerk.

Members:

_____	_____
_____	_____
_____	_____

Attest:
