



CRETE HISTORIC PRESERVATION COMMISSION

June 25th, 2024 at 7:00 PM
Crete City Hall, 243 East 13th Street

MINUTES

The following were present for the meeting: Kendra Orida, Kelli Bacon, Tom King, Scott Kunch, Janet Jeffries, City Administrator Tom Ourada, City Attorney Anna Burge, Finance Director Wendy Thomas, City Clerk Nancy Tellez

City Administrator Tom Ourada went over the Open Meetings Act and asked people to introduce themselves.

Ourada stated that he is the Director of the Historic Preservation Commission, City Attorney Anna Burge is the Commission Attorney, Finance Director Wendy Thomas is the Commission Treasurer and City Clerk Nancy Tellez is the Commission Secretary.

Elections were held for a Chairperson and a Vice Chairperson.

Janet Jeffries accepted the nomination for Chairperson and Tom King for Vice Chair

Scott Kunch motioned to approve the slate and a second by Tom King. Janet Jeffries: Aye; Jennifer Robison: Aye; Kendra Orida: Aye; Scott Kunch: Aye; Tom King: Aye

All commission members approved the motion.

Roll Call

Janet Jeffries	Present
Jennifer Robison	Present
Kendra Orida	Present
Scott Kunch	Present
Tom King	Present

Chairperson Janet Jeffries asked the commission members if they knew why they were at the meeting. Jeffries reviewed the Ordinance and Purpose of the meeting.

Jeffries stated that there was a residential survey done in Crete in 1980 and it needs to be updated.

Vice Chair Tom King asked if Chautauqua Park would be eligible. He added that it is a site and has one building.

Certified Local Government Coordinator Kelli Bacon added that building, sites, structures and objects and districts are all eligible for the listing on the national register. Bacon added that she couldn't remember the things that could be locally landmarked.

Kelli Bacon added that local landmarking is similar to the National Registrar in the sense that it is a list of important buildings and sites. Except that this list is only in that jurisdiction and in this case just in the City of Crete. You have the authority within your Historic Preservation Commission ordinance to locally landmark and designate these buildings or structures.

Bacon added that one benefit to that is opens up potential tax incentives for property owners. For example, someone's home or a business if they are rehabbing then they could potentially use up to three incentives.

The first ones are federal and that's a 20% credit on your federal tax credit liability and it has to be an income producing property and it has to be listed on the National Registrar.

The state tax credit for Crete would be a 30% credit on the state tax liability and it has to be income producing but local governments like City and Village and non-profits can also take advantage of this credit.

The third program is the Valuation Incentive Program promotes the rehabilitation and reuse of historically significant properties through a freeze on the assessed value of the property for eight years after you have done the rehabilitation projects.

Now as a commission you have the ability to open up tax incentive possibilities for property owners which can be important if they are not eligible for the National Registrar but you think it still an important property.

Bacon explained the requirements for becoming a Certified Local Government

- Designate and then protect historic properties using a local ordinance
- Establish a historic preservation commission of at least 5 qualified members
- Maintain a system for the survey and inventory of local historic resources
- Encourage public participation in preservation, especially through the National Register of Historic Places
- Have access to a staff person who oversees the historic preservation program

Bacon added that the current Nebraska CLG's are Auburn, Fairbury, Lincoln, North Platte, Omaha, Plattsmouth, Red Cloud, Sidney and Neligh.

Bacon stated that Certified Local Governments with grant project ideas have access to grant funding or at least partial funding. Bacon provided some information on some ideas of projects that would be eligible for funding.

Ourada mentioned to the commission to go ahead and schedule future meetings.

Tom king motioned that the next meeting would be on Tuesday, July 23rd, 2024 at 7:00 p.m. and Scott Kunch seconded. All the present members voted yes

Tom King motioned that the next meeting would be on Tuesday, July 23rd, 2024 at 7:00 p.m. and a second by Scott Kunch. Janet Jefferies: Aye; Jennifer Robison: Aye; Kendra Orida: Aye; Scott Kunch: Aye; Tom King: Aye

Tom King adjourned the meeting at 8:15 p.m. seconded by Scott Kunch. Janet Jefferies: Aye; Jennifer Robison: Aye; Kendra Orida: Aye; Scott Kunch: Aye; Tom King: Aye