

ECONOMIC DEVELOPMENT PROGRAM APPLICATION FOR FUNDS

Please Type or Print Clearly and Answer Each Question (If Question Does Not Apply – Mark N/A).

Please Note: The Information Contained in this portion of the document is Public Information and will **NOT** be Considered Confidential.

A. APPLICANT INFORMATION:

Name of Entity Applying for Assistance: Charpen Properties LLC

Business Address: 22441 SW 100th St Hallam NE 68368
(City) (State) (Zip Code)

Contact Person: Lukas Hansmeyer Telephone Number: 402-989-2019

Fax Number: _____ Email Address: louiehansmeyer@yahoo.com

Federal Tax ID Number: 92-3343017

Type of Entity: ☒ Start-Up ☐ Buyout ☐ Existing

If Existing, Number of Years in Business in Crete: _____

Business Classification: (Please Choose One)

- | | | |
|---|---|---|
| <input type="checkbox"/> Retail | <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Research & Development |
| <input type="checkbox"/> Headquarter | <input type="checkbox"/> Telecommunications | <input type="checkbox"/> Tourism |
| <input type="checkbox"/> Warehouse/Distribution | <input type="checkbox"/> Government | <input checked="" type="checkbox"/> Other |

Business Type: (Please Choose One)

- | | | |
|---|--|--------------------------------------|
| <input type="checkbox"/> Proprietorship | <input type="checkbox"/> Corporation | <input type="checkbox"/> Partnership |
| <input checked="" type="checkbox"/> LLC | <input type="checkbox"/> Governmental Entity | <input type="checkbox"/> Other |

Does the Company have a Parent or Subsidiaries? ☐ Yes ☒ No

If Yes, Please List Name: _____

Address: _____
(City) (State) (Zip Code)

Ownership Identification: Please List all Officers, Directors, Partners, Owners, Co-owners and Stockholders.

Full Name	Title	Ownership Percentage
Lukas Hansmeyer	Owner	100%

Which type of assistance is the entity applying for?

☒ Grant ☐ Loan Guarantee If so, Lender? _____ ☐ Other

Explain: _____

What is the general purpose of the request (must be an allowed LB840/Economic Dev. Plan Project)?

☐ New Development
 ☐ New Business Startup
 ☒ Building Renovation
 ☐ Public Works
☐ Professional/Employee Recruitment
☐ Promotion/Tourism
☐ Job Training
☐ Working Capital
☐ Low - Moderate Income Housing
☐ Workforce Housing
☐ Technology
☐ Plan Management
☐ Technical Assistance
☐ Equity Investment

Does the business qualify to receive any incentives from the State of Nebraska? ☐ Yes ☐ No ☒ DK

Has the business applied for any incentives from the State of Nebraska? ☐ Yes ☒ No

If yes, please explain: _____

Employee Information: (FTE = Full-Time Equivalent = 2,080 Hours/Per Year)

Number of Existing Full-Time Equivalent Employees: ¹ _____

Number of Full-Time Equivalent Positions to Be Created: ⁰ _____

Will all of the Full-Time Equivalent Positions be Physically Located within the City of Crete, their Two- Mile Extraterritorial Jurisdiction or on Land Held in the Name of the City of Crete?

☒ Yes ☐ No

If no, please explain: _____

Does the Company Employ Any Seasonal Employees? ☐ Yes ☒ No

If Yes, How Many: _____
 (Seasonal employees must work for at least three continuous months and the position must reoccur annually)

B. PROJECT INFORMATION:

Please provide a Brief Project Summary Description:

This project will take place at 131 West 13th St. The primary goals of the project will be to restore the building's early 20th century storefront and second floor recessed balcony and to create an attractive interior space suitable for a boutique or other retail business. Currently, the storefront and balcony are both walled-in and covered with vinyl siding.

On the main level, this will involve rebuilding the display window frame and installing new insulated glass units, replacing the residential-style shop entry door, repainting the storefront (the current paint is cracked and chipped), resurfacing the concrete steps, and uncovering the transom windows above the doors. Inside, several non-original walls that formed cubicles and a lobby area will be torn down, new flooring laid, the pressed metal ceiling repainted, the drop ceiling at the back of the building replaced, the walls repainted, and new light fixtures installed. Additionally, custom shelving units will be installed and the main level's air conditioning system will be replaced.

On the second story, the balcony's enclosing wall will be torn down and a railing installed. The drop ceiling above the balcony will be removed, and the flooring will be replaced and waterproofed. White paint will be gently stripped from the existing brick sections of the balcony walls.

Use of Funds	Total Project Cost	Econ Dev Funds Requested
Land or Building Acquisition	\$	\$
Renovation/Rehabilitation	\$ 75,747.50	\$ 56,810.63
New Construction	\$	\$
Machinery / Equipment Acquisition	\$	\$
Business / Employee Recruitment Activities	\$	\$
Technology Costs	\$	\$
Small Business Development	\$	\$
Working Capital (Includes Inventory)	\$	\$
Job Training	\$	\$
Other	\$	\$
Total Project Cost	\$ 75,747.50	
	Total LB840 Funds Requested:	\$ 56,810.63

C. FUNDING SOURCES AND EQUITY INJECTION:

If Borrowing, Name of Lender: First State Bank Nebraska

Loan Amount: \$40,000 Line of Credit Loan Term (Years): _____

Amount Injected Into the Project by Business/Partners/Owners:

up to 50%

Other Funding Source(s) and Amount(s): _____

C. PROJECT LOCATION:

Within the Crete City Limits?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Within the Crete Two-Mile Jurisdiction?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Land Owned by the City of Crete?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Not Located in Crete but for area benefit?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

If Not in City Jurisdiction, please explain local benefit:

D. **ATTACHMENTS:** - Please Include the Attachments that Apply to Your Entity – See *checklist Page 5.*

Please Note: The Information provided pursuant to this Section Will be Deemed Confidential and will not be Available for Public Disclosure.

- Business Plan: Brief Description of the Business
- Resumes of all Owners/Co-Owners/Directors/Partners/Stockholders
- For Existing Businesses – Three (3) Yearly Financial Statements
- For Existing Businesses – Current Financial Statements (Less Than Sixty (60) Days Old)
- For Existing Businesses - List of Current Obligations (Include Company Names and Amounts)
- For Start-Up Businesses – Current Business Plan
- For Start-Up Businesses – Three Year Projections
- Tax Returns – Previous Three (3) Years – Personal Tax Returns May be Required for Proprietorship
- Letter from Lending Institution if applicable
- If a Corporation, LLC or Other Legal Entity - Copy of Organizational Documents (Articles, Bylaws)
- Please Note that Other Financial Documents May Be Required

E. APPLICANT SIGNATURE:

I certify that the information contained in this application and all attachments are correct to the best of my knowledge. By signing below, I authorize the City of Crete or their contracted representative to check my credit and the credit of all who are listed within this application. I understand that I must update my credit information if my financial situation changes.

Lukas Hanemeyer
Applicant's Signature

6-12-23

Date

United States Citizenship Attestation Form

For the purpose of complying with Neb. Rev. Stat. §§ 4-108 through 4-114, I attest as follows:

☒ I am a citizen of the United States.

— OR —

☐ I am a qualified alien under the federal Immigration and Nationality Act, my immigration status and alien number are as follows: _____, and I agree to provide a copy of my USCIS documentation upon request.

I hereby attest that my response and the information provided on this form and any related application for public benefits are true, complete, and accurate and I understand that this information may be used to verify my lawful presence in the United States.

PRINT NAME

Lukas Jordan Hansmeyer

(first, middle, last)

SIGNATURE

Lukas J. Hansmeyer

DATE

6-12-23

Project Description & Business Plan

Charpen Properties LLC

Project Description

Summary

Charpen Properties, owner of the two-story brick commercial building at 131 West 13th Street, plans to undertake a renovation and restoration of the building's facade and main level interior for the purpose of creating a useful and desirable space for retail businesses, as well as honoring the building's history and beautifying downtown Crete.

The Gruben Building

John H. Gruben, a prominent early settler of Crete, paid for the construction of the building in 1911 for the purpose of opening up a short-order restaurant. It has been home to a variety of businesses, including the Adams Express Company (1916), a Maytag store (1927-1929), Evans Print Shop (1929-1958), multiple electric companies (late 1960s, 1970s), Creation Interiors and Upholstery (mid- to late-1980s) and Movie Place Video (1990-1993). The building is unique in that it had a recessed balcony on the second floor, which is visible in early photographs of the Isis Theatre. Several modifications to its facade were made over the years, including enclosing the balcony, removing the storefront display window and transoms, and installing vinyl siding, causing it to be deemed "non-contributing" to the Crete Downtown Historic District.

Lukas and his wife Becky, in consultation with town historian Janet Jeffries, plan to apply for the building to be declared a contributing member of the Crete Downtown Historic District pending the completion of this project.

Project Overview

Lukas Hansmeyer, owner of Charpen Properties and a registered contractor with the State of Nebraska, will perform most of the labor required for the renovation. The primary goals of the project will be to restore the building's early 20th century storefront and second floor balcony and to create an attractive interior space suitable for a boutique or other retail business.

On the main level, this will involve rebuilding the display window frame and installing new insulated glass units, replacing the residential-style shop entry door, repainting the storefront (the current paint is cracked and chipped), resurfacing the concrete steps, and uncovering the transom windows above the doors. Inside, several non-original walls

Replace drop ceiling in back	\$500	\$500
Replace bathroom door with wider door	\$200	\$200
Replace floor	\$5,000	\$4,000
Replace trim/Interior doors	\$5,000	\$3,000
Custom shelving	\$10,000	
New AC unit for main level	\$4,500	
Drywall repair/ finishing	\$300	\$500
Estimated Total	\$30,300	\$13,200

Second Floor Exterior

	Materials	Labor
Remove exterior wall, flooring, and drop ceiling/debris removal	\$200	\$400
Repair original exterior wall/windows/door	\$200	\$200
Strip paint from brick	\$100	\$500
Waterproof balcony	\$500	\$500
Balcony flooring	\$500	\$500
Balcony railing	\$2,500	\$250
Stucco	\$1,000	\$1,000
Balcony ceiling	\$500	\$500
Lighting	\$50	
Roof Repair	\$800	\$1,000
Estimated Total	\$6,350	\$4,850

Estimated Project Total: \$51,447.50 (Materials) + \$24,300 (Labor) = \$75,747.50

Conclusion

In keeping with the City of Crete's goal to "encourage the development of additional specialty retail businesses, especially those catering to the needs of residents of Crete,

as well as those of visitors and travelers to the Community” (Comprehensive Plan, page 6.6), restoring the historical integrity of the Gruben Building will help beautify the downtown area, contribute to a sense of place, and attract specialty retail businesses to the historic district.

Business Plan

Executive Summary

Charpen Properties is a real estate management business created for the purpose of investing in commercial real estate in Crete, Nebraska. Owner Lukas Hansmeyer and his wife Becky are interested in the revitalization of downtown Crete and the preservation of its historic buildings. It is their desire to be honest, fair, responsive landlords who continually improve their properties for the benefit of their tenants and the community as a whole.

Legal Structure

Charpen Properties is structured as a single-owner LLC, owned by Lukas Hansmeyer.

Projections

With rent for the upstairs one-bedroom apartment set at \$600/month and commercial retail space rent set at \$1,050/month, Charpen Properties would expect a gross income of \$19,800/year, with approximately \$4,817 in expenses, for a net profit of \$14,983. Over a period of three years, it would generate an estimated profit of \$44,949. Expenses are broken down below. Tenants are responsible for paying for utilities (electric, natural gas, water/sewer, and trash removal).

Expense	Approximate Annual Cost
Insurance	\$2,380
Taxes	\$1,437
Maintenance	\$1,000
Estimated Total Expenses	\$4,817





June 12, 2023

To: Crete City Administrator

I am writing this letter to inform you that Lukas & Rebecca Hansmeyer/Charpen Properties LLC have the funds available to do the projects as outlined in their application for the Crete Local Economic Development Program. If you have any further questions, I can be reached at the number listed below.

Sincerely,

Lana L. Musil

Lana L. Musil
Branch President/Loan Officer/FSA Specialist
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