

DRAFT

RESOLUTION NO. R26-75

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, APPROVING THE AWARD OF PROCEEDS IN THE AMENDED AMOUNT OF \$30,000 FROM COMMUNITY DEVELOPMENT BLOCK GRANT NO. 23-DTR-003 TO YONNI IZAGUIRRE 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 No. 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, Yonni Izaguirre, owner of Izaguirre Rentals, submitted an application for facade improvements for the property located at 2319 13 Street, Columbus, Nebraska. These improvements include painting, brick repair, and window replacement. These improvements meet eligibility requirements for the grant and the award of \$13,470 in grant funding was approved by the Columbus City Council on October 20, 2025, via Resolution No. R25-134; and

WHEREAS, Yonni Izaguirre amended his application on March 4, 2026, to accommodate bid increases from the original application due to the length of time it took to get approval from the State Historical Preservation Office. The amended total of the award will be \$30,000 reflecting the increase of \$16,530 on 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 \$16,530 to Yonni Izaguirre from proceeds of the City's Community Development Block Grant No. 23-DTR-003 for a total award amount of \$30,000 is hereby approved and the mayor is authorized, directed, and empowered to execute the same on behalf of the City of Columbus.

This resolution shall repeal all resolutions or portions thereof in conflict herewith.

INTRODUCED BY COUNCIL MEMBER _____

PASSED AND ADOPTED THIS ____ DAY OF _____, 2026.

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: May 12, 2026
TO: Tara Vasicek, City Administrator
FROM: Jean Van Iperen, Planning & Economic Development Coordinator
RE: Downtown Revitalization Grant Awards

RECOMMENDATION:

Approval of the amended application for the Downtown Revitalization Grant funds

DISCUSSION:

The Downtown Business Improvement Board met on Monday, March 9, 2026 for their regular monthly meeting at which time the board reviewed the amended application received from Yonni Izaguirre for his commercial building located at 2319 13 St in downtown Columbus.

His original grant application included replacement windows as part of the project scope. Following review by the State Historical Society, the originally proposed windows were rejected because they did not meet the required commercial-grade standards for the project. As a result, Mr. Izaguirre obtained revised bids for compliant replacement windows, which significantly increased overall project costs.

In addition to the revised window scope, Mr. Izaguirre proposed painting the building exterior following the completion of tuckpointing work. The updated project scope now includes tuckpointing, commercial-grade replacement windows, and exterior painting. Total estimated project costs are approximately \$79,000.

After review and discussion, the Business Improvement District Board approved increasing the Downtown Revitalization Grant award from the originally approved amount of \$13,470 to \$30,000. The revised award reflects the increased project costs associated with meeting State Historical Society requirements and completing additional eligible exterior improvements.

Per Downtown Revitalization Grant guidelines, reimbursement eligibility is limited to work completed on the front and side facades of the building. Any work completed outside of those eligible areas will not qualify for reimbursement under the program.

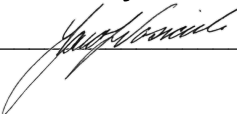
Approval of the revised grant amount was made upon a motion by Josh Johnson and seconded by Melanie Jensen. Motion carried unanimously, 5-0. Board members in attendance were Kevin Johnson, Josh Johnson, Barb Duffy, Brett Rains and Melanie Jensen.

ALTERNATIVE:

Do not approve.

Signature: 

Concurrence By: Betsy Eckhardt

Approved By: 

10—Commercial Rehabilitation Improvement Program Application Form

Applicant Name Yonni Izaguirre
 Applicant's Phone Number 402) 910-7801
 Applicant's Email Address Yinni.063@gmail.com
 Business Name Izaguirre Rentals
 Is this business an individual or sole proprietor? Yes No
 Business UEI Number and SAM's Registration Expiration Date VKJTAAHKHWPS
 Business Owner Yonni Izaguirre
 Property Owner Yonni Izaguirre
 Property Physical Address 2319 13th ST
 Property Mailing Address 2319 13th ST Columbus NE 68601
 Property Legal Description _____

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 Tuck pointing

Cosmetic alterations (moldings, etc.) _____

Painting (approximate sq. ft. area) _____

Other work – Please specify (awnings, etc.) Reframing windows

Total Cost of Project 26,940 \$79,000

Amount requested 13,470 \$30,000

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.

Yonni Izaguirre
 Signature of Property Owner

 Signature of Tenant (if applicable)

Yonni Izaguirre
 Printer Name & Title of Property Owner

 Printed Name & Title of Tenant (if applicable)

9/26/2025 3/4/2026
 Date

 Date

12 - Release and Hold Harmless

Release executed on the 26 day of September, 2025, by
(Property Owner)

Youni Tragnore and (Tenant if
Applicable)

2319 13th St, of (Street
Address)

Columbus NE 68601

City of Columbus, County of Platte, State of Nebraska, referred to as Releasor(s).

In consideration of being granted monies for restoration, modifications, signage, or other physical changes to the property located at the above address, the Releasor(s), understands they are solely responsible for providing their own contractors, and to assure those contractors are fully insured and registered and have obtained all necessary permits in accordance with City regulations. The Releasor(s) waives, releases, discharges, and covenants not to sue the Columbus Downtown Business Improvement District Board, the Northeast Nebraska Economic Development District or the City of Columbus, Nebraska for loss or damage, and claims or damages therefore, on account of any work that has been performed in accordance with City or State guidelines related to the façade and signage improvement program.

Releasor(s) agrees this release, waiver, and indemnity agreement is intended to be as broad and inclusive as permitted by the laws of the State of Nebraska and that if any portion of the agreement is held invalid, it is agreed the balance shall; notwithstanding, continue in full legal force and effect.

Releasor(s) further states it has carefully read the above release and knows the contents of the release and signs this release of its own free act.

Releasor's obligations and duties hereunder shall in no manner be limited or restricted by the maintaining of any insurance coverage related to the above referenced event.

This release contains the entire agreement between the parties to this agreement and the terms of this release are contractual and not a mere recital.

Youni Tragnore
Signature of Property Owner

Signature of Tenant (if applicable)

Youni Tragnore
Printed Name/Title of Property Owner

Printed Name & Title of Tenant

9/26/2025 3/4/2026
Date

Date

Date: 2-6-26

Insured & Licensed

Tragum Peafals
2319 13th ST
Columbus NE 68601

Kadavy Masonry

Brick • Block • Stone

Dan: 402-613-5373

Nick: 402-314-1903

Description of Work
<i>New Windows-</i>
<i>TOTAL of (2) windows and store front. using same glass</i>
<i>Windows will fill holes of orig windows in IN Entrce, Windows will be as wanted By City of Columbus. Cost Include Taking out and hauling out old windows.</i>
<i>TOTAL \$49,500 DK</i>
<i>[Signature]</i>
Labor and Material Total <i>\$49,500</i> DK

Down Payment *25,000*

Date: 2-6-24

520881

Insured & Licensed

Tragone Rentals
2319 13th St
Columbus NE, 68601

Kadavy Masonry
Brick • Block • Stone
Dan: 402-440-7911

407679

826134

Description of Work	
Paint Barber Shop - Apartments.	
Power Wash (Blast) and Scrap Front and West Wall Wash and Use Primer and Best Paint Color	
Paint and Clean walls grind surface were needed Primer and Paint \$16,500	
Labor and Material Total \$16,500	
Down Payment \$8,250	

Hernandez Masonry

993 Road D1

Schuyler, NE 68661

402-615-0672

9/22/2025

Yonni Izaguirre, 2319 13th Street, Columbus Nebraska

Quote to tuckpoint brick on the south side and part of the east side, fix the few bricks that are falling out of place on the north and west side, stucco the chimney is \$13,000.00

Pancho Hernandez

Of

Hernandez Masonry

Bristol

Client Name: Yonni & Fatima Izaguirre
Address: 2319 13th St Columbus NE 68601
Phone: (402)910-7801
Contact Email: fatimamonarrez@gmail.com
Design Rep: Michael Malottki
Window Details
 White

Location	Style	Model	Width	Height	U/I	SUDA	Options	QTY	Total
Stair Landing	DH		25	56	81			1	
Street Face	DH		31	41	72			3	
Rear Face	DH		31	41	72			3	
West Face	DH		30	47	77			6	
Salon			79	75	154		T+	1	
			56	75	131		T+	1	
			33	85	118		T+	1	
							Total Cost with Discounts applied		\$

GOOD (25 year comprehensive warranty / non transferable) → \$30,042

BETTER (50 year comprehensive warranty & transferable) → \$31,000

BEST (Most energy efficient / qualifies for NEL pending finance 3.5% / transferable) – Salon windows cannot be triple pane due to dimensions of window. → \$33,000

Or combination of any Good Better Best

Date: Aug 4 2025


Insured & Licensed

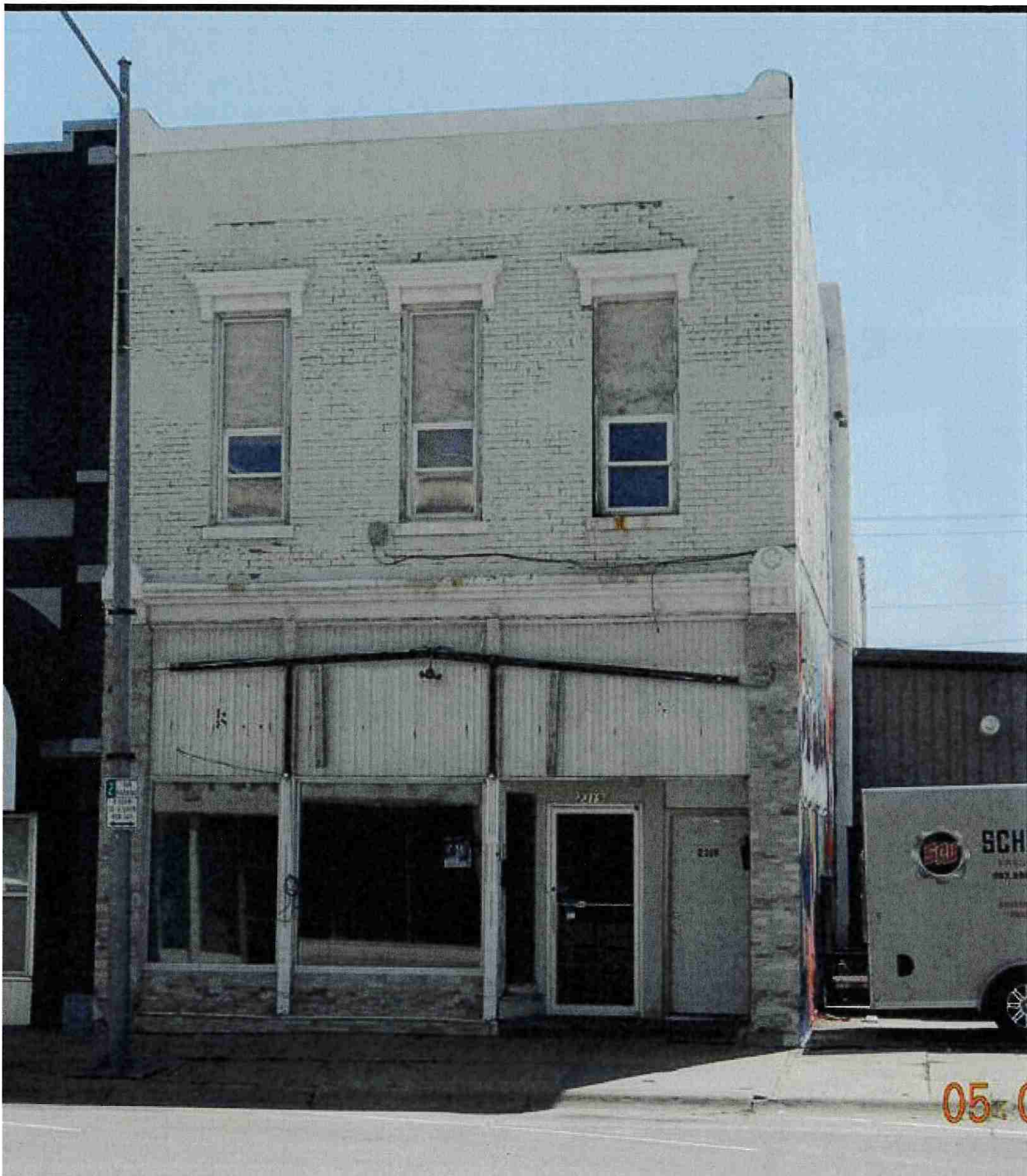
Barber Shop

Kadavy Masonry

Brick • Block • Stone

Dan: 402-440-7911

Description of Work	
Power wash front and do all joints of brick (fill) Then acid wash (fix and back of broke brick. 8500	
Side - West power wash and Re Air any Bad Plaster incl Chimney. \$3500	
Back and East Side Power wash and fill all Bad and Empty Brick Joints - Replace any Bad Brick - 7850	
Total \$19,850	
do it All 2850	
for all \$17,000	
	
5yr Warranty on	
the work	
Start in 2 weeks	
Labor and Material Total	
Down Payment \$6,000	



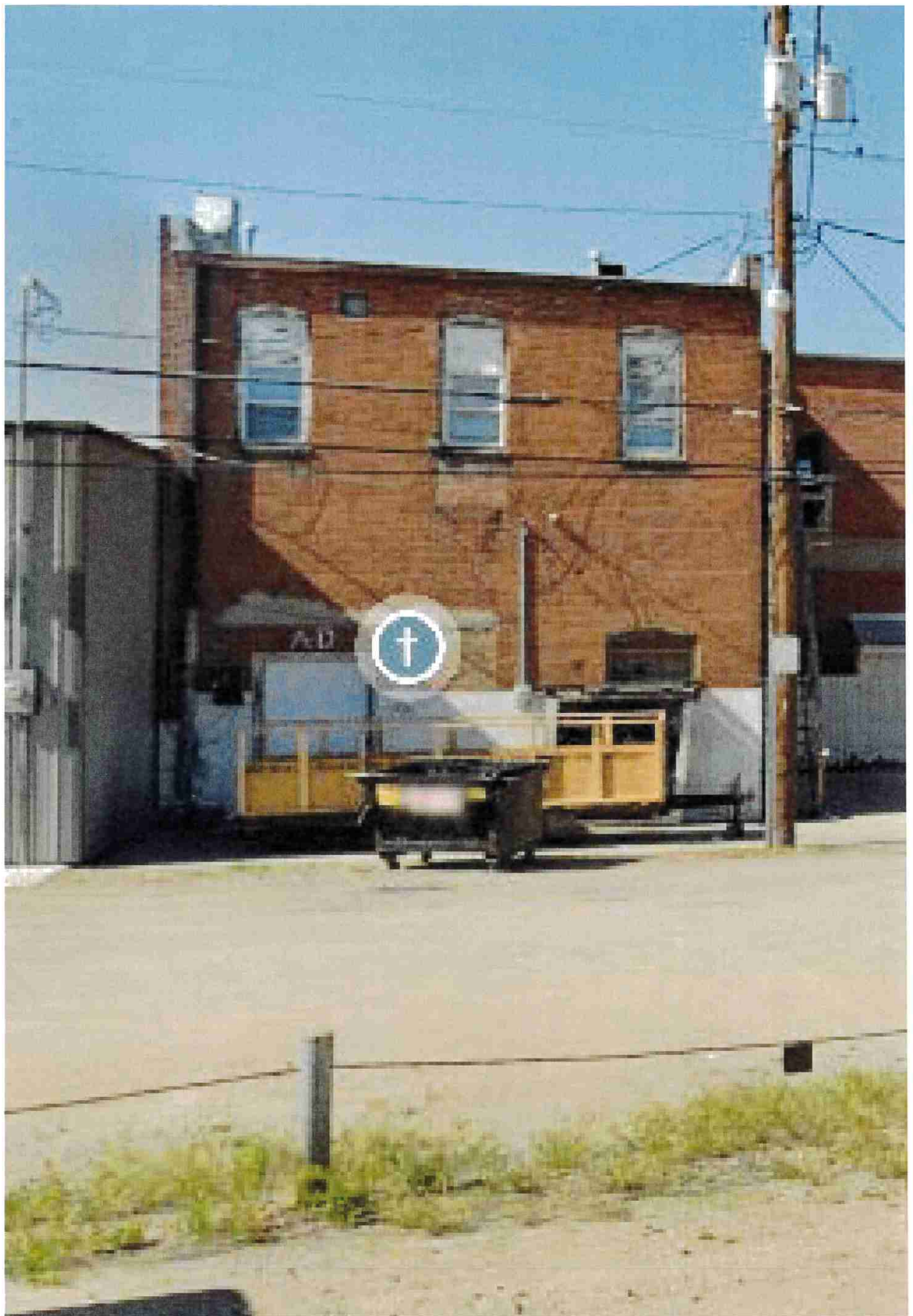
2
NO PARKING
IN FRONT
OF BUS STOP
EXCEPT
ON SUNDAY

2215

2216

05.0





Downtown Business Improvement District Board
Meeting Minutes
March 9, 2026

Members Present: Kevin Johnson, Josh Johnson, Barb Duffy, Brett Rains, and Melanie Jensen. Absent: Nicole Lindhorst, Kiara Ziemba, Melissa Spearman, and Cory Reeder.

Others Present: Jean Van Iperen – Planning & Economic Development Coordinator, Kimberly Henggeler- RSVP Designs by Kimberly, Theresa Grape - Columbus Area Convention and Visitors Bureau, Wade Hilker – Central Community College, Angela Kerkman – CSP Printing and Lisa Slusarski – Central Community College.

Meeting was called to order at 1:03 p.m. Statement of compliance with Open Meeting Act was read and Roll Call was taken.

1. A motion was made by Duffy, seconded by Rains, to approve the minutes of the February 9, 2026 meeting. Motion carried 5–0.
2. Finances were reviewed. Motion by Duffy, second by J Johnson to approve the bill of Terracast Products LLC for 15 planters in the amount of \$8,086.05.
3. Committee Report
 - a. Marketing – Jensen will be talking over the radio broadcasts after this month so the board is to get a hold of her if they would like something mentioned. Jensen will be working on contacting businesses regarding getting information to Van Iperen for the Business Spotlights.
 - b. Business/Economic Development – Nothing to report.
 - c. Project Management – Banners still need to be installed. J. Johnson and K. Johnson have contacted Loup Public Power District to inquire about possible assistance and are currently waiting for a response. A special cap has been designed to help prevent wind from blowing the banners off the poles. A motion was made by Duffy and seconded by K. Johnson to approve the purchase of 100 caps at a cost of \$5.00 each. The motion carried. The Board was reminded that, with upcoming budget discussions, funds should be included for ongoing maintenance of banner brackets and replacement of flags as needed. The group should also plan for the cost of providing electrical service to poles where Christmas lights are anticipated to be installed.
 - d. Physical Grounds – New planters have been ordered, and their placement still needs to be determined. A walk-through of the downtown area will be scheduled with City staff to review potential locations and ensure placement does not create traffic sightline or safety issues.
4. Delinquent Notices – The notices have been sent out.
5. Downtown Revitalization Grant Application – An amended application was presented for Yonni Izaguirre for the Downtown Revitalization Grant. His original window bid was rejected by the State Historical Society because the windows were not commercial-grade. Yonni subsequently obtained new bids, which reflected a substantial increase in the cost of the windows. In addition, he expressed interest

in painting the building now that the tuckpointing work has been completed. The total project costs for the new windows, painting and tuckpointing is \$79,000. The Board approved revising the grant award from \$13,470 to \$30,000. The grant does only cover work done to the front and side of the building as per the guidelines so only those costs will be reimbursed. A motion to approved the revised grant amount was made by J Johnson and seconded by Jensen. Motion carried 5-0.

6. City Information – Van Iperen provided the following updates:
 - a. The Wayfinding Study is currently under review by the City. Parking lot signage will be considered a discretionary budget item, so any conversations Board members can have with City Council members regarding the importance of this investment in the downtown would be appreciated.
 - b. An update was provided on the Frankfort Square permanent lighting project.
 - c. The Board expressed interest in participating in Kind Columbus which will be held on Tuesday, April 28. An idea was presented and approved by the Board and coordination will begin to implement the plan. The Board also discussed organizing efforts that day to remove weeds in problem areas within the district and to coordinate a downtown trash pickup.
 - d. The Board discusses an email Van Iperen received regarding concerns about downtown parking. The issue was discussed at length and the Board decided they would continue following the City’s parking regulations and enforcement.
7. Guest Comments – Theresa Grape of the Columbus Area Convention and Visitors Bureau informed the board the theme for this year’s Columbus Days celebration is “Rockin’ in the USA.” The Chamber is requesting business support for the event, which is being spearheaded by Haley Behlen. Grape also reported Jenn Gjerde has been named the new Executive Director of Visit Nebraska. In addition, the Columbus Visitor’s Bureau is working with Adam Boggs of Norfolk to paint a mural on the side of their building. Angela Kerkman introduced herself to the Board. She shared she and her husband, Dusty Kerkman, recently purchased Columbus Screen Printing from Tom and Jenny Schwank. Wade Hilker of Central Community College updated the Board on Earth Day planting plans. Planting will begin on April 22 at 4 p.m. and he will coordinate efforts with Keep Columbus Beautiful. Removal of existing plantings is expected to begin around the first of April. New plantings will start along the 23rd Street corridor and then move into the downtown area.
8. Next Meeting – Monday, April 13, 2026 at 1 p.m. in the large conference room.
9. Meeting adjourned at 2:07 p.m.