



CRETE ED ADVISORY BOARD MEETING

January 10th, 2025 at 12:00 PM
Crete City Hall, 243 East 13th Street

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: Present
Liz Umana: Absent
Present: 3, Absent:1, Vacancy: 1

Also present: City Administrator Tom Ourada, City Attorney Anna Burge, City Clerk Nancy Tellez, Office Manager Telisha Carnes, Administrative Assistant Jennifer Valente, Parks and Recreation Director Liz Cody, GIS Coordinator/IT Emerson Aschoff, IT Director Mike Kalkwarf, and Finance Director Wendy Thomas arrived at 12:07 p.m.

City Administrator Tom Ourada explained that at the last leadership meeting department heads and leaders were asked to attend other city board and commission meetings to see all the thing the City is doing.

3. Consent Agenda

3.A. Meeting Minutes

3.A.1. November 8th, 2024 Meeting minutes

The November 8th, 2024 Meeting Minutes were approved by a motion by Manny Dimas and seconded by Ken Marvin.

4. Special Order of Business

4.A. Consider the PWR & DWD Rental Properties LLC DBA Old Main Bar & Grill LB840 application

City Administrator Tom Ourada explained that this is the second application request from PWR & DWD Rental Properties LLC DBA Old Main Bar & Grill for LB840 funds. City Attorney Anna Burge stated that the old agreement awarded Old Main Bar & Grill \$96,795.53 of LB840 funds and that was to provide assistance for the building acquisition.

Ourada stated that the highest LB840 award of funds was given to the Blue River Arts Council in the amount of \$350,000 other than the City of Crete pool. Ourada explained that it is an Economic Development Advisory board decision. After the board discussion, it was decided that they would recommend up to \$150,000.00 of LB840 funds to Old Main Bar & Grill.

Ken Marvin motioned to recommend up to \$150,000.00 of LB840 funds to PWR & DWD Rental Properties LLC DBA Old Main Bar & Grill and Manny Dimas seconded the motion.

4.B. Consider the Crete Housing & Community Development Corporation LB840 application

City Administrator Tom Ourada explained that the Crete Housing and Community Development Corporation (CHCDC) would be submitting a grant application to the Nebraska Department of Economic Development for the Rural Workforce housing Fund. Ourada explained that this grant is a 3 to 1 match for funds. With grant funds from the last round the City of Crete was able to build 4 houses, 2 at \$275,000 and 2 at \$315,000. The goal is now to get more grant funds to be able to build homes in the \$200,000 to \$250,000 price range.

ED Advisory Board Chair Paul Heath discussed with the rest of the board recommending \$300,000 of LB840 funds for the CHCDC application.

Paul Heath motioned to recommend increasing the funds to \$300,000 of LB840 funds to the Crete Housing and Community Development Corporation and Ken Marvin Seconded.

Ourada stated that the application to the Nebraska Department of Economic Development would be submitted on January 15th, 2025.

4.C. Discuss grant for alley

City Administrator Tom Ourada stated that there had been some discussion at the last meeting about the alley paving. The City will have the engineer create a district for that alley.

4.D. Discuss the sale of the City's downtown buildings

City Administrator Tom Ourada stated that there are two interested parties in the downtown City buildings. One of the interested parties would like to purchase half of the building plus the top floor of the second half and the other party would like to purchase the first floor of the building. The City is considering selling the three fourths of the building to one party for about \$100,000 and the other quarter for a little over \$50,000. This would be an opportunity to have at least two more retail businesses and not have vacant buildings on Main Ave. Ourada

explained that there would be performance requirements and if there is a failure to meet the requirements, the property would revert to the City. There is a possibility that the potential buyers would apply for LB840 funds for the upstairs of the building. If they are interested in the Downtown Revitalization Program, they will have to apply once the program starts. Ourada stated that he is going to be talking to Mayor Bauer about the sell of the building.

5. Officers' Reports

City Administrator Tom Ourada explained that LB840 sunsets later this year. Ourada stated that they have been trying to get information on past projects on the City of Crete website and in the Crete News for people to see all the positive impacts of LB840 in the community. Ourada is going to be talking to Mayor Bauer about possibly putting LB840 on the ballot in May.

6. Adjournment

Paul Heath motioned to adjourn the meeting at 12:32 p.m. and Ken Marvin seconded the motion.