



CRETE ED ADVISORY BOARD MEETING

March 31st, 2025 at 2:00 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: Absent
Liz Umana: Present
Present: 3, Absent:1, Vacancy: 1

Also present: City Administrator Tom Ourada, City Attorney Anna Burge, City Clerk Nancy Tellez, Parks and Recreation Director Liz Cody, and Finance Director Wendy Thomas

3. Consent Agenda

3.A. Meeting Minutes

3.A.1. January 17th, 2025 LB840 Advisory Board Minutes

Paul Heath motioned and Liz Umana seconded to approve the January 17th, 2025 meeting minutes

Paul Heath: Aye, Liz Umana: Aye, Manny Dimas: Aye

3.B. Financial Report

3.B.1. LB840 Financial Report as of 02.28.2025

City Administrator Tom Ourada explained that everything is the same and the loan guarantee is not exercised other than the Blue River Arts Council. That will expire soon since it was only for one year. Ourada added that the City of Crete did not get the housing grant and further in the meeting they will discuss another grant opportunity. Ourada stated that generally we are in a good place.

Paul Heath motioned and Manny Dimas seconded to approve the LB840 Financial Report as of 02.28.2025.

Paul Heath: Aye, Manny Dimas: Aye, Liz Umana: Aye

4. Special Order of Business

4.A. City of Crete Economic Development Plan

4.A.1. Status of Investments with Performance Requirements

4.A.2. Housing

4.B. Applications for Consideration

4.B.1. Consider the LB840 Application from Crete Youth Cabin Association

Tom Parker with the Crete Youth Cabin Association explained that they are asking for \$105,000.00 out of the \$210,000 for the addition of a sanitary restroom and shower facility to provide necessary accommodations for youth and adults for day and overnight stays on the grounds. The structure would also include a multi-purpose learning centers and equipment storage area. Parker added that the new building would be separate from the cabin by about 50 feet and would have a paved sidewalk that is going to be ADA compliant. LB840 Advisory Board member Liz Umana asked about the capacity of the cabin and Parker stated that it is about 40ft by 40ft and seats about 50 people.

City Administrator Tom Ourada stated that by state Statute this goes under tourism. LB840 Advisory Board Chair Paul Heath asked if there is other funding secured already and Craig Snyder stated that is work in progress. Snyder added that if they are awarded LB840 funds that would help them with raising other funds. Ourada added that if awarded they would pay on invoices and there would be performance agreements.

Paul Heath motioned and Liz Umana seconded to approve the LB840 Application from the Crete Youth Cabin Association in the amount up to \$105,000.

Paul Heath: Aye, Manny Dimas: Aye, Liz Umana: Aye

4.B.2. Consider the LB840 Application from Kathy's Cardinal Kids Learning Center

Kathy Garland owner and director of Kathy's Cardinal Kids explained that they are asking for LB840 funds in the amount of about \$8,000 for the down payment to purchase a 12-15 passenger van to help them transport children. City Administrator Tom Ourada stated that this checks several boxes of allowable LB840/Economic Development funds. Garland explained that they opened the learning center in June 2024 and the center is near the capacity of 60 children. Garland also added that she has over 30 years of experience and they have engaged in other fundraising events however they have not had much luck.

LB840 Advisory Board Chair Paul Heath asked Garland if they already had a van secured and she stated that not yet.

Liz Umana motioned and Manny Dimas seconded to approve the LB840 Application from Kathy Garland.

Paul Heath: Aye, Manny Dimas: Aye, Liz Umana: Aye

City Administrator Tom Ourada stated that they will work with Kathy Garland and when she finds a vehicle on 50%. If there is a significant difference then it would be voted on again.

4.B.3. Consider the LB840 Application from the City of Crete for local share for the Community Development Block Grant Program 20DTR002.

City Administrator Tom Ourada explained that The City of Crete has been awarded 2 other another Community Development Block Grants (CDBG) and LB840 helped with funds for the City match for both. This grant award is up to \$400,000 through the Department of Economic Development (DED). The City of Crete would like to request \$100,000 of LB840 funds for the local share costs. Ourada explained that when projects are awarded the City helps with the 20% upfront and then each business owner goes through the project through the City, SENDD, and DED and everyone that uses the program pays at least 15% and sometimes more. Other than housing this program leverages so much money in the community.

Liz Umana motioned and Manny Dimas seconded to approve the LB840 Application from the City of Crete for \$100,000 of LB840 funds for the local share costs for the DTR grant. Manny Dimas: Aye, Liz Umana: Aye, Paul Heath Abstained with conflict of interest.

4.B.4. Consider the LB840 Application from the City of Crete for match for housing grant application.

City Administrator Tom Ourada explained that the City of Crete did not get the 2024 Rural Workforce Housing Fund Grant. This application is going to be for The Nebraska Affordable Housing Trust Fund and is for up to \$750,000 and the City of Crete would like to ask for \$250,000 of LB840 funds to use as a match in the NAHTF application. Ourada explained that they would like to build 6 single-family homes around 1,300 square feet with one or possible two car garages. Ourada added that SENDD would be the grant administrator the City would also be using SENDD Contracting.

Paul Heath motioned and Manny Dimas seconded to approve the LB840 Application from the City of Crete for match for The Nebraska Affordable Housing Trust Fund in the amount of \$250,000

Paul Heath: Aye, Manny Dimas: Aye, Liz Umana: Aye

4.B.5. Consider the LB840 Application from Rotary International District 5650 Foundation

Shaylene Smith with Rotary International District 5650 Foundation stated that they are applying for LB840 funds to help purchase new playground equipment. The current 40-year-old playground equipment is nearing the end of its useful life and is not safe anymore. Smith added that they have already raised the match required to order the playground equipment and are ready to move forward immediately. Smith also stated that the City of Crete owns the

land and Rotary would be donating the equipment to the City.

Paul Heath motioned and Manny Dimas seconded to approve the LB840 Application from Rotary International District in the amount up to \$53,580.00

Paul Heath: Aye, Manny Dimas: Aye, Liz Umana: Aye

4.C. Application Introductions

5. Officers' Reports

5.A. Discussion on the sale of 1209 and 1211 Main Ave

City Administrator Tom Ourada explained that they had previously discussed taking a loss on the sale of the 1209 and 1211 Main Ave buildings. The people that were interested in purchasing and opening businesses decided against it and now Dittmer and Dittmer would like to purchase the buildings. The sale of said real estate shall be for an amount not less than \$150,000. Dittmer and Dittmer plans to renovate the buildings and New Beginnings will be moving back in there. Ourada explained that he spoke to Mayor Dave Bauer about selling the buildings and taking a loss. Ourada added that there are facade requirements that will have to be met.

6. Adjournment

Paul Heath motioned and Liz Umana seconded to adjourn the meeting at 2:44 p.m.

Paul Heath: Aye, Manny Dimas: Aye, Liz Umana: Aye