

**Legislative/Development Committee Meeting**  
**Tuesday, June 20, 2023 5:00 PM**  
**Crete City Hall**  
**243 E 13th Street**  
**Crete, NE 68333**

**1. Open Meeting**

- In accordance with Nebraska law, a copy of the Open Meetings Act can be found in the back of the Council Chambers.
- Items listed on the agenda may be considered in any order.

**2. Roll Call**

- Attendance of members will be recorded to determine the presence of a quorum for official actions.

**3. Items of Business**

- The Committee may discuss or limit discussion on, hear testimony in favor of or in opposition to, or take action to provide a recommendation to the City Council on any matter presented under this title.

3.A. Consider a recommendation to the City Council on the request for increased DTR funds in the amount of \$9,500 from 1229 Main Ave.

3.B. Consider a recommendation to the City Council on the request for increased DTR funds in the amount of \$11,000 from 1302 Main Ave, \$9,000 from 1314-1316 Main Ave, and \$1,000 from 120 E 13th St.

3.C. Discussion on LB840 application from Charpen Properties LLC.

**4. Officers' Reports**

- Reports may be given by the Mayor, Officers, Departments, or Councilmembers concerning the current operations of the City.
- No action can be taken on matters presented under this title except to answer any questions or to refer the matter for further action.

**5. Adjournment**

**Disclaimers & Notices**

- The Council may enter into closed session to discuss any matter on this agenda when it is determined that a closed session is clearly necessary for the protection of the public interest or the prevention of needless injury to the reputation of an individual (if such individual has not requested a public meeting) or as otherwise allowed by law. Any closed session shall be limited to the subject matter for which the closed session was called. If the motion to close passes, then immediately prior to the closed session the Mayor shall restate on the record the limitation of the subject matter of the closed session.
- The City of Crete assures that no person shall on the grounds of race, color, national origin, age, disability, handicap or sex, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity of the City receiving Federal financial assistance. To report discrimination, contact the City Clerk's office.
- The complete agenda with attachments is available at [www.crete.ne.gov](http://www.crete.ne.gov).

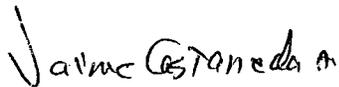
June 14, 2023

City of Crete  
243 E. 13<sup>th</sup> St.  
Crete, NE 68333  
To: City of Crete

Attention: Mayor and City Council

This letter is to request additional funding from the Southeast Nebraska Development District (SENDD). The original Down Town Revitalization award was for \$22,000 and I am requesting an additional \$9,500 to complete my project. The awning was removed on the front lower and upper windows. The sign was also removed and a new cloth awning was installed. This would bring the total of the award to \$31,500.

Thank you,

A handwritten signature in black ink that reads "Jaime Castaneda". The signature is written in a cursive style with a large initial "J".

Jaime Castaneda

(402)418-4271  
1145 Crestline Drive  
Crete, NE 68333

**Estimate**

Donis Painting LLC  
PO Box 577  
Crete, NE 68333  
(402) 405-4594 (402) 418-2782



DATE:06/07/2023

Estimate

**Estimate**

1229 Main Street  
Crete, NE

**Salesperson**

Donel Donis

	Apply primer and finish paint to the building.

SUBTOTAL **\$3,500.00**  
Deposit **\$1,750.00**  
TOTAL **\$3,500.00**

BALANCE DUE UPON  
COMPLETION: **\$1,750.00**

*This estimate includes labor, materials, and clean up. Final payment due upon completion of job.*

**Wilber Window and Doors**  
 202 south wilson  
 wilber, NE 68465 US  
 402-821-2482  
 wwd2482@windstream.net

# Invoice

**BILL TO**  
 Jaime  
 1229 Main  
 Crete, NE 68333

**SHIP TO**  
 Jaime  
 1229 Main  
 Crete, NE 68333

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1965	10/27/2022	\$0.00	11/26/2022	Net 30	

ACTIVITY	QTY	RATE	AMOUNT
<b>Sales</b> remove glass behind sign and apply flat wall panel metal dark bronze color prep for future awning	1	3,726.00	3,726.00
<b>Sales</b> 2 pcs of bronze 4 x8 break metal	2	185.00	370.00
<b>Sales</b>		0.00	

PAID

SUBTOTAL	4,096.00
TAX	307.20
TOTAL	4,403.20
PAYMENT	4,403.20
<b>BALANCE DUE</b>	<b>\$0.00</b>

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 1229 Main  
 Crete, NE 68333

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1839	03/05/2022	\$0.00	04/04/2022	Net 30	

ACTIVITY	QTY	RATE	AMOUNT
<b>Sales</b> store front glass units 79 x 84 74 x 84 72 x 84 bronze with 1 inch ig units door with sidelight and transom down stairs	1	17,352.00	17,352.00
<b>Sales</b> up stair double hung windows 3660 white	4	623.00	2,492.00
<b>Labor</b> remove awning on front lower and upper windows	1	2,500.00	2,500.00
<b>Sales</b> remove sign labor only	1	1,500.00	1,500.00

**PAID**

SUBTOTAL	23,844.00
TAX	1,788.30
TOTAL	25,632.30
PAYMENT	25,632.30
BALANCE DUE	<b>\$0.00</b>

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 wilber, NE 68465 US  
 402-821-2482  
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# Invoice

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 Jaime  
 1229 Main  
 Crete, NE 68333

**SHIP TO**  
 Jaime  
 1229 Main  
 Crete, NE 68333

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1990	12/18/2022	\$0.00	01/17/2023	Net 30	

ACTIVITY	QTY	RATE	AMOUNT
<b>Sales</b> awning cloth alum frame 19'1" long 48" tall 42" inch projection with floppy valance you pick color	1	3,300.00	3,300.00
<b>Labor</b> labor to install	1	500.00	500.00

PAID

SUBTOTAL	3,800.00
TAX	247.50
TOTAL	4,047.50
PAYMENT	4,047.50
<b>BALANCE DUE</b>	<b>\$0.00</b>

June 14<sup>th</sup>, 2023

City of Crete Mayor and City Council  
243 East 13<sup>th</sup> Street  
Crete, NE 68333

Re: Downtown Revitalization Project

Dear Mayor and City Council:

Due to an increase of costs from the original estimates in relation to the approved downtown revitalization applications, I am asking for an increase of my DTR award for 1302 Main Ave from \$37,000 to \$48,000. Along the same lines, I am asking for an increase of my DTR award for 1314-1316 Main Ave from \$30,000 to \$39,000 and for 120 E 13<sup>th</sup> St, from \$10,000 to \$11,000. I have included the attached cost estimates in addition to the final invoices that show the proof of increase.

Thank you for your consideration of our request,

Sincerely,



Brad and Mary Moser  
6800 W Panama Rd  
Hallam, NE 68368

Expenses for Mary Moser Project  
1302 Main Ave

Approved MOU \$ 37,000.00 Remaining \$ (10,475.86)

Contractor	Amount	CDBG	Match	Adjusted Match	Submitted
Omaha Door & Window	\$ 20,000.00	\$ 16,000.00	\$ 16,000.00	\$ 4,000.00	3,000.00 Will modify & resubmit
Omaha Door & Window	\$ 20,136.82	\$ 16,109.450	\$ 16,109.45	\$	4,027.37 Yes & Paid
Windows Rubblet	\$ 9,693.62	\$ 7,733.300	\$ 4,390.53	\$ 1,239.73	4,883.07 Will modify & resubmit
Baxa Framing	\$ 7,569.85	\$ 6,055.88	\$	\$ 1,513.97	7,569.85 n/a exceeds MOU amount
Baxa Decks	\$ 1,732.62	\$ 1,386.090	\$	\$ 346.53	1,732.62 n/a exceeds MOU amount
City of Crete	\$ 206.94	\$ 165.55	\$	\$ 41.39	206.94 n/a exceeds MOU amount
<b>Totals</b>	<b>\$ 59,344.85</b>	<b>\$ 47,475.86</b>	<b>\$ 37,000.00</b>	<b>\$ 7,841.62</b>	<b>22,344.85</b>

1314-1316 Main Ave

Approved MOU \$ 30,000.00 Remaining \$ (8,527.11)

Contractor	Amount	CDBG	Adjusted	Match	Adjusted Match	Submitted
Omaha Door & Window	\$ 22,000.00	\$ 17,600.000	\$ 17,600.00	\$	4,400.00	4,400.00 Yes - modified, paid
Omaha Door & Window	\$ 20,136.82	\$ 16,109.450	\$ 7,734.12	\$ 4,827.37	\$	12,392.70 Will modify & resubmit
Baxa Decks	\$ 2,532.50	\$ 2,026.00	\$ 2,026.00	\$	506.50	2,532.50 Yes & paid
Nebraska Sign	\$ 1,632.26	\$ 1,305.81	\$ 1,305.81	\$	326.45	1,632.26 Yes & paid
Nebraska Sign	\$ 1,655.09	\$ 1,324.07	\$ 1,324.07	\$	331.02	1,655.09 Yes & paid
City of Crete	\$ 202.23	\$ 161.78	\$	\$	40.45	202.23 n/a exceeds MOU amount
<b>Totals</b>	<b>\$ 48,158.90</b>	<b>\$ 38,527.11</b>	<b>\$ 30,000.00</b>	<b>\$</b>	<b>9,631.79</b>	<b>22,814.78</b>

1318 Main Ave

Approved MOU \$ 11,000.00 Remaining \$ 1,851.07

Contractor	Amount	CDBG	Match	Submitted
Omaha Door & Window	\$ 8,000.00	\$ 6,400.00	\$ 1,600.00	Yes & paid
Omaha Door & Window	\$ 3,000.00	\$ 2,400.00	\$ 600.00	Yes & paid
Baxa Deck	\$ 162.50	\$ 290.00	\$ 72.50	Will modify & resubmit
City of Crete	\$ 73.67	\$ 38.93	\$ 14.74	Will modify & resubmit
<b>Totals</b>	<b>\$ 11,436.17</b>	<b>\$ 9,148.93</b>	<b>\$ 2,287.24</b>	

120 E 13th St

Approved MOU \$ 10,000.00 Remaining \$ (768.41) Remaining Adjusted \$

Contractor	Amount	CDBG	Adjusted CDBG	Match	Adjusted Match	Submitted
Omaha Door & Window	\$ 3,769.00	\$ 3,015.20	\$ 3,015.20	\$	753.80	753.80 Yes & paid
Omaha Door & Window	\$ 1,000.00	\$ 800.00	\$ 800.00	\$	200.00	200.00 Yes & paid
Rehman Siders Const	\$ 3,691.51	\$ 2,933.21	\$ 2,844.80	\$	1,738.30	2,306.71 Will modify & resubmit
City of Crete - Permit	\$ 48.00	\$ 38.40	\$	\$	\$	48.00 n/a - exceeds MOU amount
<b>Total</b>	<b>\$ 13,460.51</b>	<b>\$ 10,768.41</b>	<b>\$ 10,000.00</b>	<b>\$</b>	<b>2,692.10</b>	<b>3,460.51</b>

Drawdown #2 Approval \$ 50,980.53

Drawdown #4 Will Modify & Resubmit \$ 35,188.40

Total to be Reimbursed \$ 86,148.93

Funds remaining from approved MOU



**Omaha Door & Window Company, Inc.**

4665 "G" Street • Omaha, NE 68117-1489

T (402) 733-6440 E-mail: frontdesk@omahadoor.com

F (402) 733-8152 www.omahadoor.com

INVOICE NO ORD0116234

DATE Oct 21, 2022

Cust #: 441231

**INVOICE**

**SOLD TO** MOSER, MARY  
1316 MAIN AVE  
CRETE, NE68333  
BUS PHONE (402) 826-2155  
FAX () -

**SHIP TO** 1316 MAIN AVE  
MOSER ACCOUNTING  
1302  
CRETE, NE 68333  
CONTACT MARY MOSER  
HOME PHONE (402)826-2155  
CELL PHONE () -  
MOSERACC@YAHOO.COM

Please Return Stub with Payment

ORDER NO.	DATE	CUST. NO.	SALESPERSON	PURCHASE ORDER NO.	SHIP VIA	TERMS
ORD0116234	Mar 30, 2022	441231	DJS N/A	1302	INSTALL	C.O.D. 1C

Interest will be added to all Past Due Accounts 1-1/2% per month.

QTY. ORD.	QTY. SHIP	QTY. B/O	ITEM NO.	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
3	3	0	91000-09790	SUPPLY//INSTALL 1302	0.00 EA	0.00
10	10	0	91000-09791	MANKO CL ALUM SF w/ 1" CL TEMP IG	0.00 EA	0.00
7	7	0	91000-10024	2 X 2 ALUM ANGLE .040 CL ALUM BREAKMETAL	0.00 EA	0.00
				SFD008729 (1) .040 BRAKE METAL		
				(100) TUBES OF CAULK		
				*TEAR OUT EXISTING *INSTALL NEW MATERIAL		
				NO BRICK, DRYWALL, STRUCTURAL, SECURITY, CARPENTRY, ELECTRICAL, INTERIOR WOOD TRIM OR PERMITS INCLUDED		
1	1	0	99999-00005S	STORE FRONT TOTAL INSTALLED PRICE	42,136.82 EACH	42,136.82
				TOTAL INSTALLED PRICE: \$42,136.82 DEPOSIT: \$22,000.00 <del>TOTAL OWED TO ODW: \$20,136.82</del>		
				<b>Due Date</b> Oct 21, 2022	<b>Amount Due</b> 42,136.82	<b>Discount Date</b> Oct 21, 2022
					<b>Disc. Amount</b> 0.00	

Insufficient checks are subject to a \$35.00 fee!

Tax summary:

COMPLETED 10/14/2022 X CR (24 1/2 HOURS) & JR (17 1/2 HOURS) // 10/18/2022 WC 10/21/2022 DC

1ZNEC 0.00  
1COMAHA 0.00

42,136.82  
0.00  
42,136.82  
0.00  
0.00

**Omaha Door & Window Company, Inc.** (402) 733-6440

42,136.82

**RECEIPT CONFIRMATION**

**Omaha Door & Window Co., Inc.**

4665 G Street  
Omaha, NE 68117  
Phone: (402) 733-6440  
Fax: (402) 733-8152

**DOCUMENT NO.:** PY099907

**DATE:** 11/3/2022

**AMOUNT RECEIVED** 20,136.82 USD

**FROM** MOSER, MARY  
1316 MAIN AVE  
CRETE, NE 68333

\_\_\_\_\_  
**SIGNATURE**

**PAID BY:** CHECK

**CHECK/RECEIPT NO.:** 266

**DATE RECEIVED:** 10/31/2022

DOCUMENTS PAID	DISCOUNT	AMOUNT
ORD0116234		20,136.82 USD
	<b>UNAPPLIED AMOUNT:</b>	0.00 USD
	<b>TOTAL AMOUNT RECEIVED:</b>	20,136.82 USD

# INVOICE

**Baxa Decks and Construction**  
2800 WOODS BLVDAPT 301  
LINCOLN, NE 68502

david.baxa78@gmail.com  
(402) 826-7683



Mary Moser

**Bill to**

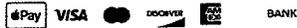
Dance studio 1318 main st.

**Invoice details**

Invoice no. : 1091  
Invoice date : 11/3/22  
Due date : 12/3/22

Product or service	Amount
1. <b>Materials</b>	\$122.50
2. <b>Labor</b>	\$240.00
<b>Total</b>	<b>\$362.50</b>

**Ways to pay**



**Note to customer**

Thank you for your business.

**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)**

- Retail  Manufacturing  Research & Development  
 Headquarter  Telecommunications  Tourism  
 Warehouse/Distribution  Government  Other

**Business Type: (Please Choose One)**

- Proprietorship  Corporation  Partnership  
 LLC  Governmental Entity  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:

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**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
<b>Estimated Total</b>	<b>\$30,300</b>	<b>\$13,200</b>

### 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
<b>Estimated Total</b>	<b>\$6,350</b>	<b>\$4,850</b>

**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
<b>Estimated Total Expenses</b>	<b>\$4,817</b>





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*

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