

Legislative/Development Committee Meeting
Tuesday, August 15, 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 renewing the membership with Southeast Nebraska Development District.
- 3.B. Consider a recommendation to the City Council the LB840 Application from ALLO Crete, LLC.
- 3.C. Consider a recommendation to the City Council on the LB840 Application from Charpen Properties LLC.
- 3.D. Consider a recommendation to the City Council on the request for payment on interest on DTR program loan from Mary Moser.

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.



2023/24

MEMBERSHIP PACKET

WHY JOIN SENDD?

Housing

Broadband

Global Perspectives

Regional Values

Connector

Contracting

Grant Assistance

Disaster Recovery

Loans

Local Impacts

Community Development

Economic Development

LETTER FROM THE EXECUTIVE DIRECTOR

The Southeast Nebraska Development District (SEND) Board and staff would like to thank you for your continued support. Your membership is critical to the organization's success. SEND is your regional community and economic development organization, and we work hard to improve services and programs.

Each year, SEND staff hear from rural residents about lack of access to broadband. In 2020, we took on this challenge beginning with a statewide crowdsourced mapping tool that documented actual vs. advertised broadband speeds. The following year, SEND hired two Lead for America (LFA) Broadband Fellows who worked exclusively on internet issues. During this time, the Fellows met with county officials, key stakeholders, community members, and state officials to develop investment plans for broadband implementation, and this past year, the dividends showed (see below).

SEND will continue serving you, and we look forward to making an impact across the region by growing our regional economy, identifying new opportunities, and building local wealth. Above all, we will continue to listen. For up-to-date information on grant programs, community and legislative updates, and news alerts, please go to our website at www.sendd.org, sign up for our e-newsletter, or "Like" our Facebook page.

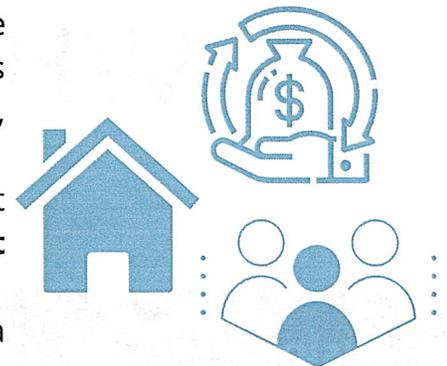
Once again, thank you for your support, and know that SEND staff are here to help. As always, I want to extend an open invitation to all members: please, visit the SEND offices where you are in Auburn or Lincoln, or call and schedule a time for us to attend your city council or county supervisor meetings. To better serve you now and in the future, I encourage you to call our staff with your ideas, suggestions, and thoughts. We look forward to your next visit.

Sincerely,

Tom Bliss, Executive Director

RETURN ON INVESTMENT - BROADBAND FOCUSED

- In July 2022, SEND's Broadband Fellows and staff worked with the State of Nebraska to secure a **\$600,000 grant** to expand digital access to underserved populations, including veterans, rural families, students, and seniors, while providing digital literacy instructions.
- SEND worked with Gage County to write a Request for Proposal that resulted in a **\$13 million broadband project that will connect around 1,000 homes and create 13 new jobs.**
- In April 2023, SEND received a **\$500,000 federal grant** to assist area residents with enrolling in the Affordable Connectivity Program (ACP)
- SEND Broadband Fellows partnered with Nebraska Public Power District (NPPD) - this partnership led to an outcome of over **100,000 availability and location challenges and played a major role in the State receiving an additional \$200 million in broadband funding (Total \$405 million).**



MEMBERSHIP

 MEMBER BENEFITS	FULL PAYING DUES	GENERAL NON PAYING DUES
Monthly Newsletter	X	X
Special notices regarding programs of interest	X	X
Unlimited visits to discuss requirements of specific programs	X	
Limited visits to discuss requirements of specific programs		X
Assistance with grant and loan applications, generally at no additional cost	X	
Special studies associated with grant and loan applications	X	
Census data and special reports maintained by SENDD	X	
Labor/Workforce data maintained by SENDD	X	
Staff consultation on specific employment generating projects	X	
Access to the Regional SENDD Economic Development Lite Program	X	
Assistance with grant and loan applications - charged at a non-member rate with a fee-for-service contract required		X
Access to training/educational workshops at no additional cost	X	
Access to training/educational workshops with a registration fee required		X

HOUSING

Is your community or county facing challenges associated with outdated or insufficient housing availability? SENDD is proud to offer a wide range of opportunities aimed to help update and grow your local housing stock! By paying our annual Housing Dues, you help to fund our ability to write grants and develop housing opportunities in your area. Housing dues are based on population size.

SENDD has been a regional leader in affordable housing development since its founding in the late 1970s. Today, SENDD housing staff continues to expand as more and more counties and communities receive funding in our area. We currently have **SEVEN members** on our Housing Team that are qualified and well trained to bring much needed housing programs to your communities.

By paying SENDD's housing dues, you have the potential to receive an **800:1 dollar return on your investment, as many of our housing grants range from \$350,000 to over \$600,000**. To date, SENDD has assisted **over 25 communities** implement successful housing programs.

Please contact Jim Warrelmann at jwarrelmann@sendd.org for additional information about housing or to schedule a meeting.

VOLUNTARY HOUSING DUES

Dues cover costs specifically associated with housing, including:

- Training for staff members in housing grant application development
- Training on changing regulations related to Federal/State funding for housing programs
- State certifications involving lead-based paint and clearance testing
- Assistance to member communities with applications to partially underwrite the cost of housing needs studies; assistance to communities and private developers with packaging grant and loan applications
- Ongoing expenses related to housing projects after the project is closed

TYPES OF HOUSING PROGRAMS

- Rehabilitation programs for income-qualified owner-occupied residential units
- Down-payment assistance programs to aid income-qualified first-time homebuyers
- Purchase/Rehab/Resale programs which may be coupled with down-payment assistance
- Construction of rent-to-own, single-family residential units
- Financial packaging assistance to developers of single and multi-family residential units for income-qualified occupants



MEMBERSHIP SERVICES



Housing & Contracting

- Owner Occupied Rehabilitation
- Purchase Rehab Resale
- Down Payment Assistance Loans
- Housing Quality Standards Inspections
- New Construction Services
- Housing Condition Studies
- Lead-Based Paint Inspections
- USDA Loan Packaging
- General Contracting Services
- Rural Workforce Housing



Economic Development

- Revolving Loan Funds
- GIS Mapping/Location Intelligence
- Support businesses and communities with analytical decision making
- Market reports/analysis
- Technical Assistance for Business Startups and Expansions
- Economic Development & Leadership Certified Community
- Economic Development Curriculum & Toolkit



Emergency & Disaster Relief

- Review Disaster Recovery Plans
- Assess infrastructure, vulnerabilities, and needs of communities impacted by disaster
- Regional Recovery Guide
 - Community and Business Resiliency and Recovery Resources
- Flood and Floodplain Management
- Assist communities to meet National Flood Insurance Program (NFIP) guidelines
 - Potential insurance premium discount for Community Rating System



Community Development

- Grant Writing and Administration
 - Community Development Block Grant (Downtown Revitalization, Economic Development, Planning, Public Works, Tourism, Youth Job Training)
 - Community & Civic Center Financing Fund
 - Land & Water Conservation Fund
- Household Income Studies
- Community Needs Assessment
- Workforce Availability Studies
- Project Specific Environmental Review
- Strategic Planning
- Broadband Assistance

SENDD members can take advantage of our wide variety of services. We are continually looking for additional ways to better serve our member communities.

ALTERNATIVE RESOURCES

CENTER FOR RURAL AFFAIRS

Small Business | Recovery | Express | REAP - Direct, Gap, Invoice, Guarantees

ECONOMIC DEVELOPMENT ADMINISTRATION

Infrastructure | Economic Adjustment | Build to Scale | Job Growth

NEBRASKA DEPARTMENT OF ECONOMIC DEVELOPMENT

Rehabilitation | Infrastructure | Tourism | Revitalization | Community Facilities | Planning

NEBRASKA BUSINESS DEVELOPMENT CENTER

Business Technical Assistance | SBA Assistance | Business Planning

NEBRASKA DEPARTMENT OF ENVIRONMENT & ENERGY

Waste & Recycling | Brownfields | Water | Deconstruction | Weatherization

NEBRASKA ENTERPRISE FUND

Direct | GAP | Invoice | Loan Guarantees | Intermediary Lending

ENVIRONMENTAL PROTECTION AGENCY

Brownfields | Local Foods Local Places | Air Quality

NEBRASKA GAME & PARKS

Land & Water | Recreational Trails

USDA - RURAL DEVELOPMENT

Business & Industry | Energy | Value Added Producer | Housing | Community Facilities

***This list indicates some of SENDD's most used resources, but is not a comprehensive list. We regularly research additional funding opportunities from a variety of resources.**

Southeast Nebraska Development District

7407 O St
Lincoln, NE 68510-2444 US
402-475-2560
astutzman@senedd.org
www.senedd.org

INVOICE

BILL TO
City of Crete
PO Box 86
Crete, NE 68333-0086

INVOICE 2324-151-1
DATE 07/01/2023
TERMS Quarterly
DUE DATE 10/29/2023

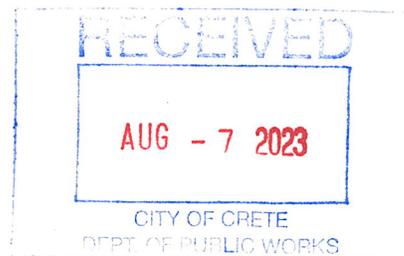
DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
07/01/2023	Dues (Membership)		1	4,500.00	4,500.00
07/01/2023	Dues (Housing)		1	2,130.00	2,130.00

Membership totals based on population data from the 2020 US Census. Source data can be provided upon request.

BALANCE DUE

\$6,630.00

*For Comm. & Council
To*



ESOS 5 - 811A

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: ALLO Crete, LLC

Business Address: 330 S 21st St Lincoln NE 68510
(City) (State) (Zip Code)

Contact Person: Jane Mohling Telephone Number: 4025256130

Fax Number: _____ Email Address: jane.mohling@allofiber.com

Federal Tax ID Number: 74-3064505

Type of Entity: Start-Up Buyout Existing

If Existing, Number of Years in Business in Crete: 0

Business Classification: (Please Choose One)

- | | | |
|---|--|---|
| <input type="checkbox"/> Retail | <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Research & Development |
| <input type="checkbox"/> Headquarter | <input checked="" type="checkbox"/> Telecommunications | <input type="checkbox"/> Tourism |
| <input type="checkbox"/> Warehouse/Distribution | <input type="checkbox"/> Government | <input 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: ALLO Communications LLC (parent)

Address: 330 S 21st St Lincoln NE 68510
(City) (State) (Zip Code)



To LB840 Applicant:

CONGRATULATIONS on taking the first step to being awarded additional funds to help your business or event in Crete. The funds available for Economic Development, resulting from the citizen-approved sales tax increase that took effect April 1, 2011, are available first come to businesses, events and projects that meet the requirements of Crete's written Economic Development Plan, which can be found online at www.crete.ne.gov/vnews/display.v/ART/58fa7907ccebfb. A written copy is also available from the City of Crete Economic Development Director.

Please review the Economic Development Plan and confirm that your project or business is eligible. Applications may be recommended for funding in full or in part or may be denied based upon the review of the Board. Final decisions regarding funding will be made by the City Council but according to the terms of the Plan, in no event may the City Council fund any Application not previously reviewed and approved by the citizen Board.

In this packet you will find an Application for Funds, a US Citizenship Attestation Form and a Check List of required items. As you will see, the Application is detailed and requires significant information and additional verification documents. If you need assistance with the application please contact any Economic Development Advisory Board member. *If you have questions, please call the Economic Development Office, at 402-826-4312 or email the City Administrator, tom.ourada@crete.ne.gov*

Please note that the first portion of the application will be open to the public and may be provided to the City Council for final funding review. The balance of the application and all supporting documentation including personal financial information is confidential and will only be shared with members of the Economic Advisory Board for purposes of considering your application. All confidential records will be maintained in the office of the Economic Development Board and will be kept separately and not be available for review by the public. Any questions or concerns regarding this process shall be directed to the City Administrator.

All Applicants will be required to attend a public hearing for presentation regarding their request for funding. Public hearings will be held at least quarterly and may be held more frequently at the request of the Board. All Applications presented within the three months preceding a Public Hearing will be set for presentation and consideration at the same meeting. The Board may make a recommendation for funding at the public hearing, or may vote to table an application for further information, but in no event shall an application be tabled more than once so that all decisions will be made not more than three months after the initial public hearing regarding an application. There is no guarantee that a determination will be made less than three months after submission so all applicants are urged to make timely requests for funding if projects or events have set timelines.

Mail or deliver completed application with all supporting documentation and forms to:

**Economic Development Program Director
City of Crete City Hall
243 E. 13th Street, P.O. Box 86
Crete, NE 68333**

We look forward to working with you through the application process.
Equal Opportunity and Fair Housing Provider and Employer



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

Full Name	Title	Ownership Percentage
ALLO Communications LLC	Sole Member	100

Which type of assistance is the entity applying for?

Grant Loan Guarantee If so, Lender? _____ Other

Explain: Grant to fund interior buildout of storefront building.

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: ALLO Communications participates in Imagine Nebraska Act.

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

Number of Existing Full-Time Equivalent Employees: 1300

Number of Full-Time Equivalent Positions to Be Created: 6 in Crete (projected)

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:

ALLO will be building a citywide Fiber to the Premises (FTTP) network in Crete, which will provide high-speed broadband internet, cable TV, and phone service to households, businesses, and governmental and educational entities. We estimate our total project cost will be nearly \$4 million. To support the services it will provide as part of the project, ALLO has signed a 5 year lease with two 5 year renewal options for the building 1228 Main Avenue, Crete. This location will serve as ALLO's local storefront. ALLO will base our local operations and support customers in the Crete community from this location. To effectively use this location as a storefront, ALLO will first need to remodel the interior of the building. This will include hanging drywall, installing demising walls, installing a front desk and cubicles, restoring the original historic tin ceiling, upgrading mechanicals including electrical wiring and HVAC, and making other upgrades and improvements to the interior of the facility.

ALLO's FTTP construction will be funded entirely through private capital. ALLO respectfully requests that half its storefront buildout expenses be funded through an LB840 Economic Development Grant. The storefront buildout has not yet been bid out, but based on prior experiences, we estimate it will cost \$90,000.

Use of Funds	Total Project Cost	Econ Dev Funds Requested
Land or Building Acquisition	\$ 107,907.00	\$ 0.00
Renovation/Rehabilitation	\$ 90,000.00	\$ 45,000.00
New Construction	\$ 3,631,455.00	\$ 0.00
Machinery / Equipment Acquisition	\$ 0.00	\$ 0.00
Business / Employee Recruitment Activities	\$ 0.00	\$ 0.00
Technology Costs	\$ 0.00	\$ 0.00
Small Business Development	\$ 0.00	\$ 0.00
Working Capital (Includes Inventory)	\$ 0.00	\$ 0.00
Job Training	\$ 0.00	\$ 0.00
Other	\$ 0.00	\$ 0.00
Total Project Cost	\$ 3,829,362.00	
	Total LB840 Funds Requested:	\$ 45,000.00

C. FUNDING SOURCES AND EQUITY INJECTION:

If Borrowing, Name of Lender: NA

Loan Amount: _____ Loan Term (Years): _____

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

Other Funding Source(s) and Amount(s): TD Credit Facility (see attached Current Obligations sheet)

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 checked="" type="checkbox"/> No |
| Land Owned by the City of Crete? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Not Located in Crete but for area benefit? | <input type="checkbox"/> Yes | <input checked="" 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.


Applicant's Signature

6/29/23
Date

Checklist for Local Economic Development Program Application

For a qualifying business to be considered for direct or indirect financial assistance under the Crete Local Economic Development Program an applicant must provide to the City Administrator or Program Administrator:

- A completed and signed application with all required support documents including, but not limited to:
 - A detailed description summary of the proposed project which clearly states what assistance the business is requesting from the program, including evidence that the project qualifies for assistance under the Local Option Municipal Economic Development Act and is consistent with the goals of the Crete Local Economic Development Program.
 - Use of Funds – Total project costs and financing requirement; include copies of any preliminary bids (if applicable/available).
 - A review of key management and employees and their experience as related to the proposed project.
- Start Up Business
 - Current Business Plan for the project and the company, including employment and financial projections;
 - Three (3) Years Financial Projections
 - Past three years personal tax returns
- Existing Business:
 - Most Current Business Plan
 - Three (3) Yearly Financial Statements: Profit & Loss Statements, Cash Flows and Income Statements covering the last three years of business operation, or if a new business, personal income statements.
 - List of Current Obligations (include company Names and Amounts)
 - Past three years personal tax returns
- Letter from Lending Institution(s) (if applicable): Evidence of private financing commitments for investors or lenders.
- If a Corporation, LLC or Other Legal Entity - Copy of Organizational Documents (Articles, ByLaws)
- Resume(s) of all owners/co-owners/directors/partners/stockholders: Necessary entity or personal financial information about the Applicant(s), including name, address, past experience, work history, and related information.
- Other information or financial documentation as requested.

Questions: Contact City Administrator, Tom Ourada, at 402-826-4313 or email tom.ourada@crete.ne.gov. **Return** application and supporting documentation to City Administrator, at City Hall, 243 E. 13th Street, Crete, NE 68333

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	<u>Nate Ronald Buhrman</u> (first, middle, last)
SIGNATURE	<u></u>
DATE	<u>6/29/23</u>

1/19/2010

DOWNLOAD/SAVE

PRINT

LB 840 APPLICATION PROCESS

Next Step In Process

If application is denied, the applicant has the ability to appeal to the advisory board at a public meeting

Step 1

Applicant goes to Director with idea

Is applicant and project eligible?

No

Yes

Step 2

Application is submitted

Step 3

Director does a review & analysis of application

Is the application accepted?

No

Yes

Step 4

The applicant and Director enter into negotiations

Negotiations Not Accepted
May enter into Negotiations

Negotiations Accepted

Step 5

Application is presented to economic advisory committee by Director

Step 6

Application goes to public meeting and advisory committee executive session for financial determination and recommendation

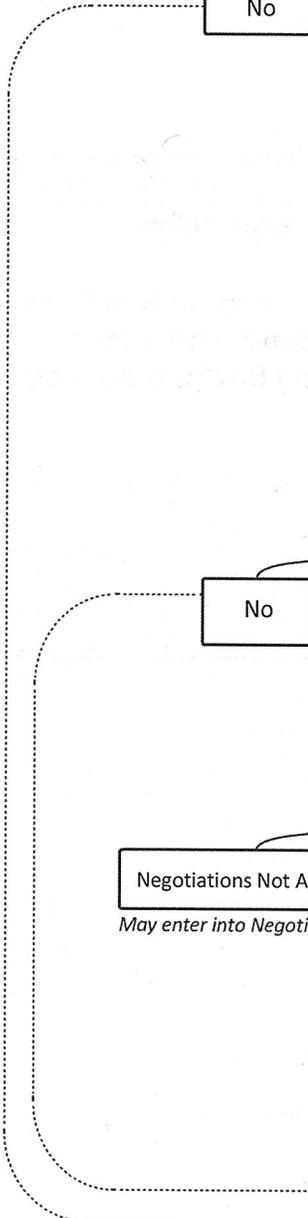
Not Recommended

Recommend as Amended

Application Recommended

Step 7

Application goes to City Council



STATE OF NEBRASKA

United States of America, } ss.
State of Nebraska }

Secretary of State
State Capitol
Lincoln, Nebraska

I, Robert B. Evnen, Secretary of State of the
State of Nebraska, do hereby certify that

ALLO CRETE, LLC

was duly formed under the laws of Nebraska on January 6, 2023;

**all fees, taxes, and penalties due under the Nebraska Uniform Limited
Liability Company Act or other law to the Secretary of State have been paid;**

**the Company's most recent biennial report required by section 21-125 has
been filed by the Secretary of State;**

the Secretary of State has not administratively dissolved the company;

**the Company has not delivered to the Secretary of State for filing a Statement
of Dissolution;**

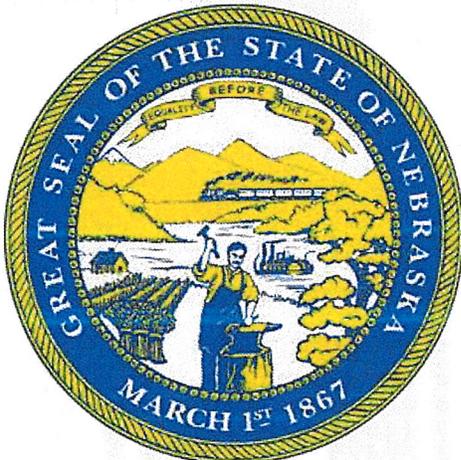
a Statement of Termination has not been filed by the Secretary of State.

*This certificate is not to be construed as an endorsement,
recommendation, or notice of approval of the entity's financial
condition or business activities and practices.*

In Testimony Whereof,

I have hereunto set my hand and
affixed the Great Seal of the
State of Nebraska on this date of

June 6, 2023



Robert B. Evnen

Secretary of State

CERTIFICATE OF ORGANIZATION

OF

ALLO CRETE, LLC

ARTICLE 1

Name

The name of this limited liability company is ALLO Crete, LLC (the "Company").

ARTICLE 2

Designated Office

The Company's designated office in Nebraska is 121 S. 13th Street, Suite 100, Lincoln, NE 68508.

ARTICLE 3

Agent for Service of Process

The agent for service of process for the Company is C T Corporation System, 5601 South 59th Street, Lincoln, Nebraska 68516.

Dated as of this 4th day of January, 2023.

ALLO Crete, LLC

By:



Charles F. Kaplan, Organizer

CONSENT TO USE OF NAME

ALLO Communications LLC, a Nebraska limited liability company, for itself and for each of its direct and indirect subsidiaries and affiliates, hereby consents to the use of the name for itself and on behalf of any affiliates which contain (or do business using) the word "ALLO" or a name otherwise similar to "ALLO" by the following, which is in the process of organizing in Nebraska and proposing to use such name, the sole member of which is an affiliate and under common ownership with the undersigned limited liability company:

ALLO Crete, LLC

Dated as of the 4th day of January, 2023.

ALLO Communications LLC, a Nebraska
limited liability company

By: 

William J. Munn, Secretary

Bradley A. Moline

Brad.Moline@allofiber.com
(308) 633-7802

Education: **University of Nebraska-Lincoln**, Lincoln, Nebraska
Bachelor of Science in Business Administration – Emphasis in Accounting
With Distinction

Experience: **President and Founder**
ALLO Communications LLC, Lincoln, Nebraska
October 2002 – Present

- Oversaw the buildout (including design, construction, and ongoing maintenance and operations) of more than 30 fiber optic networks throughout Nebraska, Colorado, and Arizona, totaling approximately 1 million in population
- Oversaw the Fiber-to-the-Premise build of Lincoln, Nebraska. Construction of the all-underground network was completed in 3 years, more than 2 years ahead of schedule.
- Oversees day-to-day company activities
- Works with key accounts to ensure service expectations are met
- Evaluates customer fit of new technologies

Director
Covenant Transport, Inc., Chattanooga, Tennessee
May 2003 – Present

- Member of audit committee
- Member of compensation committee
- Former Chief Financial Officer (1994 to 1997)
- Oversaw initial public offering and revenue growth from \$80 million to \$300 million

President
Imperial Super Foods, Inc., Imperial, Nebraska
February 2002 – Present

- Reviews results and returns
- Meets with Vice President to discuss day-to-day operations

Chief Financial Officer
Birch Telecom, Inc., Kansas City, Missouri
1997 – 2001

- Built business plan that resulted in \$300 million of annual revenues
- Raised over \$700 million in financing
- Evaluated financial viability of a variety of technologies for the competitive carrier

Allison O'Neil

Allison.Oneil@allofiber.com

(308) 883-0190

Education: **University of Nebraska-Lincoln**, Lincoln, Nebraska
Bachelor of Business Administration
Major: Finance Minor: Mathematics

Experience: **Chief Experience Officer**
ALLO Communications LLC, Lincoln, Nebraska
October 2004 – Present

- Manages provisioning team
- Analyzes monthly billing and submits billing disputes
- Updates billing system on a weekly basis
- Supervises accounting entries and accounts payable
- Monitors company bank accounts and reconciles monthly statements
- Calculates and remits all taxes and surcharges
- Maintains company tariff
- Submits required FCC forms to the Universal Service Administrative Company for Fund Administration, High Cost, Low Cost, and School and Libraries Support
- Maintains communication with Nebraska Public Service Commission including:
 - Submission of monthly line count information and all required regulatory forms
 - Point of contact for employee group health insurance and commercial insurance
 - Established employee retirement plan

Financial Analyst

Gilmore & Bell, P.C., Kansas City, Missouri

December 2002 – October 2004

- Completed detailed financial analysis for arbitrage rebate calculations
- Verified 8038 numbers for bond issues including Bond Yield, TIC, and Weighted Average Maturity
- Prepared amortization schedules for lease and bond closings
- Analyzed arbitrage rebate regulations to assure accuracy of calculations

Fund Accountant

State Street, Kansas City, Missouri

August 2001 – December 2002

- Responsible for daily accounting of mutual bond funds
- Reconciled and reported foreign and domestic cash balances daily
- Calculated, analyzed, and reported Net Asset Value on a daily basis
- Prepared monthly financial reconciliation reports
- Trained new group members

Nate Buhrman

Nate.Buhrman@allofiber.com

(402) 429-1013

Education:

University of Nebraska-Lincoln, Lincoln, Nebraska
Bachelor of Science in Mathematics and Actuarial Science
With High Distinction

College for Financial Planning

Certified Financial Planner Professional Education Program

Experience:

Chief Financial Officer

ALLO Communications LLC, Lincoln, Nebraska

March 2017 – Present

- Oversees finance and accounting functions including internal controls and financial planning and analysis
- Interprets and facilitates analysis to support strategic business decisions
- Develops and benchmarks performance metrics to drive target outcomes

Director of Finance and Analytics

December 2015 – April 2017

Manager of Finance, Accounting, and Analytics

July 2014 – December 2015

Financial Analyst I – III Supervisor

January 2010 – July 2014

Nelnet, Inc., Lincoln, Nebraska

- Provided and interpreted strategic analysis to drive target outcomes
- Oversaw budget and forecasting process including annual budget presentation and monthly financial reporting
- Performed CBA/ROE/ROI analysis for current and potential investments
- Developed and coached team members to be high performing contributors
- Took part in dialogue with managing directors and executive leadership to convey current trends and potential future trends in business
- Forecasted revenue and expenses for multiple business lines
- Developed pricing models and strategy for contract renewals and new business opportunities
- Turned data into actionable information improving business performance
- Developed and benchmarked appropriate performance metrics to drive efficiency and future business decisions

Financial Advisor/Chief Compliance Officer/CFO

Capital Consulting and Asset Management, Lincoln, Nebraska

July 2007 – January 2010

- Provided long term financial planning and investment management for successful professionals and businesses
- Prepared company financial reports, billings, and various regulatory filings
- Coordinated, implemented, and audited compliance controls and programs to ensure compliance with SEC regulations
- Prospected potential business and built on existing client base

Gerald Todd Heyne

Todd.Heyne@allofiber.com
(402) 263-6566

Education:

United States Naval Academy

Bachelor of Science in Systems Engineering
With Distinction

Naval Postgraduate School

Master of Business Administration
With Distinction

Experience:

Chief Construction Officer

ALLO Communications LLC, Lincoln, Nebraska

May 2017 – Present

- Integrates fiber to the premise construction, design, engineering, and company training into the ALLO business plan and corporate strategy.
- Evaluates new community and M&A business development opportunities.
- Leads 300+ ALLO teammates and multiple contract partners to construct world class infrastructure in 45+ communities in Nebraska, Colorado, and Arizona.
- Oversees all ALLO training programs - sales, customer service, tech support, installation, design, and construction.
- Member of the ALLO C-suite and executive team.

Chief of Staff

Office of the Secretary of Defense, Washington, D.C.

May 2016 – May 2017

- Coordinated staff actions across a broad portfolio, including cyber training, distributed learning, joint training, and military education, language and culture education
- Executive oversight of more than 100 civilian, military, and contract, and budget of \$1.1B
- Developed proposals, established, and implemented staff processes to enable strategic, policy, and legislative decisions

Military Deputy

Office of the Secretary of Defense - Readiness (Force Education), Washington, D.C.

November 2015 – May 2016

- Developed policy and legislation for joint professional military education, service war colleges, voluntary education, executive fellowships, and financial education
- Supervised the Force Education team and managed a budget of \$73M

Deputy Director for Training

Office of the Secretary of Defense – Manpower and Reserve Affairs, Washington, D.C.

June 2013 – November 2015

- Responsible for policy, legislation, and resource allocation for DoD Reserve Component readiness, training, and mobilization initiatives

Commanding Officer/Executive Officer

VAW-77, New Orleans, Louisiana

June 2010 – March 2013

- Responsible for the leadership of 160 Navy and civilian personnel
- Executive oversight of \$480M E-2C Hawkeye aircraft and \$16.5M operating budgets

Executive Officer

VAW-120, Norfolk, Virginia

April 2009 – May 2010

- Responsible for the leadership, training, administration, and manpower of 650+ instructors and students in the E-2C Hawkeye and C-2 Greyhound aircraft

VAW Readiness and Reserve TACAIR Program Manager

Naval Air Force Atlantic, Norfolk, Virginia

June 2007 – April 2009

- Responsible for the manning, training, and equipping of 19 squadrons with more than 2,000 personnel and a budget in excess of \$100M
- Managed, measured, and reported on readiness of E-2C and Reserve tactical aircraft communities

Squadron Department Head

VAW 77, Atlanta, GA

December 2002 – October 2005

- Responsible for the daily operations, training, education, and scheduling of 57 aircrews and 6 aircraft

NFO Instructor/E-20 Model Manager

VAW 120, Norfolk, Virginia

June 1999 – December 2002

- Responsible for the instruction of 80+ Naval Flight Officers and Safety program for all E-2C aircraft.
- Conducted eight-unit compliance evaluations and 57 standardization flights

Don Schoening

Don.Schoening@allofiber.com
(402) 781-4078

- Education:** **University of Nebraska-Lincoln**, Lincoln, Nebraska
Bachelor of Science in Business Administration
- Military:** **Nebraska Air National Guard**
Egress Mechanic/Staff Sergeant
- Experience:** **Chief Field Services Officer**
ALLO Communications LLC, Lincoln, Nebraska
2017 – Present
- Provides operational and strategic direction for installation field technicians
 - Responsible for the planning and development of ALLO regional goals
 - Oversight of company safety program including OSHA compliance
- Senior Manager of Field Operations – Lincoln**
ALLO Communications LLC, Lincoln, Nebraska
2016 – 2017
- Primary contributor to the design of internal processes to optimize field operations
 - Monitored field technicians for compliance and productivity attainment
 - Supervised and directed four managers with overall team leadership of 100+ field personnel
- Operations Manager**
Windstream, Lincoln, Nebraska
2000 – 2016
- Responsible for the day-to-day operations management of Lincoln area
 - Participated in annual budget planning and preparation
 - Provided customer compliant management, including follow-up and resolution
 - Provided team management, including daily coaching for compliance and performance appraisals
 - Directed Nebraska Safety Team
- Account Executive**
Windstream, Lincoln, Nebraska
1999 – 2000
- Conducted daily calls to prospective and current customers
 - Provided lead follow-up for proposal opportunities
 - Performed customer network audits and offered price competitive solutions
 - Cultivated and developed customer relations via face-to-face meetings
- Telecommunication Customer Service Analyst**
Nebraska Public Power District, Lincoln, Nebraska
1998 – 1999
- Analyzed network elements to ensure activity and validate cost
 - Coordinated internal telecommunication request to facilitate business needs
 - Ordered network elements from local and national network providers



BUSINESS MODEL—ALLO LB840 APPLICATION

The business approach ALLO intends to use for the Crete project will mirror the approach used in our other markets. The business model includes all stages of the project, from design through construction to sales, installation, and ongoing support.

Design & Feasibility – ALLO has designed its network using our playbook, auto-design programs, and available GIS information for the community and existing utilities to provide an optimized plan for ubiquitous fiber coverage in Crete with a specific focus on utilizing the City's current infrastructure.

An integral part of this process includes collaboration with Crete to gain local knowledge and expertise, including detailed knowledge of city-owned assets, construction requirements, upcoming capital projects, and permitting processes.

The City's willingness to offer a streamlined permitting process and ROW options will be very helpful in the process.

ALLO's proven construction management processes will be utilized in order to minimize construction and operational risk as well as reduce overall costs. The GIS design will be finalized with inputs from local utility experts and the ALLO construction team, resulting in a final comprehensive design for the defined area.

Construction Process – The construction process will be managed by ALLO with ALLO construction personnel supported by a third-party construction contractor. The construction vendor selection process will focus on contractors and managers that are familiar with the region and ALLO's construction and safety expectations. ALLO will provide oversight of these contractors to ensure the network is built to the designed specifications.

Quality will be checked by the City, ALLO, and others to verify appropriate construction standards, meet budget expectations, and ensure completion timeliness. The construction of a highly dependable network in a cost and time-efficient manner is the goal for all involved. Safety is a focus throughout the project.

Connection to ALLO's Service Platform and Network Operations Center – Concurrent with the construction effort, redundant connections to ALLO's service platform and Network Operations Center (NOC) will be completed. The connections will enable ALLO's NOC and service platform for the City.

Service Launch – Approximately six months after the start of construction, customers located in the initial service areas will be connected to the network. ALLO will provide a full suite of products and services using our existing service model.

Customer Connections – Connections from the easement to the home or building will be powered using a common GPON solution. A homogenous network ensures a cost-efficient design with network dependability and security. ALLO utilizes a Calix GPON solution from the central office to the Wi-Fi6 router.

Connectivity for large businesses and large governmental entities will be provided with individualized solutions (such as Calix, Adtran, and Cisco), including active Ethernet connections



and fully redundant paths and entrances, when required. The standard network design will accommodate both GPON and active solutions.

Installation - ALLO will be responsible for the installation of equipment and services to the customer premises. We install a full suite of residential, business, and governmental products including internet, broadband transport, video, voice services, and voice equipment over fiber transport. Our systems are proven, cost-efficient, and drive high customer satisfaction results.

Network Operations/Customer Service – A core component of ALLO’s success is that we are largely self-sufficient. ALLO employs all personnel responsible for the ongoing operations of the network, including operations, marketing, social media, and maintenance. Our experienced 1,300+-person operation has proven successful throughout numerous cities and public-private partnership models.

Proven products and a consistent service model create customer satisfaction through world-class solutions. ALLO’s solution provides customer service excellence that is extremely scalable. Technicians, customer service representatives, sales engineers, and sales personnel hired and located in the Crete area will be supported by ALLO’s 24/7/365 NOC and existing customer service representatives to ensure the network is performing for all customers.

ALLO operates all of our networks with the same professionalism by utilizing consistent technology, equipment, processes, and systems. ALLO will provide incremental personnel, systems, etc. to ensure a successfully operated network.

Local Presence -- One of ALLO’s four core values is to be “Local”. To support this core value, we will open an office in Crete, as we have done in our other communities. ALLO’s decentralized model focuses on local support.

ALLO will have local employees staffing a retail storefront and will also have other local employees including, but not limited to, installers, technicians, customer technical support personnel, facility locaters, salespeople, outside plant personnel and customer service representatives. ALLO also hires remotely (particularly when the customer lives on-network) for positions such as Design, Engineering, and IT support.

Our local sales and marketing model includes sales offices, salespeople, and community involvement. We find it valuable to operate local and approachable sales offices where customers can test-drive services, ask questions, or have experts design tailored solutions to meet unique needs.

ALLO maintains employment levels in our communities to provide a strong local experience. Sales and marketing become more important as the operation matures. The best way to compete long-term and to keep and grow our customer base is through local sales and service backed by industry-leading customer service, as proven in the markets that ALLO serves today.

Summary

ALLO’s proven business model and experience provide the lowest risk and greatest benefit to Crete and the community. The solution involves minimal technical, operational, and execution risk, and is proven through successful implementations and operations in ALLO’s existing communities.

ALLO requires that design, network technology, construction oversight, and network operations be led by our experienced, professional team. A consistent operational model will result in ALLO’s award-winning service, consistency, and excellence for the City of Crete.

**ACTION BY WRITTEN CONSENT
OF THE SOLE MEMBER OF
ALLO COMMUNICATIONS LLC**

The undersigned, being the sole member (the "Member") of **ALLO Communications LLC**, a Nebraska limited liability company (the "Company"), does hereby adopt the following resolutions by written consent without a meeting, in accordance with Section 21-136 of the Nebraska Uniform Limited Liability Company Act (the "Act"), effective as of January 18, 2021 notwithstanding the date of execution:

1. Acceptance of Duties of Management.

WHEREAS, the Member of the Company has determined in connection with the business of the Company that it is in the best interests of the Company to accept duties of management and to carry on the business on behalf of the Company;

NOW, THEREFORE BE IT RESOLVED, that the Member following is hereby designated as authorized entity and shall have full power and authority to act on behalf of the Company, holding the office in accordance with the terms of the LLC Agreement.

2. Authorization to Conduct Business.

WHEREAS, the Member of the Company has determined in connection with the Company's business that it is in the best interest of the Company to establish bank accounts, and other trading accounts as necessary or desirable for the conduct of the business.

WHEREAS, the Company may be required to obtain a number of licenses, permits, registrations and approvals to lawfully conduct all or portions of its business.

NOW, THEREFORE, BE IT RESOLVED, that the Member is authorized to establish in the name of the Company such bank accounts and other trading accounts as the Member deems necessary or appropriate for the conduct of the Company's business; and be it

FURTHER RESOLVED, that the Member be, and hereby is, authorized and directed to take all necessary or advisable actions to cause the Company to become lawfully empowered to conduct its business as set forth in the LLC Agreement and other agreements to which the Company is a party.

3. Appointment of Officers.

WHEREAS, the Member of the Company has determined in connection with the business of the Company that it is in the best interests of the Company to appoint officers of the Company to carry on the business of the Member on behalf of the Company;

NOW, THEREFORE BE IT RESOLVED, that the following individuals are hereby designated as authorized persons and shall have full power and authority to act on behalf of the Member, holding the offices adjacent to their names below:

Bradley A. Moline	President and Chief Executive Officer
Clinton Karcher	Vice President
Nate Buhrman	Vice President and Chief Financial Officer

Mark R. Pence	Secretary
James D. Kruger	Treasurer
Vladislava Rebeiz	Assistant Secretary

4. General Authorization.

WHEREAS, it is in the best interest of the Company to provide the Member with general authority and power to conduct the management and day-to-day affairs of the Company, subject to the restrictions, conditions and limitations set forth in the LLC Agreement.

NOW, THEREFORE, BE IT RESOLVED, that the Member is authorized to do and perform any and all acts, including execution of any and all documents and certificates as it deems necessary or advisable, to carry out the purposes of the foregoing resolutions; and be it

FURTHER RESOLVED, that any lawful actions taken by the Member prior to the date hereof that are within the authority conferred hereby are ratified, confirmed and approved in all respects as the acts and deeds of the Company; and be it

FURTHER RESOLVED, that in addition to the specific authorizations set forth in any of the foregoing Resolutions, the Member be, and hereby is, authorized to take from time to time any and all such action and to execute and deliver from time to time any and all such instruments, requests, receipts, notes, applications, reports, certificates and other documents as may be necessary or advisable in its opinion, to effectuate, consummate and comply with the purpose and intent of any of the foregoing Resolutions, subject in all cases to the restrictions, conditions and limitations on their authority as set forth in the LLC Agreement.

[Signature Page Follows]

IN WITNESS WHEREOF, the undersigned has caused this Action by Written Consent to be executed by an authorized person as of the day and year first written above.

SOLE MEMBER OF COMPANY

ALLO Intermediate Holdings, LLC a Nebraska limited liability company

By:  _____

Name: Mark R. Pence

Title: Secretary

EXHIBIT A

Certificate of Organization

See attached.

**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:

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
300 Main St.
Hallam, NE 68368
402.787.2955
lmusil@1fsb.bank
NMLS#767533