

**ED Advisory Board Meeting**  
**Friday, May 17, 2024 12:00 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 Advisory Board members will be recorded to determine the presence of a quorum for official actions.

3. **Consent Agenda**

The Advisory Board will consider approval of the following items. Explanation may occur for each item and the council may approve and or amend and approve the items listed.

3.A. Meeting Minutes

Review the minutes from the previous meeting

3.B. Financial Report

Review monthly financial reports

4. **Special Order of Business**

The Advisory Board may take action to hear testimony in favor of or in opposition to, discuss/limit discussion and take action to approve or disapprove a recommendation to the City Council on any matter presented under this title.

4.A. City of Crete Economic Development Plan

Review activities within the scope of the City of Crete Economic Development Plan adopted in 2011 and amended from time to time

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

Review the grant awards with performance requirements

4.A.2. Housing

Review housing activities within the scope of the Crete Economic Development Plan

4.B. Applications for Consideration

Review applications that have been processed and ready for consideration of recommendations to the City Council

4.C. Application Introductions

Review and discuss applications that have been submitted for staff review

4.C.1. Consider the LB840 application from Roundabout Energy LLC DBA Grow With The Flow

5. **Officers' Reports**

Reports may be given by Department Heads, other Committees and Advisory Board members concerning current operations of the City. Questions may be asked and answered. No action can be taken by the Advisory Board on matters presented under this title except to answer any question posed and to refer the matter for further action.

6. **Adjournment**

The Advisory Board will review the above matters and take such actions as they deem appropriate. The Advisory Board may enter into closed session to discuss any matter on this agenda when it is determined by the Advisory Board that it is clearly necessary for protection of the public interest or the prevention of needless injury to the reputation of an individual and if such an 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 the presiding officer immediately prior to the closed session 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.

**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).



---

## CRETE ED ADVISORY BOARD MEETING

May 2<sup>nd</sup>, 2024 at 12:00 PM  
Crete City Hall, 243 East 13<sup>th</sup> Street

---

### MINUTES

Notice of the meeting was given by posting, the appointed method for giving notice as shown by the attached notice, at the following locations:

City Hall, 243 East 13th Street  
Post Office, 1242 Linden Avenue  
City Bank and Trust, 1135 Main Avenue

Advance notice of the meeting was also given to committee members. Pursuant to Section 84-1412(8) of the Nebraska Open Meetings Act, the City has posted a current copy of the Open meetings Act, Laws of the State of Nebraska, in the back of the council chambers. All proceedings shown were taken while the meeting was open to the attendance of the public.

#### 1. Open Meeting

#### 2. Roll Call

Manny Dimas: Present  
Paul Heath: Present  
Ken Marvin: Present  
Liz Umana: Absent  
Present: 3, Absent:1, Vacancy: 1

#### 3. Consent Agenda

##### 3.A. Meeting Minutes

##### 3.B. Financial Report

City Administrator Tom Ourada explained the Financial Report and how everything is the same on it except for the Blue River Arts Council Loan Guarantee which is still in the account.

#### 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.C. Application Introductions**

##### **4.C.1. Consider the Amended Old Main Bar and Grill application**

City Administrator Tom Ourada explained that Old Main Bar and Grill is planning to complete the work on their building in phases. This is the amended application for phase 1 in the amount of \$15,000 and \$7,871.65 would qualify for LB840 for allowed activity.

Ourada stated that Greg Mach was present during the meeting to answer any questions. Mach explained that they are going to re-do the outdoor beer garden. They would like to take the drive through out and that would help to make the area wide open. Ourada explained that they can't do that and then be reimbursed. They have held off while it is pending review.

Ken motioned to approve to amend the application in the amount of \$7,871.65 Dimas seconded the motion.

##### **4.C.2. Consider Rebecca Hansmeyer's (DBA Wool & Whimsy) application**

City Administrator Tom Ourada explained that this is the second half of an application. The first application had been for the building. This application is from Rebecca Hansmeyer for her business Wool & Whimsy which will be a yarn and fabric shop. The application is for technology costs and for working capital. The concern is with the working capital and City Attorney Anna Burge explained that a UCC filing will be required with the state once funding is approved to guarantee the City will be able to have protection. City Administrator Tom Ourada explained that \$10,000 technically qualifies and depending on comfort level the term can be 3-5 years.

Ken Marvin motioned to approve that \$18,265.50 and doing the UCC filing and a term of 5 years and seconded by Manny Dimas

##### **4.C.3. Consider Crete Housing & Community Development Corporation Application**

City Administrator Tom Ourada explained that \$250,000 from LB840, \$25,000 from Pinnacle Bank and \$5,000 from Tom Sorensen were used to build two housing units. There are currently 2 more units under construction. Ourada explained that they are going to be reapplying for funds in early 2025 of \$580,000 for a total of \$1.1 million. Right now \$20,000 needs to be restored in the account.

The Crete Housing & Community Development Corporation is a private company. Ourada explained that the change that is going to have to be made is that interest is going to have to be charged. 1% interest or whatever it is to cover audit and tax-filing expenses.

Ourada explained that the units were sold for \$275,000 and the next two units will be sold for under \$315,000

Paul Heath motioned to approve the \$20,000 for the Crete Housing & Community Development Corporation to make funds full again seconded by Ken Marvin.

## **5. Officers' Reports**

## **6. Adjournment**

The meeting adjourned at 12:31 p.m.

Motioned by Manny Dimas and seconded by Ken Marvin

## 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: ROUNDABOUT ENERGY LLC DBA- GROW WITH THE FLOW

Business Address: 2000 FAIRWAY DR. CRETE NE 68333  
(City) (State) (Zip Code)

Contact Person: JEFF SIROUEC Telephone Number: 402-890-4388

Fax Number: — Email Address: CONTACT @ GWTFAQUAROVICS.COM

Federal Tax ID Number: 46-3662592

Type of Entity:  Start-Up  Buyout  Existing

If Existing, Number of Years in Business in Crete: 10 yrs (FARM NORTH OF CRETE)

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

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Retail      | <input type="checkbox"/> Manufacturing      | <input type="checkbox"/> Research & Development |
| <input type="checkbox"/> Headquarter            | <input 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: \_\_\_\_\_

Address: \_\_\_\_\_  
(City) (State) (Zip Code)

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

| Full Name    | Title | Ownership Percentage |
|--------------|-------|----------------------|
| JEFF JIROVEC | OWNER | 100 %                |
|              |       |                      |
|              |       |                      |
|              |       |                      |
|              |       |                      |

Which type of assistance is the entity applying for?

Grant     Loan Guarantee If so, Lender? \_\_\_\_\_     Other

Explain: ASSISTANCE IN PURCHASING A 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: \_\_\_\_\_

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

Number of Existing Full-Time Equivalent Employees: 3

Number of Full-Time Equivalent Positions to Be Created: 2

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: 4-6 SEASONAL EMPLOYEES  
(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 area is currently blank for the project summary description.)*

| Use of Funds                               | Total Project Cost           | Econ Dev Funds Requested |
|--|------------------------------|--------------------------|
| Land or Building Acquisition               | \$ 300,000                   | \$ 150,000               |
| Renovation/Rehabilitation                  | \$                           | \$                       |
| New Construction                           | \$                           | \$                       |
| Machinery / Equipment Acquisition          | \$                           | \$                       |
| Business / Employee Recruitment Activities | \$                           | \$                       |
| Technology Costs                           | \$                           | \$                       |
| Small Business Development                 | \$                           | \$                       |
| Working Capital (Includes Inventory)       | \$                           | \$                       |
| Job Training                               | \$                           | \$                       |
| Other                                      | \$                           | \$                       |
| Total Project Cost                         | \$ 0.00                      |                          |
|  | Total LB840 Funds Requested: | \$ 0.00                  |

**C. FUNDING SOURCES AND EQUITY INJECTION:**

If Borrowing, Name of Lender: PINNACLE BANK

Loan Amount: 400,000 Loan Term (Years): 20

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

\_\_\_\_\_

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 checked="" type="checkbox"/> Yes | <input 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:

---

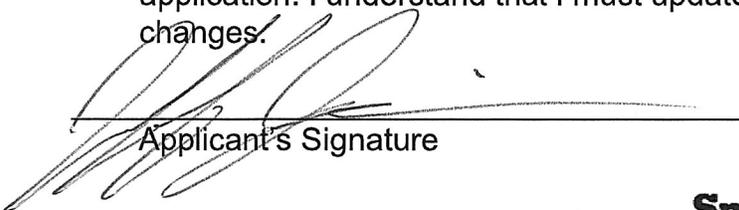
**D. ATTACHMENTS:** - Please Include the Attachments that Apply to Your Entity – See *checklist Page 5.*

**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

4-2-24  
Date