

LB840 Advisory Board Meeting
Monday, June 16, 2025 2:15 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.A.1. May 13th, 2025 Minutes

3.B. Financial Report

Review monthly financial reports

3.B.1. LB840 Financial Report as of 05.31.2025

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. Consider the Invoice from the Lincoln Partnership For Economic Development in the amount of \$2,500.00

4.B. Applications for Consideration

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

4.B.1. Consider the LB840 Application from Julieta Lozano for Majo Jewelry

4.B.2. Consider the LB840 Application from Shaylene Smith for the Blue River Arts Council.

4.B.3. Consider the LB840 Application from Samuel Nixon for Nixon Restaurant and Property, Inc.

4.C. Status of Investments with Performance Requirements

Review the grant awards with performance requirements

4.D. Housing

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

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.
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- The complete agenda with attachments is available at www.crete.ne.gov.



CRETE ED ADVISORY BOARD MEETING

May 13th, 2025 at 3:00 PM
Crete City Hall, 243 East 13th Street

MINUTES

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

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

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

1. Open Meeting

2. Roll Call

Manny Dimas: Present
Paul Heath: Present
Ken Marvin: Absent
Liz Umana: Absent
Jayden Hilkemann: Present
Present: 3, Absent:2,
Liz Umana arrived at 3:04 p.m.

3. Consent Agenda

3.A. Meeting Minutes

3.A.1. March 31st, 2025 Meeting Minutes

Paul Heath motioned and Manny Dimas seconded to approve the March 31st, 2025 meeting minutes.

Paul Heath: Aye, Jayden Hilkemann: Aye, Manny Dimas: Aye

3.B. Financial Report

City Administrator Tom Ourada explained the Financial Report and stated that it is the same as last time and there will be an updated report at the next meeting.

Ourada explained that the Blue River Arts Council will be submitting another application for a loan guarantee. There will be discussion at the next City Council meeting about the City of Crete deeding a minority share of the Isis Theater to BRAC to enhance their equity position. Ourada reminded the LB840 Advisory Committee that LB840 program sunsets in November and it will be up to a community vote to renew the program.

Paul Heath motioned and Liz Umana seconded to approve the financial report.
Paul Heath: Aye, Liz Umana: Aye, Jayden Hilkemann: Aye, Manny Dimas: Aye

4. Special Order of Business

4.A. City of Crete Economic Development Plan

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

4.A.2. Housing

4.B. Applications for Consideration

4.B.1. Consider the LB840 Application from Crystal Alarcon

City Administrator Tom Ourada explained that this application is from Crystal Alarcon for Crystal's Bakery to help renovate the exterior front and side of the building. They plan to reconstruct the wall, add new wood covering with new material and stucco to match the side of the building. Ourada stated that Alarcon's project would cost \$9,000 and could qualify up to 50% of the cost which is \$4,500.

Paul Heath motioned and Manny Dimas seconded to approve the LB840 Application from Crystal's Bakery in the amount up to \$4,500.

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

4.B.2. Consider the LB840 Application from Julieta Lozano for Majo Jewelry

City Administrator Tom Ourada stated that they will discuss this application at the next meeting. City Attorney Anna Burge explained that this item needs to be tabled so that they can get more information from the applicant.

Paul Heath motioned and Manny Dimas seconded to table the LB840 Application from Julieta Lozano for Majo Jewelry.

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

4.B.3. Consider the LB840 Application from Valerie Cochnar for Uneta Boutique.

City Administrator Tom Ourada explained that this LB840 Application is from Valerie Cochnar for Uneta Boutique to help her business expand by seeking funds to purchase a commercial-grade embroidery machine to custom-stitch apparel and accessories. Ourada explained that the applicant is seeking assistance with the purchase of the machine that costs \$12,388.55 and could qualify for up to 50% of the cost, which is about \$6,194.

Paul Heath motioned and Liz Umana seconded to approve the LB840 Application from Valerie Cochnar for Uneta Boutique in the amount up to \$6,194.

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

4.C. Application Introductions

5. Officers' Reports

LB840 Advisory Committee Chair Paul Heath asked if people can apply for LB840 funds multiple times. City Administrator Tom Ourada stated that, yes, it can be applied for multiple times. Manny Dimas: Present

Paul Heath: Present

Ken Marvin: Absent

Liz Umana: Present

Present: 3, Absent:1, Vacancy: 1

City Administrator Tom Ourada stated that he asked City employees to attend board and commission meetings to learn about all the different things that the City of Crete is doing.

6. Adjournment

Paul Heath motioned and Manny Dimas seconded to adjourn the meeting at 3:16 p.m.

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

LB840 Financial Report

May 31, 2025 Financial Statement

		CASH	LOAN GUARANTEE
ECONOMIC DEVELOPMENT FUNDS <i>ACTUAL</i> (Treasurer's Report)	5/31/2025 #	\$1,524,448.09	## \$612,452.04
AVERAGE MONTHLY INCOME (QUARTERLY)			
SALES TAX (Sales Tax Receipts-Average monthly)	\$45,000.00		
ESTIMATED INCOME APR-JUNE	1	\$40,500.00	\$4,500.00
TOTAL FUNDS <i>ESTIMATED</i> - SECOND QUARTER FY25		\$1,564,948.09	\$616,952.04
150%			\$925,428.06
**ROTARY 5650 FOUNDATION		\$44,040.00	
**Reflects \$44,040.00 deposit from Rotary for a pass through for park equipment			
		<u>\$1,520,908.09</u>	
OBLIGATIONS			
LOAN GUARANTEES		-	\$300,000.00
OPERATIONS (1/4 of \$30,000)		\$7,500.00	BRAC
PWR & DWD RENTAL PROP (OLD MAIN) 2023		\$62,485.53	
PWR & DWD RENTAL PROP (OLD MAIN) 2025		\$150,000.00	
CRYSTAL'S BAKERY		\$4,500.00	
CRETE YOUTH CABIN		\$105,000.00	
ROTARY 5650 FOUNDATION		\$53,580.00	
CHARPEN PROPERTIES LLC		\$2,219.20	
CITY OF CRETE DTR		\$108,000.00	
TOTALS FOR FOURTH QUARTER FY24		\$493,284.73	
FINANCIAL ASSISTANCE FUNDS <i>ESTIMATED</i>			
TOTALS FOR SECOND QUARTER FY25		<u>\$1,071,663.36</u>	
*LOAN AMOUNT TO GUARANTEE (150%) <i>ESTIMATED</i>			<u>\$625,428.06</u>

At no time may the City pledge more than 150% of the current balance of the funds retained for approved loan guarantees or projects.

From monthly treasurer's report FUND 801

Fiscal year is 67% complete

801-1000 + 801-1043 ## 801-1014

LINCOLN™

**PARTNERSHIP
FOR ECONOMIC
DEVELOPMENT**

Invoice
4125867

Lincoln Chamber Economic Development
Corporation
P.O. Box 83006
Lincoln, NE 68501-3006

Invoicing Date: 05/09/2025
Member ID: 12377
Invoice Due: 05/09/2025

Mr. Tom Ourada
City of Crete
243 E 13th St
P.O. Box 86
Crete, NE 68333

Description	Qty	Rate	Amount
Lincoln Area Economic Development 06/01/2025 to 05/31/2026	1	2,500.00	2,500.00
DATE _____ CHECKED BY _____ G/L# _____			

Total:	2,500.00
Amt Paid:	0.00
Balance Due:	2,500.00



Member ID	Invoice	Due Date	Total Due	Total Payment Enclosed
12377	4125867	05/09/2025	\$2,500.00	\$

Please verify address and provide corrections

Mr. Tom Ourada
City of Crete
243 E 13th St
P.O. Box 86
Crete, NE 68333

Make checks payable to:

Lincoln Chamber Economic
Development Corporation
P.O. Box 83006
Lincoln, NE 68501-3006

MasterCard Visa Discover American Express

Card No. _____ Exp. Date _____ Signature _____ Sec. Code _____

Convenient online payment option at: <http://www.lcoc.com/>

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: Major Jewelry and Boutique LLC

Business Address: 119 E 13th St Crete NE 68333
(City) (State) (Zip Code)

Contact Person: Julieta M Lozano Martinez Telephone Number: (402)3817834

Fax Number: _____ Email Address: azulprofunds-9@msn.com

Federal Tax ID Number: _____

Type of Entity: Start-Up Buyout Existing

If Existing, Number of Years in Business in 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)

CRETE
NEBRASKA



NEBRASKA
ECONOMIC DEVELOPMENT
CERTIFIED COMMUNITY

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

 **Nestlé PURINA**

 **BUNGE**

Smithfield
Good food. Responsibly.®

 **DOANE**
UNIVERSITY

 **Bryan Health**

243 E 13th St. • PO Box 86 • Crete, NE 68333-0086 • 402.826.4317 • www.crete.ne.gov

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 checked="" 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.

Applicant's Signature

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

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

Full Name	Title	Ownership Percentage
Sheila Kamila Balbuena Lozano		
Julieta Margarita Lozano Martinez		
Fernanda Itzel Evangelista Lozano		

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: _____

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

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:

We are excited to announce the opening of a new boutique located at the heart of Crete, NE. on 13th Street. Our boutique will offer a unique selection of jewelry, accessories, and modern clothing for both men and women, featuring items that are not currently available in town.

This venture aims to provide our local community with access to high-quality, fashionable products without the need to travel long distances. Additionally we seek to attract visitors to Crete by promoting our business through social media channels, always highlighting our community's charm and spirit. With a team consisting of a business owner with an International Business degree, a manager with extensive experience in jewelry industry, and another manager skilled in public relations (family-owned business).

Use of Funds	Total Project Cost	Econ Dev Funds Requested
Land or Building Acquisition	\$	\$
Renovation/Rehabilitation	\$ 62,940	\$
New Construction	\$	\$
Machinery / Equipment Acquisition	\$ 15,735	\$
Business / Employee Recruitment Activities	\$	\$
Technology Costs	\$ 10,490	\$
Small Business Development	\$ 5,245	\$
Working Capital (Includes Inventory)	\$ 7,343	\$
Job Training	\$	\$
Other	\$ 3,147	\$
Total Project Cost	\$ 104,900.00	
	Total LB840 Funds Requested:	\$ 0.00

C. FUNDING SOURCES AND EQUITY INJECTION:

If Borrowing, Name of Lender: _____

Loan Amount: _____ Loan Term (Years): _____

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

Other Funding Source(s) and Amount(s): _____

Items	Quantity	Unit	Cost	Total	Category
✓ Service Counter	1	\$229.98	\$229.98	\$229.98	Equipment acquisition/Machinery
✓ Tower Display	1	\$2,267.98	\$2,267.98	\$2,497.96	Equipment acquisition/Machinery
✓ Jewelry Display	2	\$825.00	\$1,650.00	\$4,147.96	Equipment acquisition/Machinery
✓ Jewelry Showcase	1	\$1,329.98	\$1,329.98	\$5,477.94	Equipment acquisition/Machinery
✓ Wall Showcase	2	\$1,069.98	\$2,139.96	\$7,617.90	Equipment acquisition/Machinery
✓ Jewelry Mirrors	2	\$16.63	\$33.26	\$7,651.16	Equipment acquisition/Machinery
✓ Shipping Label Printer	1	\$69.99	\$69.99	\$7,721.15	Technology
✓ Label Jewelry	4	\$13.99	\$55.96	\$7,777.11	Supplies
✓ Weight Scale	2	\$49.95	\$99.90	\$7,877.01	Technology
✓ Calculators	2	\$15.29	\$30.58	\$7,907.59	Technology
✓ Ring Sizer	1	\$19.73	\$19.73	\$7,927.32	Equipment acquisition/Machinery
✓ Ring Displayer	1	\$15.30	\$15.30	\$7,942.62	Equipment acquisition/Machinery
✓ Safe	1	\$934.15	\$934.15	\$8,876.77	Equipment acquisition/Machinery
✓ Jewelry Cases with logo	1	\$300.00	\$300.00	\$9,176.77	Supplies
✓ Security Cameras	1	\$849.99	\$849.99	\$10,026.76	Technology
Security Alarm	1	\$129.99	\$129.99	\$10,156.75	Technology
✓ 8 Light Track LED	8	\$83.99	\$671.92	\$10,828.67	Technology
✓ Main Business Sign 40"	1	\$890.00	\$890.00	\$11,718.67	Technology
✓ Side Logo Sign 30"	1	\$493.00	\$493.00	\$12,211.67	Technology
✓ Ring Stretcher	1	\$468.00	\$468.00	\$12,679.67	Equipment acquisition/Machinery
✓ Ultrasound Cleaner	1	\$174.95	\$174.95	\$12,854.62	Equipment acquisition/Machinery
✓ Rouge Polish Cloth	1	\$5.58	\$5.58	\$12,860.20	Supplies
✓ Electronic Digital Cauper	1	\$19.95	\$19.95	\$12,880.15	Equipment acquisition/Machinery
✓ Frame Sidewalk Sign	1	\$266.98	\$266.98	\$13,147.13	Technology
✓ Sticker Machine	1	\$49.99	\$49.99	\$13,197.12	Technology
✓ Chandelier	1	\$144.49	\$144.49	\$13,341.61	Equipment acquisition/Machinery
✓ Business Hours Open	1	\$176.98	\$176.98	\$13,518.59	Technology
✓ Fitting Room	1	\$69.99	\$69.99	\$13,588.58	Equipment acquisition/Machinery
✓ Stool	1	\$39.99	\$39.99	\$13,628.57	Equipment acquisition/Machinery
✓ Fitting Room Mirror	1	\$46.99	\$46.99	\$13,675.56	Equipment acquisition/Machinery
✓ Boutique Mirror	1	\$42.49	\$42.49	\$13,718.05	Equipment acquisition/Machinery
✓ Clothes Rack	4	\$84.99	\$339.96	\$14,058.01	Equipment acquisition/Machinery
✓ Hangers (10 pack)	3	\$42.99	\$128.97	\$14,186.98	Equipment acquisition/Machinery
✓ Long stool bench	1	\$63.74	\$63.74	\$14,250.72	Equipment acquisition/Machinery
✓ wall hooks	1	\$16.11	\$16.11	\$14,266.83	Equipment acquisition/Machinery
✓ LED Light Strips	4	\$22.39	\$89.56	\$14,356.39	Technology
✓ Custom Shopping Bags 100 pck	2	\$58.99	\$117.98	\$14,474.37	Supplies
✓ Custom Jewelry bags 50 pck	2	\$29.90	\$59.80	\$14,534.17	Supplies
✓ Custom Jewelry boxes 50 pck	2	\$8.99	\$17.98	\$14,552.15	Supplies
✓ Mannequin	2	\$79.99	\$159.98	\$14,712.13	Equipment acquisition/Machinery
✓ Display Table 2 pcs	1	\$149.99	\$149.99	\$14,862.12	Equipment acquisition/Machinery
✓ Sunglass Display	2	\$71.99	\$143.98	\$14,898.10	Equipment acquisition/Machinery
✓ POS System	1	\$989.00	\$989.00	\$15,887.10	Technology

proof

proof

ice off

ice off

proof

proof

proof

want

proof

quantity

price off

pricing off \$420 or \$590

wrong price \$15.96

wrong price (\$14.14)

(@26.67)

~~XXXXXXXXXX~~

ice off	Security doors	2	\$960.00	\$1,920.00	\$17,807.10	Renovation
proof	Security window	1	\$400.00	\$400.00	\$18,207.10	Renovation
✓	laptop	1	\$1,169.99	\$1,169.99	\$19,377.09	Technology
✓	Frigidiere	1	\$109.00	\$109.00	\$19,486.09	Equipment acquisition/Machinery
(no specific)	Boutique inventory	1	\$10,000.00	\$10,000.00	\$29,486.09	Working Capital
	Jewelry inventory	1	\$30,000.00	\$30,000.00	\$59,486.09	Working Capital
					\$59,486.09	

price off -
 rebate @ menard
 (854.00)
 each

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

JULIA M LOZANO MARTINEZ.

(first, middle, last)

SIGNATURE

[Handwritten Signature]

DATE

03/24/2025

1/19/2010

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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

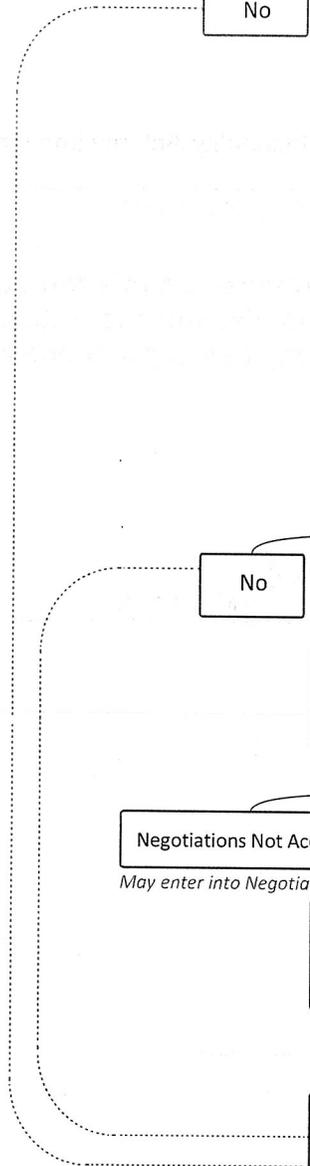
Not Recommended

Recommend as Amended

Application Recommended

Step 7

Application goes to City Council



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: Blue River Arts Council, Inc.

Business Address: PO Box 272 Crete NE 68333
(City) (State) (Zip Code)

Contact Person: Shaylene Smith Telephone Number: 4026416599

Fax Number: _____ Email Address: shaylenek@hotmail.com

Federal Tax ID Number: 83-2074441

Type of Entity: Start-Up Buyout Existing

If Existing, Number of Years in Business in Crete: 6

Business Classification: (Please Choose One)

- | | | |
|---|---|---|
| <input type="checkbox"/> Retail | <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Research & Development |
| <input type="checkbox"/> Headquarter | <input type="checkbox"/> Telecommunications | <input checked="" type="checkbox"/> Tourism |
| <input type="checkbox"/> Warehouse/Distribution | <input type="checkbox"/> Government | <input checked="" type="checkbox"/> Other |

Business Type: (Please Choose One)

- | | | |
|---|---|---|
| <input type="checkbox"/> Proprietorship | <input checked="" type="checkbox"/> Corporation | <input type="checkbox"/> Partnership |
| <input type="checkbox"/> LLC | <input type="checkbox"/> Governmental Entity | <input checked="" type="checkbox"/> Other |

Does the Company have a Parent or Subsidiaries? Yes No

If Yes, Please List Name: IsisTheatre
 Address: 139 West 13th St Crete NE 68333
(City) (State) (Zip Code)

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

Full Name	Title	Ownership Percentage
Kristi Capek	President	
Michael Stehlik	Vice-President	
Kate Hesser	Secretary	
Russ Cowan	Treasurer	
Shaylene Smith	Executive Director	

Which type of assistance is the entity applying for?

Grant Loan Guarantee If so, Lender? Pinnacle Bank 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: CCCFF \$125,000 Shovel-Ready \$333,100

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

Number of Existing Full-Time Equivalent Employees: .25

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:

The Isis Theatre renovation has been spearheaded by the Blue River Arts Council, a 501(c)(3) located in Crete. The theatre building was purchased by the City of Crete when it was closed by the last private owner in early 2019. The Arts Council raised nearly \$2,000,000 to renovate and reopen the historic Isis. After significant COVID-related delays, BRAC finally reopened the Theatre in July of 2024. In order to complete the renovation, the City of Crete previously provided an LB840 loan guarantee for a one year credit line of \$300,000 with Pinnacle Bank. The Arts Council has paid interest only each month on that note for the last year, and spent raised funds to pay all other obligations. When the building opened, the balances due for completion of the project were \$374,000. After being open for ten months, the Arts Council has the obligations paid down to \$310,000.

We are now ready to obtain permanent financing for the balance due so that we can get a set amortization schedule and pay down this primary loan. Per written MOU between the Arts Council and the City of Crete, the City must continue to own a majority interest in the building for five years after opening so BRAC cannot encumber the building without City cooperation. Therefore, we now request that the City provide a new, updated loan guarantee for \$310,000. BRAC intends to obtain a loan with Pinnacle Bank with a 30 year amortization schedule, but a five year balloon payment to coincide with the future transfer of the building. The City will not be obligated on the Promissory Note and should the Arts Council fail to make payments for any reason, the City already owns the building.

Use of Funds	Total Project Cost	Econ Dev Funds Requested
Land or Building Acquisition	\$ 90,000.00	\$
Renovation/Rehabilitation	\$ 2,245,280.00	\$
New Construction	\$	\$
Machinery / Equipment Acquisition	\$	\$
Business / Employee Recruitment Activities	\$	\$
Technology Costs	\$	\$
Small Business Development	\$	\$
Working Capital (Includes Inventory)	\$	\$
Job Training	\$	\$
Other	\$	\$
Total Project Cost	\$ 2,335,280.00	
	Total LB840 Funds Requested:	\$ 310,000.00

C. FUNDING SOURCES AND EQUITY INJECTION:

If Borrowing, Name of Lender: Pinnacle Bank

Loan Amount: CHF 310,000.00 Loan Term (Years): 5 yrs/30 yr amort sch

Amount Injected Into the Project by Business/Partners/Owners:
\$ 1,935,280.00

Other Funding Source(s) and Amount(s): Previously Provided

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 checked="" 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.

Applicant's Signature

5/26/25

Date

*All previously provided
With 2024 App!*

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

Shaylene M. Smith

(first, middle, last)

SIGNATURE



DATE

5/26/25

1/19/2010

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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/58fa7907cceb. 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



**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: Nixon Restaurant and Property, Inc

Business Address: 2109 W Prospect Ave Norfolk NE 68701
(City) (State) (Zip Code)

Contact Person: Sam Nixon Telephone Number: 402-640-3145

Fax Number: _____ Email Address: samnixon.nrp@gmail.com

Federal Tax ID Number: 84-4696155

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
Sam Nixon	President	100%

Which type of assistance is the entity applying for?

Grant Loan Guarantee If so, Lender? TBD 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: SEND EDA Revolving loans

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

Number of Existing Full-Time Equivalent Employees: 24

Number of Full-Time Equivalent Positions to Be Created: 8

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:

See attached Business Plan

Use of Funds	Total Project Cost	Econ Dev Funds Requested
Land or Building Acquisition	\$ 0.00	\$ 0.00
Renovation/Rehabilitation	\$ 0.00	\$
New Construction	\$ 24,000	\$
Machinery / Equipment Acquisition	\$ 171,000	\$
Business / Employee Recruitment Activities	\$ 10,000	\$
Technology Costs	\$ 40,000	\$
Small Business Development	\$ 200,000	\$ 25,000
Working Capital (Includes Inventory)	\$ 50,000	\$ 50,000
Job Training	\$ 5,000	\$
Other	\$ 25,000	\$
Total Project Cost	\$ 525,000	
	Total LB840 Funds Requested:	\$ 75,000

C. FUNDING SOURCES AND EQUITY INJECTION:

If Borrowing, Name of Lender: Pinnacle Bank

Loan Amount: 200,000 Loan Term (Years): 5

Amount Injected Into the Project by Business/Partners/Owners:
75,000

Other Funding Source(s) and Amount(s): EDA \$200,000

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 |
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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

6-10-25
Date

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United States Citizenship Attestation Form

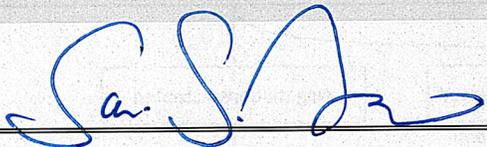
For the purpose of complying with Neb. Rev. Stat. §§ 4-108 through 4-114, I attest as follows:

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	Samuel Scott Nixon <hr/> <small>(first, middle, last)</small>
SIGNATURE	 <hr/>
DATE	6-10-25 <hr/>

1/19/2010

UNLOAD/SA

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

Negotiations Accepted

May enter into Negotiations

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

