

Legislative/Development Committee Meeting
Tuesday, June 17, 2025 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. Discussion on amending Food Truck Ordinance

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

3.C. Consider the LB840 Application from Shaylene Smith for the Blue River Arts Council

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

3.E. Consider Ordinance 2247 Revoking Amusement Devices

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

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.

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) 381 7834

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
> proof ✓ 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
Proof ✓ 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
ice off ✓ 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
ice off ✓ 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
Proof ✓ 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
Proof ✓ Fitting Room Mirror	1	\$46.99	\$46.99	\$13,675.56	Equipment acquisition/Machinery
Proof ✓ 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 (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
Proof ✓ Custom Jewelry boxes 50 pck	2	\$8.99	\$17.98	\$14,552.15	Supplies
✓ Mannequin (2026)	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	\$14.99	\$35.98	\$14,898.10	Equipment acquisition/Machinery
✓ POS System	1	\$989.00	\$989.00	\$15,887.10	Technology

pricing off \$420 or \$590

wrong price \$15.96

~~wrong price \$15.96~~

wrong price (\$14.14)

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



DATE

03/24/2025

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

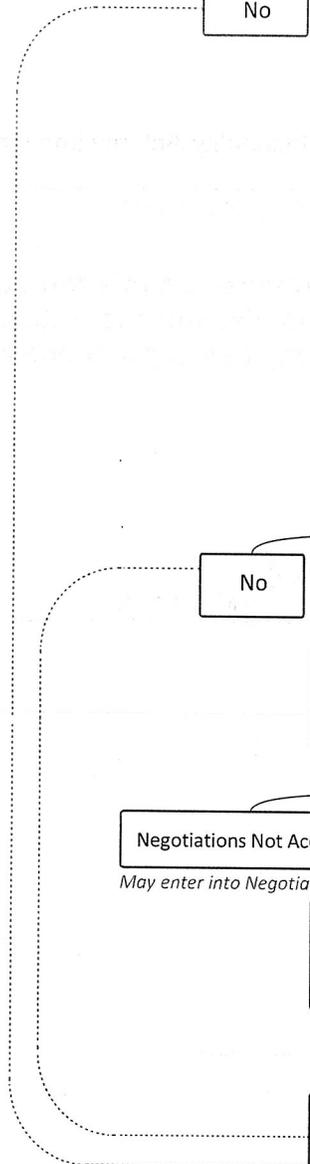
Not Recommended

Recommend as Amended

Application Recommended

Step 7

Application goes to City Council



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
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- For Existing Businesses – Three (3) Yearly Financial Statements
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- 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)

- | | | |
|---|---|---|
| <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 checked="" type="checkbox"/> Corporation | <input type="checkbox"/> Partnership |
| <input 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
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 |
| 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

6-10-25
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.
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United States Citizenship Attestation Form

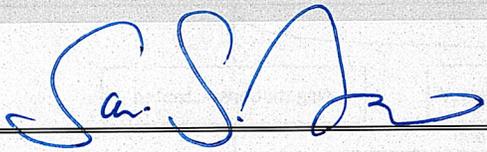
For the purpose of complying with Neb. Rev. Stat. §§ 4-108 through 4-114, I attest as follows:

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

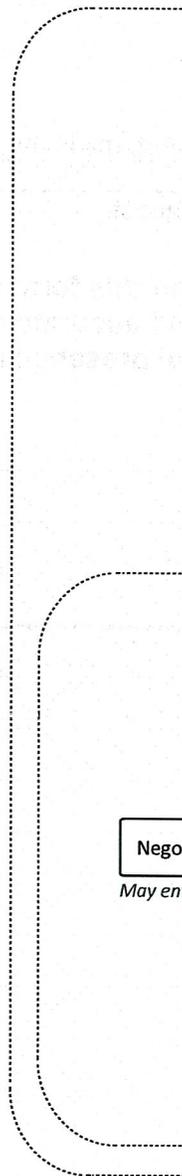
Not Recommended

Recommend as Amended

Application Recommended

Step 7

Application goes to City Council



ORDINANCE NO. 2247

AN ORDINANCE OF THE CITY OF CRETE, NEBRASKA RELATING TO CITY DEPARTMENTS; TO REPEAL CHAPTER 10, ARTICLE 10 OF THE CRETE MUNICIPAL CODE; REPEALING CITY REQUIREMENTS FOR LICENSING AMUSEMENT DEVICES.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRETE, NEBRASKA:

Section 1. That Chapter 10, Article 10, Section 10-1001 of the Crete Municipal Code be repealed.

Section 2. That Chapter 10, Article 10, Section 10-1002 of the Crete Municipal Code be repealed.

Section 3. That Chapter 10, Article 10, Section 10-1003 of the Crete Municipal Code be repealed.

Section 4. That Chapter 10, Article 10, Section 10-1004 of the Crete Municipal Code be repealed.

Section 5. That Chapter 10, Article 10, Section 10-1005 of the Crete Municipal Code be repealed.

Section 6. That Chapter 10, Article 10, Section 10-1006 of the Crete Municipal Code be repealed.

Section 7. All ordinances and parts of ordinances in conflict herewith are hereby repealed and that any partial repeal shall not affect the other parts of ordinances or codified sections that can be given effect without the repealed parts.

PASSED AND ENACTED this 17th day of June, 2025.

Mayor

ATTEST:

City Clerk



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/>