

Legislative/Development Committee Meeting
Tuesday, April 7, 2026 5:00 PM
Crete City Hall
243 E 13th Street
Crete, NE 68333

1. Open Meeting

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

2. Roll Call

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

3. Items of Business

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

3.A. Consider the Carniceria San Fernando Tier II Environmental Review

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.

Tier II: Site Specific Environmental Review

Community Development Block Grant

Grant Number: 24DTR001

Grantee: City of Crete, Saline County, Nebraska

Property Address 228 E. 13th St., Crete, NE 68333

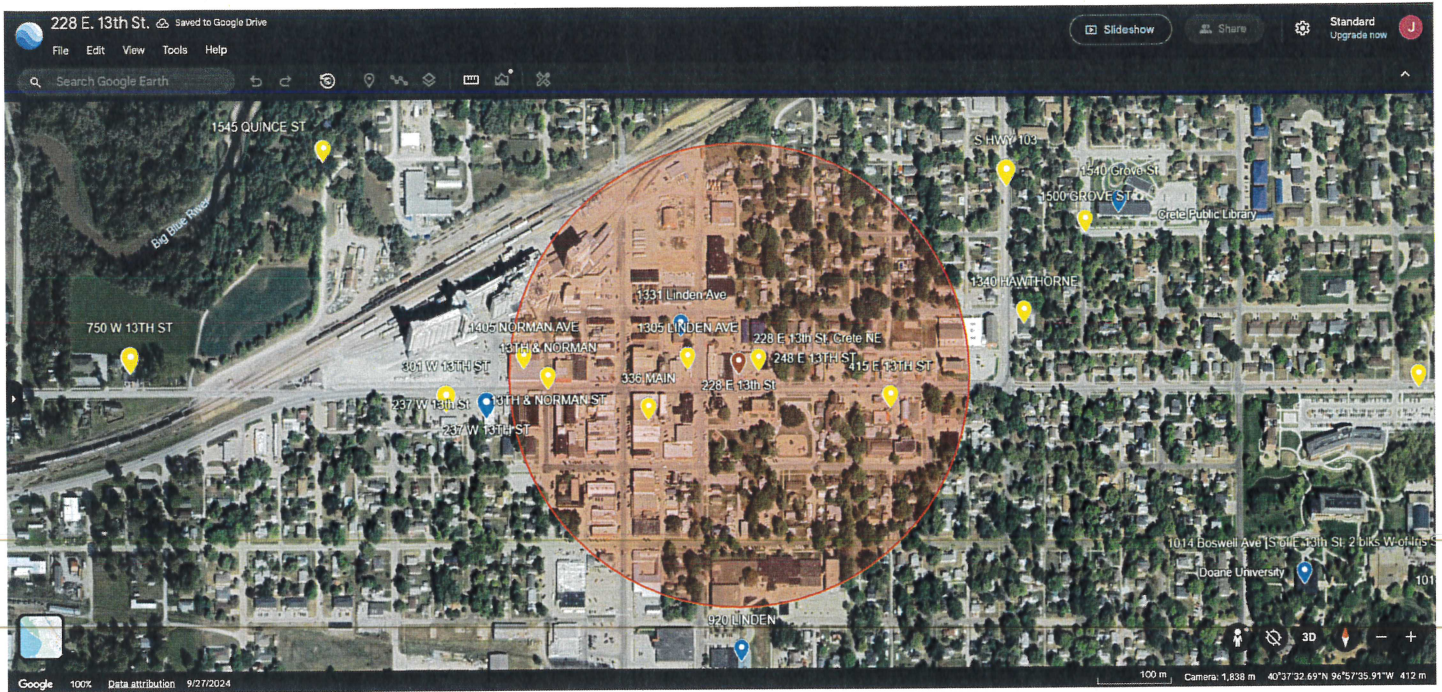
Activity Description Installation of new store signage, replacement of awning, window and door replacements.

Cost:

▪ Projected Acquisition Cost	\$ 0.00
▪ Projected Rehab Cost	\$ 32,771.00
▪ Projected All Cost	\$ 32,771.00

1. Contamination and Toxic Substances [24 CFR 58.5(i)(2)]

- Visual review and pictures of site and surroundings conducted by [Brent Pendgraft](#) on 3/9/2026
- The site review identified the following concerns on or adjacent to the project site:
[One adjacent property appeared to have current or prior use as a gasoline station or motor vehicle repair facility. \[248 E 13th St.\]](#)
- The EPA, <https://www.epa.gov/nepa/nepassist>, mapping web-tool was used. The following sites were identified on or near the site that may be a concern for the project
[NEPAssist was reviewed again, and no documented concerns were identified regarding the site or adjacent site \[248 E 13th St.\]](#).
- The DEQ, <http://degims2.deq.state.ne.us/degflex/DEQ.html>, mapping web-tool was used. The following sites were identified on or near the site that may be a concern for the project
[None. See ERR.](#)
- The Fire Marshall was sent a letter on 12/30/2024, and again on 3/2/2026. See [attached](#).
- The Agency response letter noted that:
 - There were no Underground Storage Tanks (UST's) on or near the site.



There were Underground Storage Tanks (UST's) on an adjacent property near the site. Project = Red Marker. UST's = Yellow Markers. AST's = Blue Markers.

- These UST's included those located at:
248 E 13th St - F & M COOP GAS & OIL CO. 1 Closed in Place UST.

▪ The following Attachments have also been included:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Photographs | <input checked="" type="checkbox"/> Response received back from Agency |
| <input type="checkbox"/> Website | <input checked="" type="checkbox"/> Maps |
| <input checked="" type="checkbox"/> Letter sent to Agency | <input type="checkbox"/> Aerials |

2. Endangered Species [50 CFR 402]

The Nebraska Game & Parks Commission Conservation and Environmental Review Tool (CERT) program was utilized on February 14, 2025, and the following was determined: Suitable summer roosting habitat for the Northern Long-eared Bat is located within 1000 feet of some, but not all, of the potential project locations within the designated DTR boundary.

As a result, Tier II evaluations will be conducted as sites are identified for commercial rehabilitation. The City of Crete, should suitable habitat be determined to exist within 1000 feet of a project location, will include the following mitigation action(s) as a condition to award to ensure the project results in no impact to any endangered species or habitats:

NLEB CM-2 | No removal of suitable trees or roosting structures between May 15 and July 31 (pup-rearing season).

NLEB CM-7 | Use downward-facing, full cut-off lens lights* (with same intensity or less for replacement lighting) when installing new or replacing existing permanent lights. *Full cut-off lens lights are fixtures or luminaires constructed and installed in such a manner that all light emitted from the luminaire, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the fixture, is protected below the horizontal plane through the fixture's lowest light-emitting part.

These mitigation activities will be included in all contracts signed in relation to project activities to be undertaken for projects identified in the Tier II.



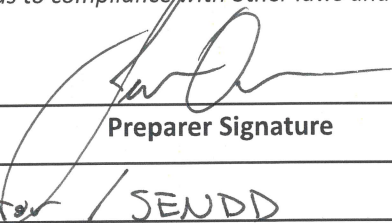
- Map Showing Distance to suitable roosting habitat – Suitable roosting trees not found within 1000 feet. No mitigation needed.
- Letter sent to Agency
- Response received back from Agency

3. Historic Preservation [36 CFR 800]

- The structure was built in the year: 1923
- A site review and photos of the property were completed on the following date: 3/9/2026
- Based on the review, it has been determined that the structure is:
 - Historic
 - Not historic
- It has also been determined that the rehab activities proposed in the project
 - No Adverse Effect to Historic Properties with Conditions (NAEWC).
 - May impact historic resources which may include the home or nearby houses or structures.
- A letter determining whether or not any historic resources might be impacted by the project, along with photos of the site, an aerial map of the residence, and a list of proposed activities were sent to the
 - SHPO on the following date: 3/2/2026
 - THPO on the following date: NA
- SHPO response was received back on the following date: 3/9/2026
- SHPO noted:

- **Window Replacement:** All window and door replacements should be the same size, dimension and configuration as the current windows and doors. First story windows and doors can be aluminum in a baked finish. The window replacements on the second story should be aluminum-clad wood single or double-hung 1/1 windows with a central divide. The finish of the window should be a baked, not anodized finish. If Low-E glass is used, the VLT rating should be 70% or higher, appearing clear.
- **Awning:** The awning is approved, but should be a canvas awning; a lit metal awning is not approved. Installation of the awning should be done in mortar joints and not into historic brick.
- **Signage:** The new sign should be installed in mortar joints, not into historic brick
- The following Attachments have also been included:
 - Photographs
 - Website
 - Maps
 - Documentation showing THPO was contacted
 - Documentation showing SHPO was contacted
 - Response received back from Nebraska SHPO
 - Aerials

A site specific environmental review has been performed at the above location in compliance with HUD environmental review regulations (24 CFR 58) and related laws, authorities, and requirements. The review has been performed prior to the commitment of HUD or non-HUD funds, as required by 24 CFR 58.22(a) and (c). This review shall be retained as a component of the project's ERR. Consult the Tier I for further information as to compliance with other laws and authorities for this HUD-assisted project.

James Owens		4/6/24
Preparer Name (print)	Preparer Signature	Date
Certified Administrator / SEUDD		
Title/ Organization		
Responsible Entity Name (print)	Responsible Entity Signature	Date
Responsible Entity Title (print)	Entity Name (print local unit of Government name)	

Step 2: Site Visit Checklist

Field Visit Checklist sample format

Completing the form requires a site visit by the preparer. The preparer should be sure to observe the property by walking through the property and the building(s) and other structures on the property to the extent possible and observing all adjoining* properties.

Preparer should provide responses to all fields to avoid ambiguity

Date of Visit: 3/9/26 Time: 2:45 pm Weather Conditions: Clear, Sunny

Program Name:

Project Location/Address: 228 E 13th Crk, NE

Property Owner:

Attach the following, as appropriate:

Photographs of site and surrounding areas Maps (street, topographic, aerial, site map, etc.)

QUESTION Is there evidence of any of the following?	OBSERVATION	
	SUBJECT PROPERTY	ADJOINING PROPERTIES
Is the property or any adjoining property currently used, or has evidence of prior use, as a gasoline station, motor vehicle repair facility, printing facility, dry cleaners, photo developing laboratory, junkyard, or as a waste treatment, storage, disposal, processing or recycling facility?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are there any damaged or discarded automobile(s), automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers greater than 5 gal in volume or 50 gal in the aggregate, stored on or used at the property or adjoining properties?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN <input checked="" type="checkbox"/>
Are there any industrial drums (typically 55 gal) or sacks of chemicals, herbicides or pesticides located on the property or adjoining properties?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN <input checked="" type="checkbox"/>
Has fill dirt been brought onto the property or adjoining properties that originated from a suspicious site or that is of an unknown origin?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are there any pits, ponds, or lagoons located on the property or adjoining properties in connection with waste treatment or waste disposal?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Is there any stained soil, distressed vegetation and/or discolored water on the property or adjoining properties?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are there any storage tanks , aboveground or underground (other than residential), located on the property or adjoining properties?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN <input checked="" type="checkbox"/>

*Adjoining properties: Any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them.

QUESTION	SUBJECT PROPERTY	ADJOINING PROPERTIES
Is there evidence of any of the following? Are there any vent pipes, fill pipes, or underground tank access ways visible on the property or adjoining properties?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Are any flooring, drains, walls, ceilings, or grounds on the property or adjoining properties stained by substances (other than water) or emitting noxious or foul odors or odors of a chemical nature ?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>
Is the property served by a private well or non-public water system ? (If yes, a follow-up investigation is required to determine if contaminants have been identified in the well or system that exceed guidelines applicable to the water system, or if the well has been designated contaminated by any government environmental/health agency.)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	
Has the owner or occupant of the property been informed of the existence of past or current hazardous substances or petroleum products or environmental violations with respect to the property or adjoining properties?	YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN <input checked="" type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN <input checked="" type="checkbox"/>
Do the property or adjoining properties discharge wastewater (not including sanitary waste or storm water) onto the property or adjoining properties and/or into a storm water system?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN <input checked="" type="checkbox"/>
Is there a transformer, capacitor, or any hydraulic equipment on the property or adjoining properties that are not marked as "non-PCB"?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/>

If answering "YES" or UNKNOWN" to any above items, describe the conditions:

Exterior visit only

Use photographs and maps to mark and identify conditions. Attach more information as needed.

Is further evaluation warranted? YES NO UNCERTAIN

Preparer of this form must complete the following required information.

This inspection was completed by:

Name: *Brent Pendgraft*

Title: *Housing Inspector*

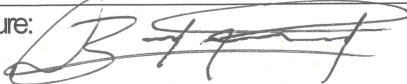
Phone Number: *402-475-2560*

Email: *bpendgraft@sendd.org*

Agency: *SEND D*

Address: *7407 O St Lincoln, NE 68510*

Preparer represents that to the best of his/her knowledge the above statements and facts are true and correct and to the best of his/her actual knowledge no material facts have been suppressed, omitted or misstated.

Signature: 

Date: *3/9/2026*



December 30th, 2024

Rosemary Hatton
Nebraska State Fire Marshal Agency
246 S. 14th Street, Suite 1
Lincoln, NE 68508

**RE: City of Crete, NE
CDBG 24-DTR-001 - Commercial Rehabilitation**

On behalf of the City of Crete, Nebraska, the Southeast Nebraska Development District (SEND D) is conducting a full Environmental Review Record in accordance with the National Environmental Policy Act (NEPA). As the project is in part funded through the Community Development Block Grant (CDBG) program, we request your review of and response to the project to determine any adverse environmental impact related to underground or aboveground storage tanks (USTs or ASTs), contamination and toxic substances, and explosive and flammable operations. We request your response in writing **no later than January 30th, 2025**.

For an overview of the proposed project activities, please see the enclosed **Project Description**.

The proposed Project is located within the municipal limits of the City, along the streets identified in the enclosed site map(s). Written comments regarding any environmental impact related to USTs or ASTs, contamination and toxic substances, and explosive and flammable operations, can be provided via email to jowens@sendd.org. Please do not hesitate to reach out to the SEND D office if you require additional information or assistance.

Best,

A handwritten signature in blue ink that reads "James Owens".

James Owens
Senior Community Development Specialist

SEND D is an Equal Opportunity Employer



7407 O St | Lincoln, NE 68510



402-475-2560



www.sendd.org





3/2/2026

Nebraska Fire Marshal
246 S 14th St
Lincoln, NE 68508

Dear Izzy Burd,

Pursuant to NEPA and HUD's environmental regulation, 24 CFR Part 58 for site specific projects, The City of Crete requests your review of the following proposed sites to determine if there are any explosive and flammable operations or contamination and toxic substances of concern near these locations.

1. 228 E 13th Street, Crete, NE 68333

Attached you will find a project description, and FIRM map showing DTR boundary area. Please provide written comments and/or recommendations for any mitigation measures to me at jowens@sendd.org.

Should any significant changes be proposed to the location and/or scope of the proposed project, you will be notified in writing prior to the initiation of any construction activities for the opportunity to review and comment on any such changes. Please contact me at jowens@sendd.org or 402-475-2560 if you have any questions or require additional information.

Thank you for your assistance.

Sincerely,

James Owens

James Owens
Senior Community Development Specialist

SEND D is an Equal Opportunity Employer

7407 O St | Lincoln, NE 68510



402-475-2560



www.sendd.org



Project Description: 228 E 13th Street, Crete, NE 68333

Installation of new storefront signage, awning, windows, and doors on street facing facade.

*SEND D is an Equal Opportunity
Employer*

7407 O St | Lincoln, NE 68510



402-475-2560



www.sendd.org





Legend

BFE Determinations

- Valid BFE

Effective Paper Maps

- Effective Flood Zone

Effective Paper Maps

- 1% Annual Chance
- Regulatory Floodway
- 0.2% Annual Chance
- Reduced Risk Due to Levee

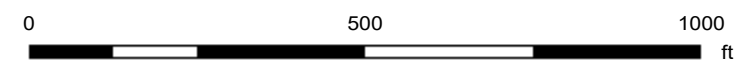
Flood Hazard Zones

- FIRM panels
- Cross-Sections
- Limit-Lines

Other Map Layers

- Sections
- Communities
- NRDs

Nebraska Department of Natural Resources (NeDNR) | Sources: Esri; U.S. Department of Commerce, Census Bureau; U.S. Department of Commerce (DOC), National Oceanic and Atmospheric Administration (NOAA), National Ocean Service (NOS), National Geodetic Survey (NGS)



Date Printed: 9/13/2024

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes
Crete 24DTR001
CEST | Exhibit 9.2

NESHPO SECTION 106 PROJECT REVIEW FORM

Submission of a completed Section 106 Project Review Form with adequate information constitutes a request for review pursuant to Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended. More information may be required to adequately complete the Section 106 review process. Please submit this completed form to NSHS.S106@nebraska.gov.

For more information, see NESHPO's Section 106 Review and Compliance FAQ page: <https://history.nebraska.gov/historic-preservation/review-and-compliance-section-106/>.

NOTE: Section 106 regulations provide for a 30-day response time by the Nebraska State Historic Preservation Office (NESHPO) from the date of receipt.

I. PROJECT STATUS

- Federal Undertaking Anticipated (Applied for Federal Assistance)
- Federal Undertaking Established (Federal Assistance Received)
- Due Diligence Project (No Federal Assistance Anticipated)
- Alteration to or Resubmission of a Previously Submitted Project (HP# _____)
- Submitted under a Programmatic Agreement (PA) (title/date: _____)
- Previously applied/will apply for Nebraska Historic Tax Credit

II. PROJECT SUBMISSION

Project Name (if applicable)

Crete 24DTR001 - Carniceria San Fernando

Nearest City/Town

Crete

Location (e.g., coordinates, legal description, address—no P.O. Box numbers)

228 E. 13th St., Crete, NE 68333

Is this project located within a Certified Local Government (CLG)? YES Crete NO DO NOT KNOW

Agency (providing funds, license, permit, or other assistance)/Designee

Nebraska Department of Economic Development

Agency/Designee Contact Name

Gina Doose

Agency/Designee Address

245 Fallbrook Blvd, Suite 002 Lincoln, NE 68521

Agency Project No. (if applicable)

24DTR001

County

Saline

Agency/Designee Contact Email Address

gina.doose@nebraska.gov

Agency/Designee Contact Phone Number

402-310-9772

III. PROJECT SUBMISSION

A. Project Type (select all that apply)

- New Construction
- Demolition
- Rehabilitation
- Replacement/Repair
- Utilities/Infrastructure
- Other: _____

B. Attachments Included (select all that apply)

- Map(s) including Area of Potential Effect (APE)
- Photographs
- Cultural Resources Report/Inventory
- Archeological Site Form(s)
- Spatial Data Files (e.g., .kmz, .shp)
- Other: DTR Application with support documents

NESHPO USE ONLY

Nebraska SHPO Determination

If selected, the project may proceed as planned

- No Historic Properties Affected (NP)
- No Effect to Historic Properties (NO EFF)
- No Adverse Effect to Historic Properties (NAE)

Site Number(s):

If selected, additional consultation with NESHPO is required

- More Information (MI)*
- No Adverse Effect to Historic Properties with Conditions (NAEWC)
- Adverse Effect to Historic Properties (AE)

Date: _____

Section 106 Review & Compliance Coordinator
State Historic Preservation Office, Nebraska State Historical Society

***If NESHPO determines that more information is required to complete the Section 106 Review, the allowed 30-day review period resets on the date that NESHPO receives all requested information.**

IV. PROJECT DESCRIPTION

A. GROUND DISTURBING ACTIVITIES

NOTE: Ground disturbing activities can include, but are not limited to excavation, trenching, grading, slating, and/or trenching.

1. Does this project involve ground disturbing activities? YES NO (skip to IV. B. 1.) DO NOT KNOW
2. Please describe the nature of the proposed ground disturbing activities involved as well as previous and current land use, conditions, and/or ground disturbances. If the extent of the proposed ground disturbing activities involved in this undertaking is not yet known, please include as much preliminary information as possible.

B. NON-GROUND DISTURBING PROJECT ACTIVITIES

1. Please describe all proposed project activities that do not result in ground disturbance in as much detail as possible.

Owner proposes to install a new blade sign, replace an existing awning, and replace existing doors and windows on the south facade.

V. IDENTIFICATION OF HISTORIC PROPERTIES: ARCHEOLOGY

- A. Has a cultural resources survey/inventory been conducted within the APE? (if yes, provide the title, date, and author in the space below)
Unknown
- B. Is the landowner aware of any archeological resources identified within the APE? (if yes, please describe in the space below)
No

VI. IDENTIFICATION OF HISTORIC PROPERTIES: STANDING STRUCTURES

- A. Are there any buildings or structures 50 years or older within the area of potential effect (APE)? YES NO DO NOT KNOW
- B. To the best of your knowledge, is/are the structure(s) any of the following?
 - Listed Individually in the National Register
 - Designated Local Landmark (or with a Local Landmark Historic District)
 - Listed within a National Register Historic District
- C. List all buildings and structures within the APE that are older than 50 years. Please include the address/location, *original construction date*, and *dates of additions or major repair*. Please attach photographs of each building/structure within the APE older than 50 years.
228 E 13th Street, Crete, NE 68333

VII. PRELIMINARY ASSESSMENT OF EFFECTS (REQUIRED)

- A. Based on the information submitted, are there historic properties present within the APE? YES NO DO NOT KNOW
- B. Please select one preliminary determination based on the information included in this submission.
No Adverse Effect(s) to Historic Properties (NAE)
- C. Please justify your assessment of effects in the space below. If adverse effects are anticipated, please use this space to identify potential mitigation actions.

Additional signage, awnings, and the replacement of windows and doors, while following any and all prescribed mitigations (if applicable) is not likely to affect character-defining features that make the property eligible for listing on the National Register.



NEBRASKA STATE HISTORIC PRESERVATION OFFICE (NESHPO)

Section 106 Determinations of Effect

- (NP) No Historic Properties Affected**
No historic properties are present within the APE, or a cultural resource is identified within the APE as the result of field inventory, but it is not eligible for listing in the National Register of Historic Places (NRHP). If a cultural resource is not deemed eligible for listing in the NRHP, it is not considered a historic property, as defined by 36 CFR Part § 800.16 (l)(1).
- (NO EFF) Historic Properties Present but No Effect**
Cultural resources listed or eligible for listing in the NRHP are identified within the APE as a result of field inventory, but the NESHPO has determined that the undertaking will have no effect on them.
- (NAE) No Adverse Effect(s)**
When historic properties are present within the APE, but activities associated with the undertaking are determined by the NESHPO to have no adverse effect on the significance or integrity of the historic property.
- (NAEWC) No Adverse Effect with Conditions**
When historic properties are present within the APE, but the activities associated with the undertaking can be modified, or the conditions can be imposed to avoid adverse effects through consultation with the NESHPO.
- (AE) Adverse Effect(s)**
When it is determined that an undertaking cannot be modified to avoid adverse effects to historic properties, the federal agency/designee shall notify the ACHP and other consulting parties to resolve adverse effects under 36 CFR Parts 800.6 and 800.7, as necessary.

SECTION 106 PROJECT REVIEW SUBMISSION CHECKLIST

- Completed NESHPO Section 106 Project Review Form
 - Include all contact information for the project's person of contact.
 - Include federal agency/designee assigned project number, if applicable.
 - Include project name, if applicable.

ATTACHMENTS

- Map(s) including:
 - APE boundaries (i.e., direct and visual)
 - North Arrow
 - Legend
 - Project Name and/or Project Number, if applicable
 - Aerial Maps are preferred
- Project Plans (if applicable)
 - Site Plans (e.g., engineering, architectural)
 - Historic Drawings, if available
 - Elevations (existing and proposed)
- Archeological Survey Report and/or Site Form(s), if applicable
- Digital Photographs
 - May be submitted individually or in a pdf with one photograph per page.
 - Must include captions with the following information, as relevant: orientation of the photo, street address/location of view, and a brief description of the photograph subject (e.g., residential dwelling, telecommunications tower).
- Photo Key
 - Photos must be labeled numerically (e.g., Figure 1, Figure 2)
 - Photo key must indicate the direction view for all photographs.
- Preliminary determination and justification

For additional project submission questions, please contact the Nebraska State Historic Preservation Office at NSHS.S106@nebraska.gov.



March 9th, 2026

Gina Doose
DTR/CDBG
VIA EMAIL

RE: HP# 2603-009-01; 228 E 13th St, Site No: SA01-395, Agency No: 24DTR001, Crete, Saline County, NE

Dear Gina,

Thank you for submitting information for the above-referenced project for the Nebraska State Historic Preservation Office (NESHPO) to review and comment on. Our comment on this project and its potential to affect historic properties is required by Section 106 of the National Historic Preservation Act of 1966, as amended, and implementing regulations 36 CFR Part 800.

Based on the information provided, is unlikely to adversely affect any cultural resources listed in the National Register of Historic Places or eligible for such a listing, so long as the following conditions are fulfilled:

1. **Window Replacement:** All window and door replacements should be the same size, dimension and configuration as the current windows and doors. First story windows and doors can be aluminum in a baked finish. The window replacements on the second story should be aluminum-clad wood single or double-hung 1/1 windows with a central divide. The finish of the window should be a baked, not anodized finish. If Low-E glass is used, the VLT rating should be 70% or higher, appearing clear.
2. **Awning:** The awning is approved, but should be a canvas awning; a lit metal awning is not approved. Installation of the awning should be done in mortar joints and not into historic brick.
3. **Signage:** The new sign should be installed in mortar joints, not into historic brick.

These conditions **must** be followed; if they are not implemented, the applicant risks jeopardizing their federal funding. If these conditions are not feasible or you have questions about the conditions, please contact NESHPO to continue consultation prior to the start of the project. If the conditions cannot be met, further consultation and discussion regarding the mitigation of adverse effects to historic properties is required if federal funding is utilized. Should any changes to the project be made, please notify NESHPO of the changes before further project planning continues.

Please retain this correspondence and your documented finding to show compliance with Section 106 of the National Historic Preservation Act, as amended. If you have any questions, please contact me at haylee.rose@nebraska.gov.

Sincerely,



Haylee Rose
Section 106 Review and Compliance Coordinator for Standing Structures

1500 R Street
Lincoln, NE, 68508-1651
<https://history.nebraska.gov>

CRETE DOWNTOWN REVITALIZATION PROGRAM APPLICATION

PART I: APPLICANT

Applicant Information

Applicant Name:

Vanessa Armendariz Elpidio M Perez

Mailing Address: 228 E 13th St City: Crete State: NE Zip: 68333

Email Address: vane.armendariz@ Phone: (402) 429-6362
hotmail.com

Business Information

Legal Name of Business or Entity*:

Carniceria San Fernando

*Name used to register business with the State of Nebraska

Principal Office Address: _____

Business Type (primary use): _____

Active SAM.gov Registration Required

SAM.gov Unique Entity Identifier (UEI): _____

SAM.gov Current Expiration Date: _____

PART II: PROPERTY

Project Property Information

Property Address:

228 E 13th St

Total Square Footage: 2552 Commercial Square Footage: 2552

Residential Square Footage: _____ Other: _____

Ownership Information

Owned

Leased

If leased:

Name of Property Owner: _____

Email Address: _____ Phone: (____) _____

Beginning Date of Lease: _____ Termination Date of Lease: _____

Note: A copy of the applicant's current lease and a letter from the property owner authorizing the application and rehabilitation activities must be submitted with the Application Form.

PART III: ACTIVITIES/IMPROVEMENTS

Proposed project activities (please mark all that apply):

- | | |
|---|---|
| <input type="checkbox"/> Preparation of structural engineering overview | <input type="checkbox"/> Preparation of architectural plans |
| <input type="checkbox"/> Preparation of engineering specifications | <input type="checkbox"/> Building Code compliance renovations |
| <input type="checkbox"/> Removal of nonconforming items/materials | <input checked="" type="checkbox"/> Sign or awning repair/replacement |
| <input type="checkbox"/> Brick and exterior surface repair or restoration | <input checked="" type="checkbox"/> Window or door repair/replacement |
| <input type="checkbox"/> Façade improvement: Historic decorative details or design features | <input type="checkbox"/> Façade improvement: Other |
| <input type="checkbox"/> Other (please explain): _____ | |

PART IV: FINANCIAL

Estimated total project cost: \$ 32,771 _____

Amount of funds requested: \$ 26,216.80 _____

Sources of Matching Funds

Applicants awarded funds through this Program are required to provide at least 20% of the total project cost. Please provide information on the source of these funds (mark all that apply):

- Cash on hand in checking, savings, or other
- Bank loan

APPLICATION AND ADDITIONAL MATERIALS CHECKLIST

REQUIRED DOCUMENTS FOR ALL PROJECTS

- A completed and signed Application Form.
- Property ownership documentation or a copy of the applicant's current lease and a letter from the property owner authorizing the application and the work to be performed.
- A Proposed Property Improvement Plan. Any proposed activities or improvements must be consistent with the City's Design Standards and Guidelines. The Property Improvement Plan shall include a construction drawing of the property with descriptions of proposed activities or improvements and showing the approximate locations.
- Verification of appropriate (approved or pending) SAM.gov registration.
- Color photographs of existing façade on all exposed (street-facing) sides.
- Color photographs of specific locations where requested improvements would occur.
- Two (2) cost estimates from different independent contractors.

ADDITIONAL PROJECT-SPECIFIC DOCUMENTS

FOR SIGNS:

- Provide a color photo or rendering of the design chosen.
- Include specifications as to the size and width of the sign.
- Specify how and where the sign will be hung on the building.

FOR AWNINGS:

- Provide information about color and style of awning chosen (color photo or rendering preferred, if available).
 - o Note: awning design must take into account the architectural style of the building.
- Specify how and where the awning will be placed on building.

FOR WINDOWS AND DOORS:

- Provide details on windows or doors being replaced.
- Provide photo or rendering of desired windows or doors.

CITY Bank & Trust Co.

Backing Nebraska

www.CityBankandTrust.com | Member FDIC

October 14, 2025

City of Crete
Downtown Revitalization Project

Re: Carniceria San Fernando Inc.

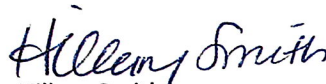
To whom it may concern,

Elpidio Perez has been pre-approved for up to \$44,000 for building updates on the property located at 228 E. 13th Street in Crete, Nebraska.

This loan is contingent on the approval from the City of Crete for the downtown revitalization project for the property listed above.

Please feel free to contact me if you have questions or would like to discuss the contents of this letter. We look forward to being of service.

Very truly yours,



Hillary Smith
City Bank & Trust Co.

Crete Glass Professionals LLC
 223 W 13th St
 Crete, NE 68333 US
 +14028262566
 creteglassprofessionals@gmail.com

Estimate



ADDRESS
RICOS 228 E. 13TH ST CRETE, NE 68333 USA

SHIP TO
RICOS 228 E. 13TH ST CRETE, NE 68333 USA

ESTIMATE #	DATE
1021	10/02/2025

SALES REP
 SHAWN

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Services	UPSTAIRS - 2- 36 X 60 MANKO SERIES #7035 SINGLE HUNG WINDOWS STAIRWAY DOOR 1 - MANKO SERIES #2450 DOOR AND FRAME 34 3/4 X 83 1/4 WITH 1" BRONZE PANEL ,OFFSET PIVOTS, STANDARD PUSH/PULL HARDWARE AND LOCKING. 1 EACH DOOR CLOSER AND BRUSH SWEEP. DOWNSTAIRS - MANKO ALUMINUM EXTRUSIONS IN BRONZE FABRICATED TO FIT 2 OPENINGS APPROX. 61 3/4 X 74 1/4 STANDARD WEDGE GASKET . EXTERIOR ONLY MAIN DOOR - 1 - MANKO SERIES #2450 FRAME AND DOOR WITH WITH INSULATED GLASS AND OFFSET PIVOTS WITH STANDARD PUSH/PULL AND LOCKING HARDWARE. 1 EACH DOOR CLOSER AND BRUSH SWEEP. ALL GLASS WILL BE 1"	1	16,200.00	16,200.00T

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	SC-MISC	CLEAR INSULATED. NP1 URETHANE CAULKING. 1 SHEET BRONZE BREAK METAL SHOP SUPPLIES SERVICE CALL/INSTALLATION TO TEAR OUT AND REPLACE EXISTING WINDOW AND DOOR SYSTEMS WITH ALL MATERIALS LISTED ABOVE. PERIMETER CAULKING ONLY IS INCLUDED. **** CRETE GLASS IS NOT RESPONSIBLE FOR ANY INTERIOR TRIM OR FINISH WORK.	1	3,200.00	3,200.00

Contact Crete Glass Professionals, LLC to pay.
 OR
 Send your payments to
 Crete Glass Professionals, LLC
 223 W 13th St
 Crete, NE 68333

SUBTOTAL	19,400.00
TAX	1,215.00
TOTAL	\$20,615.00

Accepted By

Accepted Date

Release and Hold Harmless Agreement

Release executed on this 28th day of October, 2025.

By (Property Owner) Elpidio M Perez and

(Business Owner if applicable) Elpidio M Perez, of

(Street Address) 228 E 13th St, City of Crete, State of Nebraska, referred to as Releaser(s).

- In consideration of being granted monies for restoration, modifications, or other physical changes to property located at the above address, the Releaser(s), understands that they are solely responsible for providing their own contractors, paying their contractors, to assure that those contractors are fully insured and (where required) licensed, and have obtained all necessary permits in accordance with all pertinent regulations.
- The Releaser(s) waives, releases, discharges, and agreed to indemnify the City of Crete (or entities under the City's umbrella) for loss or damage, and claims or damages therefore, on account of any work that has been performed in accordance with City or State guidelines.
- Releaser(s) agree that this release, waiver, and indemnity agreement is intended to be as broad and inclusive as permitted by the laws of the State of Nebraska and that if any portion of the agreement is held invalid, it is agreed that the balance, shall; notwithstanding, continue in full legal force and effect
- Releaser(s)'s obligation and duties hereunder shall in no manner be limited or restricted by maintaining any insurance coverage related to the above referenced event.
- This release contains the entire agreement between the parties to this agreement and the terms of this release are contractual and not a mere recital.

Signature of Property Owner: Elpidio M Perez

Printed Name and Title: ELPIDIO M PEREZ, Owner

Date: 10/28/25

If Applicable:

Signature of Business Owner: Elpidio M Perez

Printed Name and Title: Elpidio M Perez Owner

Date: 10/28/25



CBS SIGNS INC.

Your Image is Our Business

5300 N. 57th Street, Ste. 1, Lincoln, NE 68507

Toll Free: 1.800.539.4463
Phone: 402.466.7446
Fax: 402.466.2157
Web: www.cbssigns.com
E-mail: CBSAdmin@cbssigns.com

PROPOSAL # 9229

August 6, 2025

Customer Information		Billing Address
San Fernando 228 E 13th ST Crete, NE 68333		San Fernando 228 E 13th ST Crete, NE 68333
Customer Phone 402-826-1567	Customer Cell 402-429-6362	eMail Soccer.agustine@icloud.com

CBS Signs, Inc. will furnish buyer with one or more hereinafter described signs according to drawings provided and according to the terms and conditions hereunder, and on page 2.

CBS to remove and dispose of existing awning, patch holes.
Fabricate and install (1) New 22' illuminated awning per design D00804a
Fabricate and install (1) New double faced 5' x 57 1/2" illuminated projection sign per drawing D00805a

Cost is \$12,156.00 plus applicable tax and permits

Pending City approval

- 50% deposit required.
- Balance due upon completion.
- Quoted price is cash payment only. Credit card payments require a 4% handling fee.
- Sales Tax not included.

The contract price for this Signage project has been calculated based on the current prices for the component materials, including metals plastics vinyl and lighting. However, the current market for these materials is considered to be volatile, and sudden price increases could occur. If such volatility is experienced before the completion of this project, the final pricing could be subject to an increase.

All signs are custom built products and, at the option of the seller, require payment in advance with order. Installation price is due upon installation. It is the responsibility of the purchaser to provide electrical power to the sign and to provide the final hookup.

NOTE: This proposal may be withdrawn if not accepted within 30 days.

Sales Representative	Purchaser
CBS Signs, Inc.	
By: Mike Cejka	By: Elpidio Perez
Title: Sales Representative	Title: Owner
	Guaranteed By:
	Acceptance Date: 9/3/2025



CBS SIGNS INC.

Your Image is Our Business

5300 N. 57th Street, Ste. 1, Lincoln, NE 68507

Toll Free: 1.800.539.4463
Phone: 402.466.7446
Fax: 402.466.2157
Web: www.cbssigns.com
E-mail: CBSAdmin@cbssigns.com

Client is responsible for flagging of property owner's utilities, such as, but not limited to: sprinkler/watering systems, parking lot lighting, landscaping lighting, storm and sanitary sewers, electrical and telephone utilities.

All in-ground sign bases are engineered for standard soil conditions. Non-standard conditions, such as: sandy soil, clay soil, rocky terrain, water, etc. which requires additional concrete, labor forming, etc. will be at an additional time and materials charge.

Client is responsible for providing CBS Sign Co., access to the sign installation area(s) for all vehicles (trailers, backhoes, and concrete trucks) required for proper installation of signage.

CBS Sign Co. warrants the sign display against defective workmanship in construction and assembly for a one-year period from the date of the installation. Lighting systems and all electrical components excluding light bulbs will also be under warranty. Light bulbs have a (90 day) warranty. No other warranties or guarantees are expressed or implied, either written or verbal.

CBS Sign Co., is not responsible for errors in plans, design, specifications, or drawings furnished by purchaser or for defects or delays caused thereby.

Our warranty, and warranties by stand-alone subassemblies manufactured by other companies, are based solely on the client's responsibility to maintain, service and clean these sign components at no longer than each six month interval. This warranty does not apply to vandalism, misuse, acts of God, and war.

Any deviation from prints or altered foundations will weaken the structure to the point that it may fail. This structure is engineered to hold only the signage specified. Do not add additional signage to the structure.

Any alteration or deviation from the above specifications involving extra costs will be executed only upon authorization, and will become an extra charge over and above the estimate, together with the terms and conditions set forth in the attached addendum which is incorporated herein in its entirety. CBS Sign Co., will not be liable for delays, due to strikes, fires, breakage or reasons beyond our control.

CBS Sign Co., makes no representations and assumes no responsibility for compliance of signage with Federal, State or local signage regulations or ordinances, except as such requirements are specifically set forth in any permit issued for the signage. Client is solely responsible for determining the size; location and character of signage to Clients satisfaction and as permitted under applicable regulations and ordinances.

This proposal will be a binding contract upon written authorization by Client and written acceptance by CBS Sign Co., and supersedes all prior negotiations and discussions, oral or written, between the parties.

CBS Sign Co., Inc Credit Policy

- All orders will require a down payment of half of the investment of your project which is due upon signing of the contract.
- Payment in full is required upon completion.
- No returns on special orders or custom projects.
- Orders picked up by a customer must be paid in full before or at the time of pickup.
- A Non-negotiable 1.5% finance charge applies to all accounts over 30 days.
- Cancellation of an order forfeits down payment.

If collection action is required to collect a past due account, client agrees to pay the invoices amount due, together with interest at the contract rate of (1.5%) per month, (18% annual) and costs of collection, including all attorneys' fees incurred by CBS Sign Co., in exercising its rights or remedies hereunder or enforcing any of the terms and conditions in this proposal.

In the event of default by the purchaser, including but not limited to payment of any amount due CBS Sign Co., may at once (and without process of law) take possession of and remove, when it sees fit, and wherever found, all materials used or intended for use in this construction of said signage, without being guilty of trespass.

VENUE: Any legal action between parties shall be in Gretna, Nebraska with the prevailing party being entitled to recovery of reasonable attorney fees incurred in connection with such action.

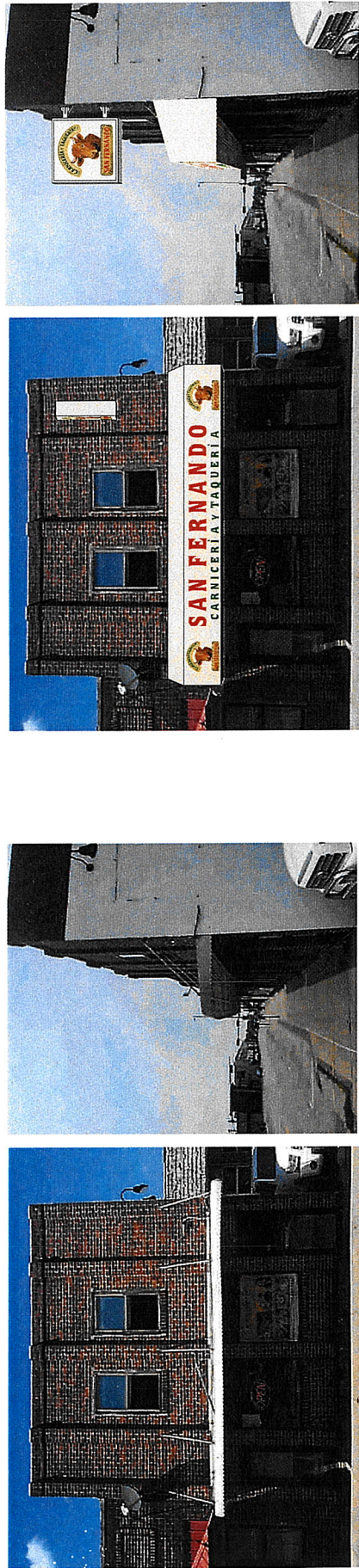
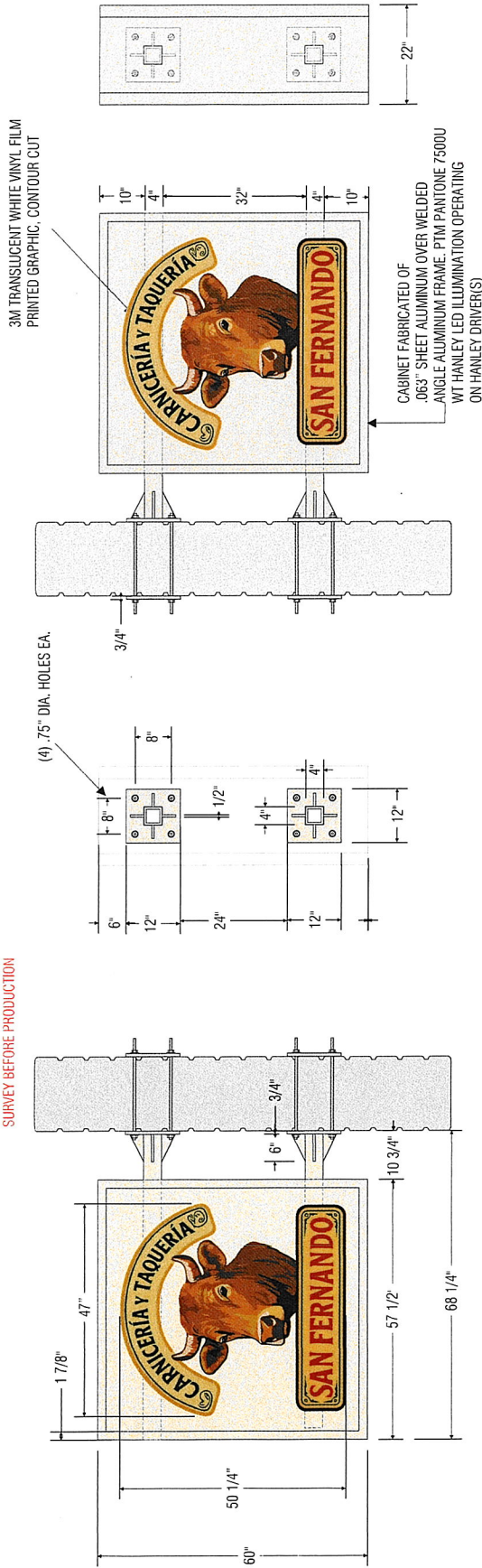
(Initial)

EP

(Date) 9/3/2025

INTERNALLY ILLUMINATED PROJECTION SIGN
24 SQ. FT.

SIGN TO BE THRU-BOLTED WITH BACKER PLATES OR UNISTRUT SURVEY BEFORE PRODUCTION



SOUTH ELEVATION
REMOVE & DISPOSE OF EXISTING CANOPY

SOUTH ELEVATION
PROPOSED PROJECTION SIGN



Your Image is Our Business

402.466.7446 • www.cbssigns.com • admin@cbssigns.com • 5300 N. 57th, Ste. 1, Lincoln, NE 68507

ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LINCOLN, NEB. ELECTRICAL CODE AND THE NATIONAL ELECTRICAL CODE (NEC) AS AMENDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LINCOLN, NEB. BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

DRAWING NUMBER	D00805a
PROJECT NUMBER	XXXX
ISSUES PERSON	MIKE CEJKA
DRAWN BY	DON DENTON

PAGE	1 OF 1
SCALE	1/2" = 1' - 0"
REVISION	DATE: 08-04-2025
CUSTOMER APPROVAL	

SAN FERNANDO CARNICERIA Y TAQUERIA	
228 E 13th Street Crete, NE 68333	

