ED/LB840 Advisory Board Meeting
Wednesday, October 7, 2026 4:00 PM
Crete City Hall
243 E 13th Street
Crete, NE 68333

1. **Open Meeting**
   In accordance with Nebraska law, a copy of the Open Meetings Act can be found in the back of the council chambers. Items listed on the agenda may be considered in any order.
2. **Roll Call**

   Attendance of Advisory Board members will be recorded to determine the presence of a quorum for official actions.
3. **Consent Agenda**
   The Advisory Board will consider approval of the following items. Explanation may occur for each item and the council may approve and or amend and approve the items listed.
   3.A. Meeting Minutes
   Review the minutes from the previous meeting
   3.A.1. July 16th, 2026 Meeting Minutes

   3.B. Financial Report
   Review monthly financial reports
4. **Special Order of Business**
   The Advisory Board may take action to hear testimony in favor of or in opposition to, discuss/limit discussion and take action to approve or disapprove a recommendation to the City Council on any matter presented under this title.
   4.A. City of Crete Economic Development Plan
   Review activities within the scope of the City of Crete Economic Development Plan adopted in 2011 and amended from time to time
   4.A.1. Status of Investments with Performance Requirements
   Review the grant awards with performance requirements
   4.A.2. Housing
   Review housing activities within the scope of the Crete Economic Development Plan
   4.B. Applications for Consideration
   Review applications that have been processed and ready for consideration of recommendations to the City Council
   4.B.1. Diamante Beauty Salon LLC LB840 Application

   4.C. Application Introductions
   Review and discuss applications that have been submitted for staff review
   4.D. Discussion on Alley Paving

5. **Officers' Reports**
   Reports may be given by Department Heads, other Committees and Advisory Board members concerning current operations of the City. Questions may be asked and answered. No action can be taken by the Advisory Board on matters presented under this title except to answer any question posed and to refer the matter for further action.
6. **Adjournment**
   The Advisory Board will review the above matters and take such actions as they deem appropriate. The Advisory Board may enter into closed session to discuss any matter on this agenda when it is determined by the Advisory Board that it is clearly necessary for protection of the public interest or the prevention of needless injury to the reputation of an individual and if such and individual has not requested a public meeting, or as otherwise allowed by law. Any closed session shall be limited to the subject matter for which the closed session was called. If the motion to close passes, then the presiding officer immediately prior to the closed session shall restate on the record the

limitation of the subject matter of the closed session. The City of Crete assures that no person shall on the grounds of race, color, national origin, age, disability, handicap or sex, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity of the City receiving Federal financial assistance. To report discrimination, contact the City Clerk's office.

Disclaimers & Notices

- The Council may enter into closed session to discuss any matter on this agenda when it is determined that a closed session is clearly necessary for the protection of the public interest or the prevention of needless injury to the reputation of an individual (if such individual has not requested a public meeting) or as otherwise allowed by law. Any closed session shall be limited to the subject matter for which the closed session was called. If the motion to close passes, then immediately prior to the closed session the Mayor shall restate on the record the limitation of the subject matter of the closed session.
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- The complete agenda with attachments is available at www.crete.ne.gov.

CRETE ED/LB840 ADVISORY BOARD MEETING

July 16th, 2026 at 5:00 PM

Crete City Hall, 243 East 13th Street

MINUTES

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

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

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

1. Open Meeting

2. Roll Call

Manny Dimas: Present
Ken Marvin: Present
Veronica Ortiz: Present
Liz Umana: Absent
Present: 3, Absent:1

Also present: City Administrator Tom Ourada, City Attorney Anna Burge, City Clerk Nancy Tellez, Finance Director Wendy Thomas, and Becerreritas' owner Evelyn Berrera was also present for the meeting.

3. Consent Agenda
3.A. Meeting Minutes
3.A.1. May 7th, 2026 Meeting Minutes

Ken Marvin motioned and Veronica Ortiz seconded to approve the May 7th, 2026 meeting minutes.
Manny Dimas: Aye, Ken Marvin: Aye, Veronica Oritz: Aye

3.B. Financial Report

City Administrator Tom Ourada gave an update on the financial report. Ourda stated that the alley paving is done and now it will be a few months before the assessments are ready. Ourada explained that the City Council will adjourn to the Board of Equalization for the assessments.

4. Special Order of Business
4.A. City of Crete Economic Development Plan
4.A.1. Status of Investments with Performance Requirements
4.A.2. Housing
4.B. Applications for Consideration
4.B.1. Consider the LB840 application from Becerritas

City Administrator Tom Ourada explained that Becerritas is a snack shop that will be selling Mexican inspired treats. The owner of Becerritas, Evelyn Beccera was present for the meeting and stated that there would be a variety of snacks for sale, and she is thinking there would be monthly special. Advisory Board member Ken Marvin asked about employees and Becerra stated that it would be her and her mom working there for now and they would like to open mid-August.

Veronica Ortiz motioned and Ken Marvin seconded to recommend to the City Council the LB840 Application from Becerritas.
Manny Dimas: Aye, Ken Marvin: Aye, Veronica Oritz: Aye

4.C. Application Introductions

5. Officers' Reports

City Administrator Tom Ourada explained that there has been discussion during the City Council committees about the LB840 process. Ourada stated that by state law the LB840 committee reviews the applications. Ourada stated that there will be more discussion on the LB840 application process. Advisory Board member Manny Dimas stated that it is a good thing there is checks and balances.

Ourada stated that there are 3 more members needed for the ED/LB840 Advisory Board

6. Adjournment

Ken Marvin motioned and Manny Dimas seconded to adjourn the meeting at 2:19 p.m.
Veronica Oritz: Aye, Manny Dimas: Aye, Ken Marvin: Aye