



**LOCAL OPTION REVIEW TEAM**  
**Thursday, May 27, 2021 - 12:00 p.m.**  
**400 East Military, Fremont, Nebraska and Zoom**

Topic: Local Option Review Team Meeting  
Time: May 27, 2021 12:00 PM Central Time (US and Canada)

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Once called upon to speak please press **\* 6 to unmute your phone; press \* 6 again to mute when finished speaking**

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1. Call to Order
2. Approval of minutes from January 28, 2021 meeting.
3. Review Fund Balance.
4. Consider Application from Nate Johnson for Local Option Economic Development Film Incentive Rebate.
5. Adjourn.

This agenda was posted at the Municipal Building and was distributed to the members of the Local Option Review Team on May 19, 2021. The official current copy is available at City Hall, 400 East Military Avenue. A copy of the Open Meeting Law is posted for review by the public.

**CITY OF FREMONT LOCAL OPTION REVIEW TEAM  
JANUARY 28, 2021 – 12:00 p.m.**

A meeting of the Local Option Review Team was held on January 28, 2021 at 12:00 p.m. at 400 East Military Avenue, Fremont, Nebraska. The meeting was preceded by publicized notice in the Fremont Tribune and the agenda displayed in the Municipal Building. The meeting was open to the public. A continually current copy of the agenda was available for public inspection at the office of the City Administrator, 400 East Military Avenue. The agenda was distributed to the Local Option Review Team on January 20, 2021 and posted, along with the supporting documents on the City's website. A copy of the open meeting law is posted continually for public inspection.

**ROLL CALL**

Roll call showed Members George, Meister, Horeis, Jensen, and Gibson. Oliva and Mueller absent. 5 present, 2 absent. Others in attendance included Lottie Mitchell, Plan Administrator; Joey Spellerberg, Mayor; Brian Newton, City Administrator; Jody Sanders, Dir. Of Finance; Tim Gesell and Shawn Morrow of 505 Brewing Company; and Ryan Durant and Matt Dougherty of 505 Main Street Group, LLC.

**APPROVAL OF MINUTES FROM JANUARY 14, 2021 MEETING.**

Moved by Member Meister and seconded by Member Jensen to approve the minutes of the January 14, 2021 meeting. Ayes: George, Meister, Horeis, Jensen, and Gibson. Motion carried 5-0.

**REVIEW FUND BALANCE.**

Mitchell gave overview. No motion received.

**CONSIDER AMENDING 505 BREWING COMPANY'S LOCAL OPTION ECONOMIC DEVELOPMENT FUND LOAN.**

Mitchell gave overview. Tim Gesell and Shawn Morrow gave overview and answered questions. Moved by Member Jensen and seconded by Member Horeis to recommend City Council approve amending the original LB840 award by adding the address of 349 N Main Street to the original loan documents. Ayes: George, Horeis, Jensen, and Gibson. Nays: None. Abstain: Meister. Motion carried 4-0-1.

**CONSIDER APPLICATION FROM 505 MAIN STREET GROUP, LLC FOR LOCAL OPTION ECONOMIC DEVELOPMENT LOAN.**

Mitchell gave overview. Ryan Durant and Matt Dougherty gave overview and answered questions. Moved by Member Meister and seconded by Member Horeis to recommend to City Council to approve the request of \$465,000 at 100% forgiveness, paid over three tranches. Tranche 1 to be paid once construction has begun (proven by submission of construction draws), Tranche 2 to be paid once project 50% complete, and Tranche 3 to be paid once project is ready for occupancy. Ayes: George, Meister, Horeis, Jensen, and Gibson. Motion carried 5-0.

**ADJOURNMENT**

Moved by Member Meister and seconded by Member Jensen to adjourn at 12:44 p.m. Ayes: George, Meister, Horeis, Jensen, and Gibson. Motion carried 5-0.



## STAFF REPORT

TO: Local Option Review Team  
FROM: Lottie Mitchell, Grant Coordinator  
DATE: May 27, 2021  
SUBJECT: Nate Johnson Film Incentive Application

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**Recommendation:** Move to recommend to City Council to approve application from Nate Johnson for a Film Incentive Rebate.

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**Background:** The Film Incentive Program is funded through the Local Option Economic Development Fund (LB840) and allows for applicants to receive a rebate based on qualified local expenditures. The Film Incentive Guidelines state that rebates may not exceed thirty percent (30%) of the moneys in LB840 and may not exceed 30% of the qualified local expenditures. Film Incentive Program Grants are calculated and paid once local expenditures have been submitted and verified.

Nate Johnson applied to the Film Incentive Program requesting a rebate in the amount of 30% of local expenditures. Local expenditures have been estimated at \$2,925. The estimated rebate amount is \$877.50, which is less than 30% of the moneys available in LB840. Staff recommends allowing a rebate of 30% of local expenditures not to exceed \$1000.00.

Nate Johnson has met the Film Incentive Rebate program requirements thus far. The requirements include submitting a Film Incentive Application, showing proof of funding, providing the anticipated Motion Picture Association of America (MPAA) rating, and providing a copy of the movie script.

**Fiscal Impact:**

Local Option Economic Development Fund  
30% Rebate ~ \$1,000.00

To whom it may concern,

My name is Nate Johnson. I grew up in Fremont and reside in Los Angeles.

This spring, I wrote a short film screenplay about two outsider kids looking for friendship and the journey they take to get to each other. The whole film will take place in a cornfield where the cast of children will be detasseling. I have fond memories detasseling as a kid and the conversations we'd have in the field. My experience will incorporate a lot into the film.

I would like to hire as many local actors as possible and I would like the cast to be diverse, representing the diversity of Fremont. I may need to hire some local crew as well. I'll be creating the film with my good friends that I often collaborate with in Los Angeles. The bulk of the costs will be for my LA crew and the flights to get them to Nebraska.

Ideally, the field we'll use will be in the Fremont vicinity. I'm working with Stacy Heatherly to lock down a location.

I have attached a breakdown of the costs of the film.

Thank you very much for your consideration to help fund my film. I think it will be a good representation of Fremont and something the town can be proud of.

Best,  
Nate





Local Option Economic Development Plan Grant Application
(Application is an Official Public Document)

A. Business Information:

Name of Business: Nathan Johnson

Address: 14956 W. Magnolia Blvd., Apt. 1

Sherman Oaks CA 91403
City State Zip

Contact Person: Nathan Johnson Phone No. 805-248-9499

Email: nate@n8sully.com Company website:

Phone No. FAX No.

Project Title: Maiz Total Budget: Sherman Oaks

- Business Classification (Mark One):
[X] Film/Theatrical [ ] Film/Documentary
[ ] Television/Series [ ] Television/Reality
[ ] Video/New Media [ ] Student Films
[ ] Commercials [ ] Misc./Other

Federal ID#: (Attach W-9 form)

State of Incorporation or Formation CA

Business Type (Mark One): [X] Proprietorship [ ] Corporation [ ] Partnership [ ] L.L.C

Does the Company have a Parent or Subsidiaries? [ ] Yes [X] No

If Yes, Identify Name:

Address:

City State Zip



B. Personal Information:

Director: Nathan Johnson Phone No. 805-248-9499

Email: nate@n8sully.com

Line Producer: Katya Alexander Phone No. 215-870-8157

Email: katya3y@gmail.com

Accountant: \_\_\_\_\_ Phone No. \_\_\_\_\_

Email: \_\_\_\_\_

Location Manager: \_\_\_\_\_ Phone No. \_\_\_\_\_

Email: \_\_\_\_\_

Legal Representation: \_\_\_\_\_ Phone No. \_\_\_\_\_

Email: \_\_\_\_\_

C. Budget Information: (Fremont Spend of City Taxable Sales Only)

Categories:	Projected Spend
Location Site Fees	\$ _____
Production Facilities	\$ _____
Construction Facilities/Expenditures	\$ _____
Equipment Rental	\$ _____
Purchases/Rentals	\$ _____
Housing/Living Expenses	\$ _____
Other <b>(Food, Local Actors)</b>	\$ <b><u>2,925</u></b>

D. Schedule Breakdown: (Fremont Schedule Only)

Estimated Start: 8/21/21

Prep/Wrap Period (Days/Weeks): 8/20, 8/23/21

Shoot Period (Days/Weeks): 8/21, 8/22/21

Project Location:

Within the City Limits of Fremont

Outside of City Limits, but within the Zoning Jurisdiction of Fremont

Unincorporated Area (Dodge County)

E. Estimated Production Workforce


27 Total Number of workforce (estimated number of people on the ground in Fremont)

21 Total Number of Fremont resident workforce

78 % of Fremont residents included in entire production force

*Complete the attached Financial Statement Form. All Financial Statement information will be kept confidential.*

I certify that the above information constitutes a total and complete listing of all information for the above company. Pages 1 and 2 of this application are public information and are subject to public disclosure during the application process.

Name: Nathan Johnson Signature:   
Title: Director Date: 5/18/21

**Return application to:  
City of Fremont  
Attn: Grant Coordinator  
400 E. Military  
Fremont, NE 68025**

<b>Crew</b>	<b>Price</b>	<b>Gear</b>	<b>Budget</b>	<b>Production</b>	<b>Price</b>	<b>Cast</b>	<b>Price</b>
Nate	\$0	Alexa Mini Package	\$700	Music	\$0	Kids (6x2x\$100)	\$1,200
Victor	\$0	Zeiss Master prime 3-Lens Set	\$600	Edit	\$0	Extras	\$375
Katya	\$400	Tiffen Tobacco Filters	\$48	Sound Design/Mixing	\$750	Pilot	\$200
Jake	\$600	Tiffen Grad & ND Filters	\$48	Color	\$500		
1st AC	\$600	Tripod	\$150	Flights	\$700		
Brice + gear	\$600			Costumes +	\$250		
				Food	\$1,350		