



LOCAL OPTION REVIEW TEAM

**Thursday, October 26 – 12:00 p.m.
400 East Military, Fremont, Nebraska**

1. Call to Order
2. Approval of minutes from September 26, 2023 meeting
3. Review Fund Balance
4. Receive Quarterly Report
5. Receive 2024 Economic Development Plan Ballot Language
6. Receive 2024 Local Option Sales Tax Ballot Language
7. Plan Administrator Updates
 - a. November Meeting
8. Adjourn

This agenda was posted at the Municipal Building and was distributed to the members of the Local Option Review Team on October 18, 2023 and online at www.fremontne.gov. The official current copy is available at City Hall, 400 East Military Avenue. This meeting is preceded by publicized notice in the Fremont Tribune. The Local Option Review Team reserves the right to go into Executive Session at any time. A copy of the Open Meeting Law is posted for review by the public.

CITY OF FREMONT LOCAL OPTION REVIEW TEAM
September 26, 2023 – 1:00 p.m.

A meeting of the Local Option Review Team was held on September 26, 2023 at 1:00 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 September 22, 2023 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 Meister, Mueller, George, Horeis, Lathrop, Jensen present. Oliva absent. 6 present, 1 absent. Others in attendance included Angie Olson, Plan Administrator and Jody Sanders, City Administrator.

APPROVAL OF MINUTES FROM JULY 27, 2023 MEETING

Moved by Member Jensen and seconded by Member Mueller to approve the minutes of the July 27, 2023 meeting. Ayes: George, Horeis, Lathrop, Jensen, Meister, Mueller. Motion carried 6-0.

REVIEW FUND BALANCE

Olson gave overview and answered questions. No motion received.

RECEIVE RESIGNATION OF RICH OLIVA

Moved by Member Jensen and Seconded by Member Mueller to receive the resignation of Rich Oliva. Ayes: George, Horeis, Meister, Lathrop, Jensen, Mueller. Motion carried 6-0.

PLAN ADMINISTRATOR UPDATES

Olson gave updates on the LB840 sales tax.

ADJOURNMENT

Moved by Member Jensen and seconded by Member Mueller to adjourn at 1:20 p.m. Ayes: Horeis, Lathrop, Jensen, Meister, George, Mueller. Motion carried 6-0.

City of Fremont Nebraska
Status of LB 840 Funds
9/30/2023
 Preliminary Estimate

Assets:

Checking	326,704.65	
Money Market	1,209,457.14	
Investments	<u>1,000,000.00</u>	
		2,536,161.79

Capital Transfers

		0.00
		<u>2,536,161.79</u>

Known Committed Funds:

Tech/Bus Park Resolution 2011-047	975,392.00
Tech Park Infrastructure Improvements Res 2022-172	958,307.45

Uncommitted Funds

	1,933,699.45
	<u><u>602,462.34</u></u>

**SUMMARY OF LB840 SALES TAX REVENUE
ECONOMIC DEVELOPMENT PROJECTS**

Business Name / Project	Date	LB 840 Loan to Business	LB 840 Investment-- Land, Infrastructure & Other	Jobs Created	\$\$ Per Job Created	Jobs Retained	FTE Jobs to Date	Minimum Wage Amt. per Contract	NEW jobs	Property Investment (Per Building Permits)	Real Estate Values (per assessor records 2015)	Real Estate Values (per assessor records 2023)	Local Sales Tax Generated (1.5%)	Notes	Defaulted
Christensen Business Park--purchase 112 acres & infrastructure	2000		\$2,661,256											Complete.	
Natura, 2779 West Rademakers Way	2002	\$570,000		25				\$8.25	117	\$25,085,817	\$14,137,265	\$19,689,246		\$570,000 Performance-Based Infrastructure included with Christensen Business Park. Complete.	
Spec Building at Christensen Business Park, 2639 West 23 Av.	2002		\$283,000							\$1,179,100	\$821,830	\$1,304,324		Sold building to Charleston's. Complete.	
Utility extensions on North Lincoln Street, 2400 North Lincoln (Holiday Inn Express & Steenblock)	2002		\$70,000			45				\$1,450,000	\$3,399,795	\$4,720,271		Made access to Steenblock and Holiday Inn Express. Complete.	
Sewer extension on North Yager Road to serve Burlington Northern Industrial tract	2003		\$50,000											Complete.	
Southwark, 2073 West Rademakers Way	2004	\$100,000		30	\$3,333.33			\$8.50	50	\$3,037,500	\$2,586,245	\$7,351,740		\$50,000 Performance-Based. Infrastructure included with Christensen Business Park. Complete.	
Nelson Business Park: Fremont Contract Carriers, 865 South Bud Blvd (Eagle Dist. also located here)	2004		\$776,161	35		145			35	\$9,240,680	\$8,874,010	\$12,425,912		Complete.	
Ready Tech-Go, Inc. (RTG Medical)	2007	\$155,000		10	\$15,500.00			\$8.50	25	Rent				\$145,000 0% RP & \$10,000 PB, create 10 jobs & retain for 1 year. (LM) Complete.	
Overland Products, 1577 & 1687 North Airport Road	2007	\$600,000		20	\$30,000.00	20		\$9.00		\$764,802	\$1,190,525	\$1,594,507		0% RP, create 20 jobs & retain for 5 years (LM) Complete.	
RK Aerials (Rosenbauer), 840 South Broad	2004	\$150,000		20	\$7,500.00	20		\$8.25		\$3,038,844	\$1,300,175	\$4,171,368		\$50,000 0% RP & \$100,000 PB, create 20 jobs & retain for 4 years, maintain Fremont location for 15 years (LM). Complete.	
Best Cobb, LLC, 731 South Platte	2007	\$600,000		12	\$50,000.00			not defined		\$173,000				\$200,000 0% RP & \$300,000 6% RP, create 12 jobs & retain for 4 years, maintain Fremont facility for 10 years. \$100,000 PB, clean up property w/in 9 months. (LM). Complete.	*Defaulted May 2010, remaining loan balances re-amortized and repaid at 8% interest

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Christensen Lumber LTD, 714 N Main	2007	\$175,000		10	\$17,500.00			\$11.00		\$4,345,451		\$5,225,723		\$50,000 0% RP & \$125,000 PB, create 10 jobs & retain for 5 years (LM). Complete.	
International Spices, 1040 South Lucius	2007	\$60,000		10	\$6,000.00			\$10.00	22	\$1,088,389	\$1,601,235	\$3,491,063		PB, create 10 jobs & retain for 5 years (LM). Complete.	
Merritt Equipment, 4650 North Broad	2008	\$150,000		10	\$15,000.00			\$14.00	2	\$1,059,784	\$798,320	\$1,241,526		PB, create 10 jobs & retain for 5 years (LM). Complete.	
Mid America Truck Wash	2008	\$50,000								\$353,649	\$450,125	\$589,268		Single Payment Loan, term 8 months (LM). Complete.	
Christensen Bus. Park--purch. 23 acres (Izaak Walton Range)	2009		\$200,767											Complete.	
Morningside North Business Park--purchase of 42 acres	2009		\$803,471								\$0	\$5,470,337		Complete.	
Sycamore Leaf Solutions, 321 East Military	2011	\$40,000		2	\$20,000.00	2		\$15.00		\$4,344	\$100,940	\$237,981		\$40,000 Performance-Based. Complete.	
Fremont Techology Park--purchase of 81 acres	2011		\$654,392											Complete.	
Fremont Technology Park CDBG loan guarantee, 2011-047	2011		\$975,392												
Fremont Technology Park--infrastructure, 2011-047	2011		\$420,000											Complete.	
Airport Infrastructure	2012		\$132,631											Complete.	
Fremont Techology Park--infrastructure, 2013-095	2013		\$1,635,040											Complete.	
Morningside North Business Park--infrastructure, 2013-095	2013		\$444,000											Complete.	
McGinn Holdings, LLC	2014	\$10,000								\$11,325	\$174,895	\$569,677		PB, Maintain location for 3 years. Complete.	
Sycamore Leaf	2015	\$100,000		3	\$33,333.33	8		\$15.00		Rent				PB, create 3 jobs & retain 8 for 5 years. Complete.	
Structural Components	2015	\$600,000		35	\$17,142.86			\$15.00		\$563,931	\$1,462,905	\$2,176,392		\$200k RP; \$400k PB 20 jobs in yr 1, 10 jobs in yr 2, 5 jobs in yr 3; retain all jobs for 5 years. Base = 209 jobs. Complete.	

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Fremont Beef	2015	\$300,000		25	\$12,000.00			\$15.00		\$11,359,534	\$7,233,340	\$7,383,245		\$300,000 PB - 25 new jobs, retain for 5 yrs. Base = 315 jobs. Monitoring began 12/2015. Complete.	
Heartland Area Accessories	2016	\$150,000				10				\$900	\$81,300	\$3,290,139		PB, retain 10 jobs for 5 years and voluntary annex. Complete.	
Costco	2016	\$1,000,000		800	\$1,250.00		1106	\$15.00		\$92,864,000	\$2,616,334	\$167,594,339		PB, 800 by year 5 and at least \$150M invested in property by year 2.	
12 Days of Christmas - Film	2017	\$19,719											\$975**	Rebate of 30%, not to exceed \$25,000, on qualified expenditures. Complete.	
Legacy Post and Beam	2017	\$60,000		12	\$5,000.00		33	\$18.00		\$375,000	\$0	\$1,417,671		PB, 12 new jobs in Fremont, retain for 4 years. Complete.	
Greater Fremont Development Council	2018		\$500,000				NA							Matching funds for Rural Workforce Housing Fund Grant	
Pearl Academy	2018	\$71,121		7	\$10,160.14		13	\$10.00		Rent				50% RP, 50% PB, 7 jobs, retain for 5 years. Complete.	
0.402 (Fremont Moo)	2018		\$250,000				NA			Rent				PB, Maintain team in Fremont for 5 years, first season = 2019. Complete.	
Infinite 8 Institute	2018	\$200,000		8			Default	\$19.00						RP over 5 years	In default.
WLG Fremont, LLC (RTG Medical)	2019	\$600,000		50	\$12,000.00	80	125	\$45,000.00			\$0	\$10,100,917		PB, 50 new jobs, retain for 5 years	
Greater Fremont Development Council	2019		\$1,000,000				NA							Funds for Low-Moderate Income Housing	
La Flamme Rouge, LLC - Film	2019	\$14,134					NA						\$707**	Rebate of 30%, not to exceed \$35,000, on qualified expenditures. Complete.	
Morningside Business Park - Johnson Road Paving,2019-186	2019		\$1,000,000				NA							Morningside Business Park Infrastructure Improvements. Complete.	
505 Brewing Company	2019	\$165,000		5	\$33,000.00		3	\$15.00						PB, 5 new jobs, retain for 5 years	

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WholeStone Farms, LLC	2020	\$1,300,000		600	\$2,166.67	1300	1248	\$17.00		\$34,711,190	\$9,833,770	\$25,577,339		PB, 600 new jobs, retain for 5 years	
Summit Medical Staffing, LLC	2020	\$50,000		see amended			NA	\$21.63		Rent				Amended - PB. See below for amended agreement	
Tech Partners, LLC	2020	\$32,250		2	\$16,125.00	4	6	\$18 & \$25		\$233,000	\$128,740	\$925,087		75/25, 2 new jobs, retain for 5 years	
Fabrication Holdings, LLC DBA Elemetal	2020	\$200,000		4	\$50,000.00	16	27	\$21.63		\$48,000	\$650,705	\$851,468		PB, 4 new jobs, retain for 5 yrs	
Compound Holdings, LLC (Vertical Cold Storage)	2021						NA							PB, 51 new jobs min. wage \$20.19, retain for 5 yrs. - De-comitted Res 2022-170	
Summit Medical Staffing, LLC	2021	\$450,000		55	\$8,181.82	12	76	\$21.63			\$0	\$52,500		PB, 55 new jobs, retain for 5 yrs, relocate to Tech Park	
505 Main Street Group	2021	\$465,000					NA			\$4,600,000	\$157,435	\$1,578,309		Renovate 505 N Main Street into apartments. Complete.	
Maiz - Film	2021	\$486					NA						24.32**	Rebate of 30%, not to exceed \$1,000, on qualified expenditures. Complete.	
My Central Supply (MCS)	2022	\$200,000		8	\$25,000.00	4	5	\$21.63						PB, 8 new jobs, retain for 5 yrs	
Fremont Technology Park - Infrsastructure, 2022-172	2022		\$2,882,000				NA							Paving, water, sewer, streetlights at 29th St and N Lincoln Ave	
I Am A Man, LLC - Film	2022													Rebate of 30%, not to exceed \$265,692, on qualified expenditures. Resolution repealed via Res 2023-138	
Totals		\$8,637,710	\$14,738,110	1798		1678	2642		251	\$195,588,240	\$57,599,889	\$289,030,349			
Total LB840 Funds		\$23,375,820													

PB = Performance Base
 RP = Repayable
 **Sales tax generated is singular event
 FTE Jobs to Date tracked from 2023 on

RESOLUTION NO. 2024-XXXX

A Resolution of the Mayor and the City Council of the City of Fremont, Nebraska, directing that the question of continuing the one-half of one percent (0.5%) local option sales tax for the purposes of economic development, police and fire expenses, and street related improvements be submitted to the voters at the May 14, 2024 primary election.

WHEREAS, the Mayor and City Council of the City of Fremont have determined that it is in the best interest of the City of Fremont to extend the one-half of one percent (0.5%) sales and use tax as authorized under Neb. Rev. Stat. §77-27, 142 (2013) to potentially provide funds for the Economic Development Plan implemented pursuant to the Local Option Municipal Economic Development Act Neb. Rev. Stat. §18-2701 et. Seq. (2012), annually for a period of ten (10) years beginning on October 1, 2024 and to provide funds for Police and Fire operating and capital expenses and for street construction and renovation, including drainage and food control; and

WHEREAS, the Mayor and City Council of the City of Fremont deem it appropriate to submit to the voters of the City of Fremont the question regarding such one-half of one percent (0.5%) sales and use tax at the primary election to be held on May 14, 2024.

NOW, THEREFORE BE IT RESOLVED, BY THE MAYOR AND COUNCIL OF THE CITY OF FREMONT, NEBRASKA:

Section 1. That the following question be submitted to the registered voters of the City of Fremont, Nebraska at the primary election to be held on May 14, 2024:

“Shall the governing body of the City of Fremont continue to impose the one-half of one percent (0.5%) sales and use tax upon the same transactions within the City of Fremont on which the State of Nebraska is authorized to impose a tax for a period of ten (10) years beginning October 1, 2024 and ending September 30, 2034 with one-third (1/3) of the proceeds to be used for the purpose of financing an Economic Development Plan of the City of Fremont, one-third (1/3) of the proceeds to be used for the Police and Fire Departments for purposes of funding operating and capital expenses, and one-third (1/3) of the proceeds to be used for street construction and renovation, including drainage and food control, for the benefit of the City of Fremont.

In the event the 2014 Economic Development Plan is not approved, the entire proceeds of said sales and use tax to be equally divided between (1) the Police and Fire Departments for purposes of funding operating and capital expenses, and (2) street construction and renovation, including drainage and flood control.

_____ YES

_____ NO

Section 2. That a copy of the resolution and the 2024 – 2034 Local Option Development Plan of the City of Fremont, Nebraska shall be filed with the City Clerk who shall make it available for the public review at City Hall, 400 East Military Avenue, Fremont, Nebraska, during regular business hours.

Section 3. That the City Clerk is hereby directed to certify the proposition to the Dodge County Clerk on or before March 1, 2024, to make all notices as required by law regarding such election, and to prepare the ballots as provided by law for the submission of said question to the electorate. That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

PASSED AND APPROVED THIS 9th DAY OF JANUARY, 2024.

Joey Spellerberg, Mayor

ATTEST:

Tyler Ficken, City Clerk