



## **LOCAL OPTION REVIEW TEAM**

**Thursday, August 25 – 12:00 p.m.  
400 East Military, Fremont, Nebraska**

1. Call to Order
2. Approval of minutes from June 30, 2022 meeting
3. Review Fund Balance
4. Consider request to allocate additional Local Option Economic Development Funds for Tech Park Infrastructure Improvements.
5. Plan Administrator Updates
  - a. Vertical Cold Storage
6. Executive Session
7. Adjourn

This agenda was posted at the Municipal Building and was distributed to the members of the Local Option Review Team on August 23, 2022 and online at [www.fremontne.gov](http://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**  
**June 30, 2022 – 12:00 p.m.**

A meeting of the Local Option Review Team was held on June 30, 2022 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 May 20, 2022 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 Jensen, Oliva, George, Horeis present. Gibson and Meister absent. Mueller arrived after roll call. 5 present, 2 absent. Others in attendance included Mayor Joey Spellerberg, Angie Olson, Plan Administrator, and Jody Sanders, City Administrator.

**APPROVAL OF MINUTES FROM May 26, 2022 MEETING.**

Moved by Member Jensen and seconded by Member Horeis to approve the minutes of the May 26, 2022 meeting. Ayes: Oliva, Horeis, George, Jensen. Motion carried 4-0.

**REVIEW FUND BALANCE.**

Olson gave overview. No motion received.

**PLAN ADMINISTRATOR UPDATES.**

Olson and Mayor gave overview on Vertical Cold Storage. The LORT discussed Vertical Cold Storage and a Motion was made by Member George and seconded by Member Horeis to give Vertical Cold Storage until August 1 to provide a project update before asking to reapply to the LB 840 program. Ayes: George, Jensen, Oliva, Horeis. Motion carried 4-0. Olson gave update of Infinite 8. The LORT discussed meeting in July.

**EXECUTIVE SESSION.**

Motion made by Member Oliva and Seconded by Member Horeis to table Executive Session. Ayes: Horeis, Jensen, George, Oliva. Motion carried 4-0.

**ADJOURNMENT**

Moved by Member George and seconded by Member Horeis to adjourn at 12:14 p.m. Ayes: Oliva, George, Horeis, Mueller, Jensen. Motion carried 5-0.

**City of Fremont Nebraska**  
**Status of LB 840 Funds**  
**7/31/2022**  
**Preliminary Estimate**

Assets:

Checking	355,846.80	
Money Market	793,742.55	
Investments	1,997,890.62	
	<hr/>	3,147,479.97

Capital Transfers	0.00	
	<hr/>	0.00
		<hr/>
		3,147,479.97

Known Committed Funds:

Morningside Business Park Res 2013-095	0.00	
New Horizons Cold Storage Res 2021-015	500,000.00	
505 Main Street Group, LLC Res 2021-021	155,000.00	
Wheelhouse Solutions, LLC Res 2022-012	0.00	
Tech/Bus Park Resolution 2011-047	975,392.00	
	<hr/>	1,630,392.00

<b>Uncommitted Funds</b>		<hr/> <hr/>
		<b>1,517,087.97</b>

## STAFF REPORT

TO: Local Option Review Team  
FROM: Angie Olson, Plan Administrator  
DATE: August 25, 2022  
SUBJECT: Local Option Economic Development Fund request for Tech Park Infrastructure Improvements.

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Recommendation: Recommend City Council approve request to allocate additional Local Option Economic Development Funds for Tech Park Infrastructure Improvements

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**Background:** Resolutions 2011-47 and 2013-095 were approved by City Council allocating \$2,055,040 Local Option Economic Development (LB840) funds for engineering and infrastructure improvements for the Tech Park. At that time, identified improvements included:

1. Installation of a box culvert on Lincoln Street for Tech Park access - Complete
2. Installation of street lights on 32nd Street - Incomplete
3. Installation of water, sewer, and street lights on Lincoln Street – Nearing Completion
4. Installation of water, sewer, and street lights on 29th Street – In Process
5. Installation of natural gas system – Complete – In Process

Today's cost estimate breakdown for item #4, paving 29<sup>th</sup> St. and N. Lincoln Avenue (including water, sanitary and storm sewer) has increased by \$1,453,724.00 to \$3,500,000.

\$618,000 has been paid to date for paving 29<sup>th</sup> St. and N. Lincoln Avenue.

Staff continues to have regular conversations with NENEDD and the Nebraska Department of Economic Development and is confident the city is on track for forgiveness of CDBG grant 10-ED-009. With this in mind, the \$975,392 of LB840 funds earmarked for possible grant payback could be used to offset the Updated Project Cost.

Updated Project Costs	\$3,500,000.00
Less Paid to Date	\$618,000.00
<u>Less CDBG 10ED009</u>	<u>\$975,392.00</u>
Total	\$1,906,608.00

In order to complete the project, staff recommends allocating an additional \$1,906,608 in LB840 funds for infrastructure improvements for Tech Park.

There are future projects planned which were not a part of the initial cost estimates. These include Paving Buckingham & Oxbow Circle and gas and electric utilities installation increases.

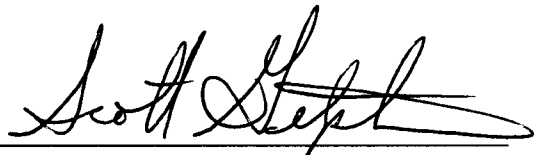
**Fiscal Impact:** Local Option Economic Development Fund \$1,906,608.

RESOLUTION NO. 2011-047

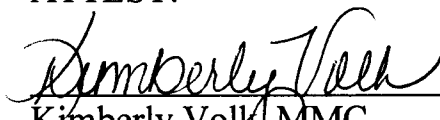
**A Resolution of the City Council of the City of Fremont, Nebraska, authorizing an additional \$420,000 investment for the infrastructure costs for the Fremont Technology Park , and pledging \$975,392 of future LB 840 funds as a guarantee for the Community Development Block Grant (CDBG) Project No. 10-ED-009 for the purchase of land for the Fremont Technology Park.**

RESOLVED, that it be approved to authorize an additional \$420,000 investment for the infrastructure costs for the Fremont Technology Park, and to pledge \$975,392 of future LB 840 funds as a guarantee for the Community Development Block Grant (CDBG) Project for the purchase of land for the Fremont Technology Park.

PASSED AND APPROVED THIS 12th DAY OF April, 2011

  
\_\_\_\_\_  
Scott Getzschman, Mayor

ATTEST:

  
\_\_\_\_\_  
Kimberly Volk, MMC  
City Clerk



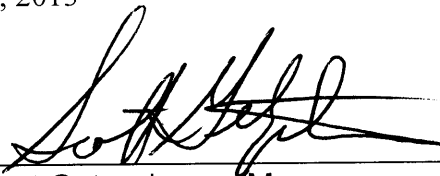
LB840CommTechnologyPark4-12-11

RESOLUTION NO. 2013-095

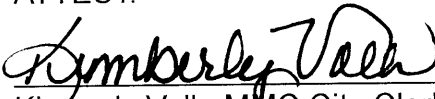
A Resolution of the City Council of the City of Fremont, Nebraska, approving a pledge of LB 840 funds in the amounts of \$1,635,040 for engineering and infrastructure improvements for the Technology Park and \$444,000 for engineering and infrastructure improvements for the Morningside Business Park.

RESOLVED: That it be approved to pledge LB 840 funds in the amounts of \$1,635,040 investment for additional engineering and infrastructure improvements for the Technology Park, and \$444,000 for engineering and infrastructure improvements for the Morningside Business Park.

PASSED AND APPROVED THIS 28th DAY OF MAY, 2013

  
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Scott Getzschman, Mayor

ATTEST:

  
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Kimberly Volk, MMC City Clerk

