

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	<p>UPSTAIRS - 2- 36 X 60 MANKO SERIES #7035 SINGLE HUNG WINDOWS</p> <p>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.</p> <p>DOWNSTAIRS - MANKO ALUMINUM EXTRUSIONS IN BRONZE FABRICATED TO FIT 2 OPENINGS APPROX. 61 3/4 X 74 1/4 STANDARD WEDGE GASKET .</p> <p>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"</p>	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: 9/32025



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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.

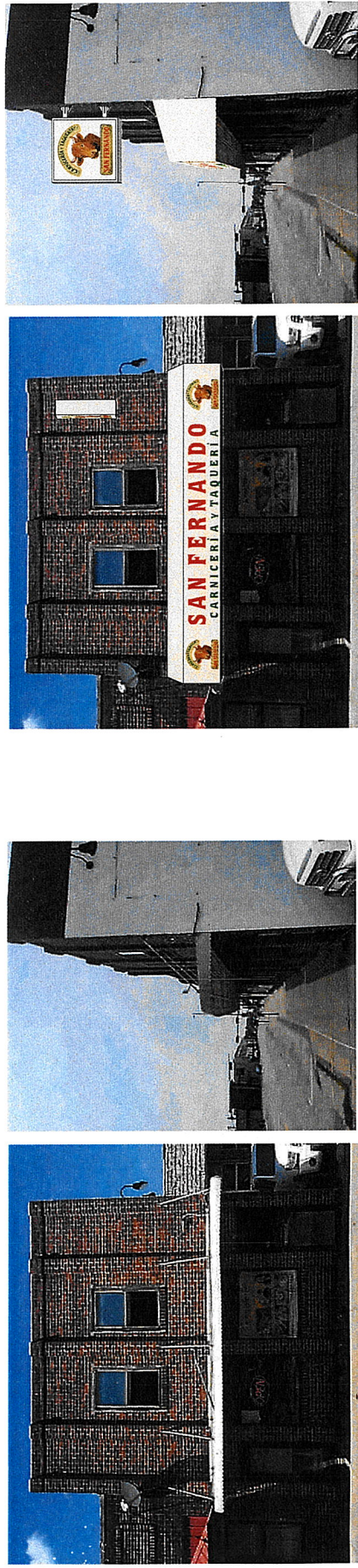
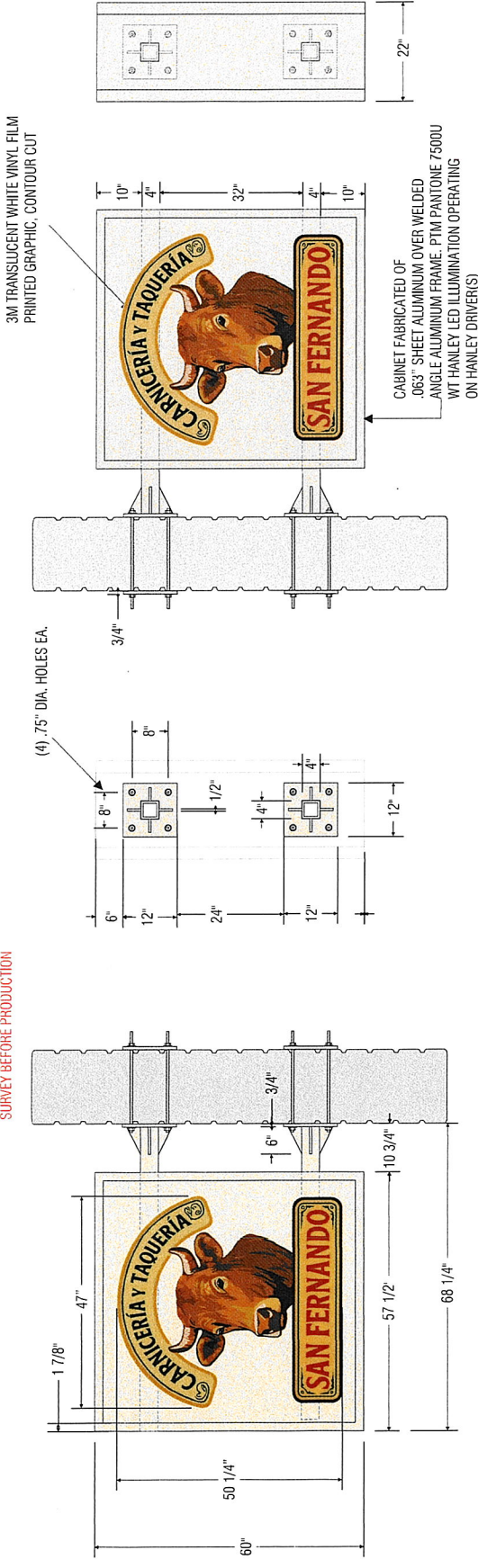
(Initial)

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

CBS SIGNS
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. AND THE STATE OF 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
PAGE	1 OF 1
PROJECT NUMBER	XXXX
SCALE	1/2" = 1' - 0"
DESIGNER	MIKE CEJKA
DATE	08-04-2025
ISSUED BY	DON DENTON
CUSTOMER APPROVAL	
<p>SAN FERNANDO CARNICERIA Y TAQUERIA</p> <p>228 E 13th Street Crete, NE 68333</p>	

