

AGENDA
CITY COUNCIL, YORK, NEBRASKA
Thursday, July 30, 2026
5:30 PM

THE OPEN MEETINGS ACT IS POSTED ON THE EAST WALL OF THE COUNCIL
CHAMBERS

Public participation in City Council meetings follows the rules established in the City of York Ordinances and the state Open Meetings Act. Pursuant to section 2-32(a) of the City Code and the Open Meetings Act, the presiding officer allows public comments during council meetings on matters designated as public hearings and on matters on the agenda that require passage or other action by the Council. Public comment is not allowed after a motion is made by a council member to pass or act on an agenda item. Comments are not allowed on any item that is not on the agenda to ensure full transparency of discussion items to the public before the meeting as required by the Open Meetings Act.

1. A copy of the Open Meetings Act is available for review on the documents table
2. Notice of this meeting was published in the York News Times on July 23, 2026
3. Pledge of Allegiance
4. Roll Call
5. Consider approval of the minutes of the July 16, 2026 meeting
6. Public Hearing for New Liquor License - Class C
 - 6.1. Consider recommendation to the State for a new Class C Liquor License for Hoppy Days LLC DBA White Elm Brewing Company, 316 E. Holoch Street, York - Resolution 2026-19
7. Adjournment

**REGULAR MEETING
CITY COUNCIL – YORK, NEBRASKA
July 16, 2026
5:30 PM**

A meeting of the Mayor and City Council of the City of York, Nebraska, was convened in open and public session at 5:30 o'clock p.m. in the Council Chambers.

The Mayor announced that the Open Meetings Act was posted on the East Wall of the Council Chambers.

Mayor: Barry Redfern: Present. Councilmembers: Doreen Lopez: Present, Jeff McGregor: Absent, Tony North: Present, Jeff Pieper: Absent, Stephen Postier: Present, Jennifer Sheppard: Absent, Scott Van Esch: Present, Jerry Wilkinson: Present Jeff McGregor: Present Jennifer Sheppard: Present. The following City Officials were present: City Administrator Dr. Sue Crawford, City Attorney Charles Campbell, Police Chief Edward Tjaden, Public Works Director James Paul, Fire Chief Tony Bestwick, Parks & Recreation Director Cheree Folts, City Treasure Pellie Thomas, Library Director Dr. Holli Duggan and City Clerk Amanda Ring.

Notice of this meeting was given in advance thereof by publication in the York News Times on July 9, 2026, the City's designated method for giving notice, a copy of the proof of publication being attached to these minutes. Notice of this meeting was given to the Mayor and all members of the City Council and a copy of their acknowledgment and receipt of notice and the agenda is attached to these minutes. Availability of the agenda was communicated in advance notice to the Mayor and City Council for this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

Minutes

Motion to approve the minutes of the July 2, 2026 meeting. Ayes with a motion by Jerry Wilkinson and a second by Scott Van Esch. Jeff Pieper: Absent, Jennifer Sheppard: Absent, Tony North: Yea, Stephen Postier: Yea, Jerry Wilkinson: Yea, Scott Van Esch: Yea, Jeff McGregor: Yea, Doreen Lopez: Yea.

Claims of Elected Officials

Motion to approve the claim for Tony North of North Printing and Office Supply in the amount of \$2,806.90. Ayes with a motion by Jerry Wilkinson and a second by Stephen Postier. Jeff Pieper: Absent, Jennifer Sheppard: Absent, Tony North: Abstain (With Conflict), Stephen Postier: Yea, Jerry Wilkinson: Yea, Scott Van Esch: Yea, Jeff McGregor: Yea, Doreen Lopez: Yea.

Motion to approve the claim for Jeff Pieper of Pieper's Pottys in the amount of \$110.00. Ayes with a motion by Jerry Wilkinson and a second by Jeff McGregor. Jeff Pieper: Absent, Jennifer Sheppard: Absent, Tony North: Yea, Stephen Postier: Yea, Jerry Wilkinson: Yea, Scott Van Esch: Yea, Jeff McGregor: Yea, Doreen Lopez: Yea.

Motion to approve the claim for Stephen Postier of the York County Development Corporation in the amount of \$230.00. Ayes with a motion by Jerry Wilkinson and a second by Tony North. Jeff Pieper: Absent, Jennifer Sheppard: Absent, Tony North: Yea, Stephen Postier: Abstain (With Conflict), Jerry Wilkinson: Yea, Scott Van Esch: Yea, Jeff McGregor: Yea, Doreen Lopez: Yea.

Motion to approve the claim for Jerry Wilkinson of JMW News (Melanie Wilkinson) in the amount of \$200.00. Ayes with a motion by Stephen Postier and a second by Doreen Lopez. Jeff Pieper: Absent, Jennifer Sheppard: Absent, Tony North: Yea, Stephen Postier: Yea, Jerry Wilkinson: Abstain (With Conflict), Scott Van Esch: Yea, Jeff McGregor: Yea, Doreen Lopez: Yea.

Councilmember Sheppard joined the meeting at 5:32 p.m.

Claims

Motion to approve the claims for July 3, 2026 through July 16, 2026. Ayes with a motion by Jerry Wilkinson and a second by Jeff McGregor. Jeff Pieper: Absent, Tony North: Yea, Jennifer Sheppard: Yea, Stephen Postier: Yea, Jerry Wilkinson: Yea, Scott Van Esch: Yea, Jeff McGregor: Yea, Doreen Lopez: Yea.

Department Activities Reports for June 2026

Motion to approve the departmental activities reports for the month of June 2026. Ayes with a motion by Scott Van Esch and a second by Jeff McGregor. Jeff Pieper: Absent, Tony North: Yea, Jennifer Sheppard: Yea, Stephen Postier: Yea, Jerry Wilkinson: Yea, Scott Van Esch: Yea, Jeff McGregor: Yea, Doreen Lopez: Yea.

Cash Balances for June 2026

Motion to approve the cash balances for the month of June 2026. Ayes with a motion by Stephen Postier and a second by Doreen Lopez. Jeff Pieper: Absent, Tony North: Yea, Jennifer Sheppard: Yea, Stephen Postier: Yea, Jerry Wilkinson: Yea, Scott Van Esch: Yea, Jeff McGregor: Yea, Doreen Lopez: Yea.

City Administrator Report

Dr. Crawford shared with the council the golf car and the UTV ordinance third reading was moved because it was anticipated that several council members were going to be gone for this meeting. It was desired for each council member to have a voice in that vote. The third reading has been moved to the August 20, 2026 meeting. This will give the public more time to reach out to council members with any type of feedback regarding these two ordinances.

Presentation from UNL Rural Fellow, Ben Bentzinger

UNL Rural Fellow, Ben Bentzinger, presented to the council regarding housing recommendations for the City of York. His study presented a mixed-method evaluation of housing policy and residential zoning to identify planning strategies to increase house availability, improve affordability, and support long-term community growth. The purpose of this study is to update the housing zoning based on the comprehensive plan update and best practices. This study uses a mixed methods data retrieval and planning approach, including a review of the 2026 comprehensive plan, a previous housing study conducted by UNL in 2023 and a comparison to surrounding cities and their housing and zoning plans, and a series of interviews with the leaders of the city of York. The recommendation for the city is to evaluate its current residential zoning framework and consider strategies to increase housing choice and development flexibility. Policy considerations include: 1) introducing provisions that allow accessory dwelling units in appropriate residential districts, 2) establishing standards for cottage housing developers and tiny homes, 3) to review whether the current number and structure of residential zoning districts remain necessary, 4) to evaluate parking requirements to ensure they do not unintentionally inhibit housing production, and 5) encourage partnerships with housing organizations, developers, and state housing programs to leverage financial resources for new residential construction.

HOUSING ZONING RECOMMENDATIONS FOR YORK, NEBRASKA

Timothy Gary Bentzinger
Rural Fellows Program, Summer 2026
July 9th, 2026

Abstract

This study presents a mixed-methods evaluation of housing policy and residential zoning in York, Nebraska, to identify planning strategies that can increase housing availability, improve affordability, and support long-term community growth. The research integrates findings from the City of York's 2026 Comprehensive Plan, the University of Nebraska-Lincoln's 2023 Housing Study, comparative analyses of peer communities (Columbus, Norfolk, and Seward), and qualitative interviews with local leaders and stakeholders. Results indicate broad support for increasing housing density, expanding housing diversity, and modernizing zoning regulations to reduce unnecessary barriers to residential development. Comparative analysis demonstrates that communities with more flexible and streamlined zoning frameworks, particularly Columbus, have achieved greater success in addressing workforce housing needs through regulatory reform, public-private partnerships, and targeted development incentives. Based on these findings, the study recommends revising York's residential zoning ordinance to reduce regulatory constraints, permit a broader range of housing types, encourage mixed-use and downtown residential development, reevaluate parking requirements, and leverage state and local housing incentive programs. Collectively, these recommendations provide a practical framework for expanding housing opportunities while supporting economic development and future population growth in York, Nebraska.

HOUSING ZONING RECOMMENDATIONS FOR YORK, NEBRASKA

Purpose

Update to Housing Zoning Based on Comprehensive Plan Update and Best Practices

Method

This study uses a Mixed Methods Data Retrieval and Planning Approach including a review of the City of York 2026 comprehensive plan, a previous housing study for the City of York conducted by the University of Nebraska-Lincoln Master's in Community and Regional Planning program in 2023, a comparison to surrounding cities and their housing and zoning plans, and a series of interviews of the leaders in the city of York, Nebraska community asking their perspective on housing in the community.

Findings

Comprehensive Plan Recommendations

The York City Comprehensive Plan recommends a focus on **housing density** with a yield of 10 lots per 1,000 feet of infrastructure¹. This will allow the city of York to distribute infrastructure

costs across more units. This focus on housing density and city growth in the identified “opportunity areas” identified on page 37 of the City of York, Nebraska comprehensive city plan will help address the housing shortage and, in effect, address the high costs of housing which are consistently recognized by the city of York’s leadership and citizens as a concern for the city.

The City of York’s Comprehensive Plan also recommends the promotion of **diverse housing options**. This desire of both residents and workers of York is “for more diverse housing options, at prices that more people can afford”.²

Qualitative data acquired through a mixed methods data retrieval and planning approach interview process in 2026 with York community leaders verified that members of the community saw housing as a primary concern of the community. In the 2023 housing study conducted by a University of Nebraska Lincoln Community and Regional Planning student group, 82% of respondents to a City of York Housing Study strongly or somewhat supported implementing zoning initiatives to increase housing density.

*University of Nebraska-Lincoln, Community and Regional Planning 2023 Housing Study*³

- An R4 district to increase possibilities for developers to build more multi-plex homes.
- Upzone R to R2 to add flexibility for more housing units within other districts of York.
 - To give current homeowners the ability to construct or add additional units to their properties for renting to others.
- Develop an overlay district or a Planned Unit Development (PUD) over the current C-1 commercial zone for downtown York to help facilitate the ability of developers to build

¹ City of York. (n.d.). *Update | 2026 comprehensive plan*. cityofyork.ne.gov. <https://cityofyork.ne.gov/wp-content/uploads/2026/04/2026-04-01-York-Comprehensive-Plan-2026-Updated.pdf>

² City of York. (n.d.). *Update | 2026 comprehensive plan*. cityofyork.ne.gov. <https://cityofyork.ne.gov/wp-content/uploads/2026/04/2026-04-01-York-Comprehensive-Plan-2026-Updated.pdf>

³ University of Nebraska-Lincoln Master’s of Community and Regional Planning Student Completed Housing Study, *Housing Study for the City of York, Nebraska “CRPL 840 Final Report, Fall 2023”*, page 98

housing in downtown York. This would result in a more vibrant and people friendly commercial center for the City of York.

- Eliminate minimum parking requirements for the C-1 district. Shift from “required parking” to “recommended parking”. Reducing parking lot size will allow more housing to be built in downtown York and can help save space for people and buildings rather than cars.

Adding an R4 district to increase possibilities for developers to build more multi-plex homes is the only recommendation from this study that I recommend against. Their suggestion is based on the logic of increasing possibilities for housing developers given the high demand for and high cost of housing. However, after learning from the community of Columbus, Nebraska it has been identified that part of their success in addressing high housing costs is attributed to minimizing the unnecessary redundancies in zoning requirements and wording, and the elimination of unnecessary zones rather than the adding of additional residential zones. This provides a more efficient zoning model while reducing restrictions to housing accommodations. Currently R-4 type of multi-family housing can be built in R-3 zones.

Upzone R to R2 to add more flexibility to add more housing units within other districts of York. This follows logically within the strategic plan to welcome additional housing in the York community by increasing density and diversity of housing options.

Develop an overlay district or a Planned Unit Development (PUD) over the current C-1 commercial zone for downtown York to help facilitate the ability of developers to build housing in downtown York. There has been success in this type of housing in rural downtown areas in Nebraska. This form of diversified housing was accomplished in Norfolk where the city has facilitated this type of housing successfully and their downtown has become more vibrant, accessible, and now serves as an economic hub as a result.

Eliminate minimum parking requirements for the C-1 district. Shift from “required parking” to “recommended parking”. Reducing parking lot size will allow more housing to be built in downtown York and can help save space for people and buildings rather than cars. The diversified housing in the downtown district above existing businesses can be further encouraged by dropping off-street parking requirements to zero for downtown living units within existing structures. This housing adjustment accompanied by a zoning emphasis on outdoor seating for food vendors downtown and zoning changes focused on revitalizing the downtown space in the city of York, Nebraska has potential to yield as successful of results as we have seen in the Norfolk, Nebraska downtown district.

Comparative Analysis

Cities: York, Seward, Columbus, Norfolk

A comparison with similarly sized Nebraska communities—including Columbus, Norfolk, and Seward—demonstrates several emerging trends in residential planning and housing policy.

- **Columbus** has adopted a more flexible zoning approach that permits Accessory Dwelling Units by right in all residential districts and explicitly accommodates non-traditional housing types, including tiny homes and innovative residential developments. The city has also actively partnered with developers and housing organizations through programs

such as Tax Increment Financing (TIF), NeighborWorks Northeast Nebraska, Rural Workforce Housing Funds, and the Nebraska Investment Finance Authority (NIFA). These efforts have coincided with measurable progress in addressing workforce housing shortages and supporting population growth.

- **Norfolk** has similarly modernized its zoning code by creating a Tiny House District and permitting ADUs in residential zoning districts. The city has established development standards that ensure tiny homes are integrated into the community while maintaining public health and safety standards.
- **Seward** has retained more restrictive standards, including minimum dwelling size requirements that effectively prohibit traditional tiny homes and Accessory Dwelling Units.

An important observation emerging from this comparative analysis is that the number of residential zoning categories alone does not appear to correlate with successful housing outcomes. In fact, communities with more streamlined residential classifications and greater flexibility in housing types have demonstrated stronger performance in expanding housing availability.

Among the communities reviewed, Columbus has been proactive in addressing housing barriers. This success can be attributed to several strategies:

1. Reduce regulatory restrictions on housing types;
2. Permit ADUs and non-traditional housing products;
3. Revisit and modernize zoning regulations;
4. Build strong public-private partnerships and use of housing incentive programs; and
5. Align housing policies with workforce and economic development objectives.

The success of the Columbus, Nebraska community in addressing new housing development and lowering housing costs serves as an example of how York can overcome the current high cost of housing and the housing shortage in rural Nebraska.

Reduce Regulatory restrictions on housing types: In Columbus this was accomplished by removing minimum lot areas entirely in residential zones to give builders maximum flexibility⁴, reducing setbacks and minimum sizes, reducing yard minimum sizes and slashing the minimum site area per housing unit down to just 1,500 square feet.

Permit ADUs and non-traditional housing products: Columbus, Nebraska established a minimal dwelling unit size of 400 square feet to accommodate smaller, more affordable footprints, making all housing permitted “by right” in all zones except industrial, allowing accessory dwelling units (ADUs) by right in all residential zones except R1 and dropping off-street parking requirements to zero for downtown living units within existing structures.

Revisit and modernize zoning regulations: The city of Columbus, Nebraska audited their existing land ordinance framework and asked the question: “*Why do we need this regulation, and does it add real value?*” If a rule was repetitive or served as an unnecessary barrier to construction, they eliminated or updated it.

Build strong public-private partnerships and use of housing incentive program: The city of Columbus, Nebraska accomplished this through direct conversations with builders and local contractors. The city of Columbus connected them with organizations, and funding mechanisms such as TIF. The city incentivized housing by taking on the massive front-end costs of buying land, holding land, and paying for public infrastructure, which made the projects feasible for

⁴ Tara Vasicek (Columbus City Administrator), June 2026.

builders. “Once the infrastructure was in place, the land was transferred to our Community Development Agency. We then issued RFPs (Requests for Proposals) to local builders who could purchase the ready-to-build lots and focus entirely on what they do best: building homes efficiently.”⁵

Align housing policies with workforce and economic development objectives: Progress in Columbus, Nebraska in aligning housing policies with workforce and economic development objectives was accomplished by the city acting as the primary developer for a new workforce housing subdivision they call “Vitality Village”. It is my recommendation that the city of York take similar action by acting as the primary developer in new development areas such as the established Tower Crossing district where there is likely to be a higher demand for workforce housing.

Recommendations

After conducting interviews with local leaders and reviewing the success of fellow communities, it is my suggestion that the process of the City of York successfully addressing the community’s current housing need and accommodating future growth starts with a review of the current housing zoning with the intentions of eliminating unnecessary or repeated wording and a goal of reducing the restrictions on housing practices as to facilitate increased housing development and increase the supply of housing stock in York. I believe this can be accomplished through the application of the successful mechanism used to address housing in the city of Columbus and application of the suggestions provided by the University of Nebraska-Lincoln’s planning program students in 2023.

“These findings suggest that York may benefit from evaluating its current residential zoning framework and considering strategies to increase housing choice and development flexibility. Potential policy considerations include:

- Introducing provisions that allow Accessory Dwelling Units in appropriate residential districts;
- Establishing standards for cottage housing developments and tiny homes;
- Reviewing whether the current number and structure of residential zoning districts remain necessary;
- Evaluating parking requirements to ensure they do not unintentionally inhibit housing production;
- Encouraging partnerships with housing organizations, developers, and state housing programs to leverage financial resources for new residential construction.”

This public de-risking, the use of TIF to front infrastructure cost, then working with contractors to establish construction timelines and an affordability covenant have helped Columbus address the high cost of housing and housing shortage and it is my suggestion that this same mechanism be applied in York. The major difference noted from my interactions and data retrieval have been that Columbus currently has a larger industrial workforce, but York will see an increase in their workforce resulting in an increased need for workforce housing with the development of hiring establishments in the Tower Crossing district. Columbus has also successfully used facilitators such as Tax Increment Financing (TIF), NeighborWorks Northeast

⁵ Tara Vasicek (Columbus City Administrator), June 2026.

Nebraska, Rural Workforce Housing Funds, and the Nebraska Investment Finance Authority (NIFA) which, when applicable, should be considered as the City of York continues to develop housing.

Interview with Tara Vitacek, Columbus, Nebraska

Below is a summary of Vitacek's comments about the strategies used in Columbus, Nebraska word for word as she shared with me.

In Columbus, our success in breaking through this stagnation hasn't been driven by a single "silver bullet." Instead, it is the result of a deliberate and evolving strategy. Here is a breakdown of how we achieved this through our planning, zoning, and development policies:

1. A Culture Shift in Planning & Zoning

When our housing shortage became critical, it created a strong administrative and political will to act. We have approached our multiple Land Development Ordinance updates by auditing our existing framework and asking our staff a fundamental question: “*Why do we need this regulation, and does it add real value?*” If a rule was repetitive or served as an unnecessary barrier to construction, we eliminated or updated it. Over the last few years, we have passed **five major Land Development Ordinance updates** while strictly maintaining all life safety codes. Rather than focusing on a single zoning fix, we aggressively reduced restrictions across the board to maximize density and flexibility:

- **Removed Minimum Lot Areas:** We eliminated minimum lot area requirements entirely in residential zones to give builders maximum flexibility.
- **Reduced Setbacks & Minimum Sizes:** We reduced yard minimum sizes and slashed the minimum site area per housing unit down to just 1,500 square feet. We also established a minimal dwelling unit size of 400 square feet to accommodate smaller, more affordable footprints.
- **Permitted by Right:** We made housing permitted "by right" in all zoning districts except Industrial to eliminate lengthy conditional-use approval processes.
- **ADUs & Parking:** We allowed Accessory Dwelling Units (ADUs) by right in nearly all residential zones (except R1) and dropped off-street parking requirements to zero for downtown living units within existing structures to spark upper-story housing development.

2. Overcoming the Infrastructure Barrier: The "Vitality Village" Model

Even with flexible zoning, we discovered through direct conversations with builders that many viable projects were still falling through. Local contractors were eager to build housing, but the massive front-end costs of buying land, holding land, and paying for public infrastructure made the projects financially infeasible for them.

To bridge this gap, the City of Columbus stepped up to act as the primary developer for a new workforce housing subdivision called **Vitality Village**. Here is the mechanism we used to make it work:

- **Public De-Risking:** The city used \$1 million in sales tax revenue to acquire land via an RFP process. City engineering resources then designed the subdivision plan internally. This cost was recouped when we sold build-ready lots.
- **Fronting Infrastructure Costs:** The City Council self-funded \$1.95 million in Tax Increment Financing (TIF) using city utility funds to build out the streets, water, and sewer infrastructure upfront.

- **Turning the Reins Over to Builders:** Once the infrastructure was in place, the land was transferred to our Community Development Agency. We then issued RFPs to local builders who could purchase the ready-to-build lots and focus entirely on what they do best: building homes efficiently.
- **Ensuring Long-Term Impact:** To protect this public investment, the City established clear 2-year maximum construction timelines for contractors and enacted 15-year affordability covenants on the units. The City's upfront investment will be fully repaid over time through land sales and the property taxes generated by the TIF district.

Summary for Your Research

If there is one major takeaway for your qualitative data retrieval, it is this: **Zoning relief is necessary, but it isn't always sufficient on its own.** True success in rural and first-class Nebraska markets requires city leaders to combine flexible, modern zoning policies with a willingness to step into the developer's shoes, clear the upfront infrastructure hurdles, and actively partner with the private sector.⁶

References

1. OpenAI. (2024). *ChatGPT* (May 15 version) [Large language model]. <https://chat.openai.com>. Open A.I was used in this document to organize compiled data.
2. Tara Vasicek (Columbus City Administrator), June 2026.
3. City of York. (n.d.). *Update | 2026 comprehensive plan*. cityofyork.ne.gov. <https://cityofyork.ne.gov/wp-content/uploads/2026/04/2026-04-01-York-Comprehensive-Plan-2026-Updated.pdf>
4. University of Nebraska-Lincoln Master's of Community and Regional Planning Student Completed Housing Study, *Housing Study for the City of York, Nebraska "CRPL 840 Final Report, Fall 2023"*, page 98

York County Development Corporation Review of Strategic Plan Report
Lisa Hurley, 601 N. Lincoln Ave, York, presented the York County Development Corporation Strategic Plan Final Summary for 2021-2026. She shared that the biggest takeaway from the last five years is that economic development is more than business recruitment. She spoke on workforce housing and infrastructure development. Community engagement, quality of life and organizational leadership were also reviewed. Looking ahead, the next strategic planning cycle will prioritize scaling housing development pipelines, advocating and advancing infrastructure capacity, deepening employer engagement in workforce strategies and ensuring continued site readiness to support business recruitment and expansion. She stated that economic development has become a team sport, working with all different entities to continue growing the community.

YCDC Strategic Plan Final Summary (2021–2026)



York County
Development
Corporation
Why York County

Board Report | Final End-of-Plan Summary



Executive Summary

Between 2021 and 2026, YCDC transitioned from a program-driven model to a coordinated, systems-based approach to economic development. By intentionally aligning workforce, housing, infrastructure, and business development strategies, YCDC helped enable over \$390 million in business investment and approximately \$2.24 billion in taxable valuation growth, while advancing long-term capacity in key areas such as housing delivery, workforce development, and site readiness.

- Development of the feasibility and fundraising for the York Regional Workforce Development Center
- Implementation of housing projects and innovative housing solutions
- Expansion of entrepreneurship and business support tools
- Leadership in childcare and quality-of-life initiatives

Executive Snapshot

YCDC transitioned from a program-based approach to a systems-based model of economic development. This strategy resulted in significant investment activity, improved coordination across partners, and measurable community outcomes.

Major Outcomes

- \$390M+ investment
- \$2.24B valuation growth
- Workforce center advanced
- Housing system activated

System Shifts

- From projects → systems
- From reactive → proactive site readiness
- From local → regional/national positioning

Constraints To Watch in Future Years

- Workforce Pipeline Sustainability
- Housing Delivery Pace
- Infrastructure Constraints
- Cost Pressures
- Site Readiness
- Sustaining momentum across initiatives

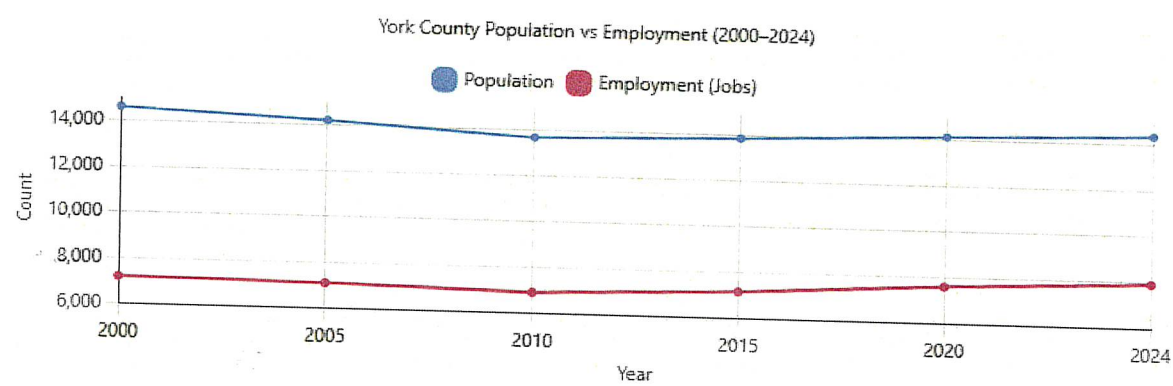
From Strategy to Implementation: Key Projects

- York Regional Workforce Development Center – Regional training hub aligned with employer demand
- Countryside Estates – Workforce housing development delivering new inventory
- Housing Relocation Initiative – Innovative reuse of housing supporting rural communities
- Fairfield Inn & Suites – Hospitality investment supporting workforce and business needs
- Peyton Parker Lane Playground – 22,000+ sq ft inclusive recreational development
- York County Kids – Coordinated childcare initiative supporting workforce participation
- Klute Expansion Projects – opened their 3rd building and am now over 200 employees

Population and Jobs Growth Trends from census.gov and bls data

Population	Jobs
2000: ~14,598 (peak)	~7,400
2010: 13,665 (decline decade)	~7,250
2020: 14,125 (recovery)	~7,036
2024: ~14,300–14,400 (stable/modest growth)	~7,225

While population has stabilized following a period of decline, employment growth has remained modest, reinforcing the importance of continued workforce development and talent attraction strategies.



Strategic Pillar Progress

Talent Development, Retention & Recruitment

Progress to Date

YCDC has expanded its talent pipeline efforts through initiatives such as New Year, New Career, the York Regional Career Day, Dale Carnegie, and the 17-County Leadership Program, which has now graduated multiple cohorts and continues to build local leadership capacity. Partnerships with York University and Southeast Community College have strengthened alignment between education and workforce needs.

The York Regional Workforce Development Center\Learning Center represents a transformational outcome of this strategy.

Key Outcomes

- Regional Career Day participation has grown to nearly 200 students annually, reflecting stronger engagement from area schools.
- The 17-County Podcast has surpassed 34,000 listens, expanding York County’s reach to prospective talent and stakeholders.
- Ongoing digital marketing efforts continue to promote career opportunities and community awareness beyond Nebraska.
- Expanded YCDC’s regional and national visibility through The Good Life is Calling, an added targeted talent attraction campaign that generated more than 857,000 digital impressions and over 33,000 direct engagements across Meta and Google platforms between September 2025 and April 2026

What This Means for York County

These efforts are helping position York County as a competitive location for both workforce attraction and retention, while strengthening local leadership pipelines.

Collectively, these efforts are shifting York County from a passive talent market to an actively marketed and regionally connected workforce system

Next Focus Areas

- Stabilizing and scaling marketing efforts amid rising costs
- Continuing alignment with post-secondary partners on workforce training programs
- Expanding employer engagement in talent development initiatives

Business Retention, Expansion & Recruitment

Progress to Date

YCDC supported both local business growth and external recruitment while advancing industrial site readiness. This included development of York Industrial Park and acquisition and planning of the Northwest York Industrial Park, along with working with partners to market for retail and commercial businesses.

Key Outcomes

- 12 expansions, 11 recruitment projects, and 6 succession projects supported
- Over \$391 million in total investment activity
- Secured site readiness funding and advanced infrastructure planning

Impact

Positioned York County to compete for a broader range of industrial and commercial prospects by ensuring available, market-ready sites while supporting the expansion of existing employers.

Entrepreneurial Growth

Progress to Date

YCDC strengthened the local entrepreneurial ecosystem through tools, programs, and technical assistance.

Key Outcomes

Launch of SizeUp York County, supporting data-driven decision-making for local businesses. **In the past 12 months, over 2,000 reports have been generated, saving businesses \$1.8 million in consulting fees. This level of utilization reflects widespread adoption of data-driven decision-making among local businesses, a capability not typically present in rural communities**

Introduction of the SPARK Pitch Contest, connecting entrepreneurs to funding and support

Ongoing delivery of technical assistance for business planning and growth

Impact

These efforts lowered barriers for entrepreneurs, increased access to market intelligence, and supported local business sustainability.

Housing Development

Progress to Date

YCDC advanced housing as a core economic development priority through partnerships, financing tools, and project implementation across York County communities. Efforts focused on both increasing inventory and supporting a range of housing strategies, including new construction, rehabilitation, and innovative rural solutions.

Key Outcomes

- Supported approximately \$8.9 million in total housing investment activity across multiple projects
- Generated approximately \$5.0 million in new assessed valuation from completed housing projects
- Leveraged an estimated \$22.93 in housing investment for every \$1 of County funding
- Advanced housing projects across multiple communities, including workforce housing developments, rehabilitation efforts, and rural housing relocation initiatives
- Implemented diverse housing strategies, including new construction (Countryside Estates), rehabilitation, and relocation projects
- Expanded use of the Rural Workforce Housing Fund as a revolving financing tool to support ongoing development activity

Impact

YCDC helped transition housing efforts from planning to implementation, increasing available housing options and supporting workforce recruitment and retention. These efforts also contributed to long-term tax base growth and strengthened the overall competitiveness of York County.

Housing has transitioned from a planning discussion to an active development system, though delivery pace remains a constraint.

Infrastructure Development

Progress to Date

YCDC played an active role in infrastructure advocacy and planning across transportation, waste water, energy (electricity and natural gas), and utilities.

Key Outcomes

- Continued advocacy for completion of the Highway 81 Expressway
- Supported local energy initiatives, including solar development and regional energy discussions
- Identified wastewater capacity constraints and supported efforts to address system needs
- Identified need to revise industrial targets based on available utilities

Impact

These efforts highlighted infrastructure as a critical factor in economic competitiveness and future project readiness.

Without targeted investment in wastewater and utility capacity, these constraints may limit the scale and type of future economic development projects.

Community Engagement & Quality of Life

Progress to Date

YCDC strengthened partnerships and supported community-driven initiatives that improve livability and economic competitiveness.

Key Outcomes

- Collaborated with the York County Child Care Alliance to address childcare access **and to form York County Kids**
- Supported quality-of-life initiatives, including **Peyton Parker Lane Playground**, walkability and creative district efforts
- Maintained strong investor support with 194 contributing stakeholders

Impact

YCDC helped advance a more holistic approach to economic development, recognizing quality of life as a key driver of growth and retention.

Organizational Leadership

Progress to Date

YCDC strengthened its role as a regional and statewide leader in economic development through expanded organizational leadership, strategic partnerships, advocacy, and industry engagement. The organization continued building capacity internally while increasing York County's visibility in state and national conversations impacting rural communities.

Key Outcomes

Organizational Capacity

- Strengthened organizational consistency and long-term sustainability through the development and implementation of key documents and operational systems, including a brand guide, reserves policy, financial software, and internal staff procedures
- Enhanced risk management and operational infrastructure through cybersecurity assessments, transition to a managed IT provider, implementation of Clover systems, and expanded cybersecurity protections
- Increased internal capacity through improvements in communications, operational systems, governance practices, and ongoing strategic planning efforts
- Advanced organizational effectiveness through a continued focus on governance, strategic communications, data-driven reporting, and internal process development

External Leadership & Influence

- Provided leadership representation at the state and national levels through active involvement with the National Rural Economic Developers Association, Nebraska Economic Developers Association, and Southeast Nebraska Economic Development District including service on boards, committees, and state and national rural policy initiatives
- Strengthened YCDC's role in legislative and policy discussions impacting housing, workforce, infrastructure, business growth, and rural competitiveness
- Increased organizational visibility through public speaking, articles, media engagement, podcasts, and participation in statewide and national collaboration opportunities

Partnership & Ecosystem Building

- Expanded regional and statewide partnerships with education, healthcare, utility, business, and community organizations to advance long-term economic development goals
- Continued positioning YCDC as a trusted convener and facilitator for community, business, and regional initiatives

Impact

YCDC intentionally strengthened its internal capacity while expanding its external leadership role, elevating York County’s presence in state and national economic development discussions. These efforts improved organizational effectiveness, deepened partnerships, strengthened alignment with broader initiatives, and reinforced YCDC’s role as a strategic leader and long-term partner in advancing economic resilience and growth.

Key Metrics

- 12 Expansion Projects | \$276M+ Investment
- 11 Recruitment Projects | \$115M+ Investment
- 6 Succession Projects
- Total Investment Exceeding \$390M

Strategic Gaps & Items to Watch

As YCDC transitions into its next strategic planning cycle, several themes have emerged that will require continued focus:

- **Workforce Pipeline Sustainability**
Continued alignment with education partners and employer engagement will be critical.
- **Housing Delivery Pace**
Current efforts are advancing, but demand continues to outpace supply.
- **Infrastructure Constraints**
Wastewater capacity and utility readiness remain potential barriers to project growth.
- **Cost Pressures**
Rising costs, particularly in marketing and development, are impacting program scalability.
- **Site Readiness**
Maintaining a pipeline of competitive, ready-to-build sites will remain a priority.
- Sustaining momentum across initiatives

Looking Ahead

The next strategic planning cycle will prioritize scaling housing development pipelines, advocating for and advancing infrastructure capacity (particularly wastewater and utilities), deepening employer engagement in workforce strategies, and ensuring continued site readiness to support business recruitment and expansion.

SDL for the Knights of Columbus

Matt Leif, 1801 Paradise Pond View, York, stated this special designated license was for the Knights to have a beer garden in the Grand Stand area and under the big tent. Motion to approve the special designated liquor license for the Knights of Columbus for a beer garden at the York County Fair, 2325 N. Nebraska Ave, for August 6, August 7 and August 8, 2026. Ayes with a motion by Tony North and a second by Jennifer Sheppard. Jeff Pieper: Absent, Tony North: Yea, Jennifer Sheppard: Yea, Stephen Postier: Yea, Jerry Wilkinson: Yea, Scott Van Esch: Yea, Jeff McGregor: Yea, Doreen Lopez: Yea.

CDBG 24DTR006 – SENDD Invoice

Motion to approve the invoice payable to Southeast Nebraska Development District for the 24DTR006 project for general administration and construction management in the amount of \$7,592.63. Ayes with a motion by Stephen Postier and a second by Doreen Lopez. Jeff Pieper: Absent, Tony North: Yea, Jennifer Sheppard: Yea, Stephen Postier: Yea, Jerry Wilkinson: Yea, Scott Van Esch: Yea, Jeff McGregor: Yea, Doreen Lopez: Yea.

Drawdown #8 for 24DTR006

Motion to approve Drawdown #8 for 24DTR006 Downtown Revitalization project, payable to Colburn Solutions in the amount of \$94,059.89. Ayes with a motion by Jerry Wilkinson and a second by Jeff McGregor. Jeff Pieper: Absent, Tony North: Yea, Jennifer Sheppard: Yea, Stephen Postier: Yea, Jerry Wilkinson: Yea, Scott Van Esch: Yea, Jeff McGregor: Yea, Doreen Lopez: Yea.

SDL for Hoppy Days DBA White Elm Brewing

Kolby Wood, 3171 Van Dorn Street, Lincoln, Nebraska stated the two special designated license requests were for a soft opening for White Elm Brewing, while waiting for approval of their Class C Liquor License. Motion to approve the two Special Designated Licenses for Hoppy Days LLC DBA White Elm Brewing Company for a Community Introduction at 316 E. Holoch Street, York, for the dates of August 4 through August 9 and August 11 through August 16, 2026. Ayes with a motion by Scott Van Esch and a second by Tony North. Jeff Pieper: Absent, Tony North: Yea, Jennifer Sheppard: Yea, Stephen Postier: Yea, Jerry Wilkinson: Yea, Scott Van Esch: Yea, Jeff McGregor: Yea, Doreen Lopez: Yea.

SDL for Fraternal Order of Eagles

Tammy Sahling, 1010 N. Platte Ave, York, stated the Eagles would like to have their street dance and Bloody Mary bar for Yorkfest. She stated they would be utilizing The Pour Stable mobile bar trailer for the street dance to help support local businesses.

Motion to approve two Special Designated Licenses for the Fraternal Order of Eagles, 605 N. Lincoln Ave, for an outdoor beer garden, street dance and Bloody Mary bar for September 11 and September 12, 2026. Ayes with a motion by Jennifer Sheppard and a second by Jerry Wilkinson. Jeff Pieper: Absent, Tony North: Yea, Jennifer Sheppard: Yea, Stephen Postier: Yea, Jerry Wilkinson: Yea, Scott Van Esch: Yea, Jeff McGregor: Yea, Doreen Lopez: Yea.

Resolution 2026-18 - declaring certain city property surplus

RESOLUTION 2026-18
A RESOLUTION DECLARING CERTAIN CITY PROPERTY SURPLUS AND AUTHORIZING DISPOSITION OF SURPLUS PROPERTY

WHEREAS, there are certain items of City property and equipment surplus to City needs; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF YORK, NEBRASKA, hereby resolves as follows:

SECTION 1: The items of City property and equipment listed in Exhibit A, attached hereto, are declared surplus property, and the City staff at the direction of the Mayor, is authorized to sell such property at a price that is in the best interest of the City.

SECTION 2: The City staff is hereby authorized to dispose of said surplus property through one of the following methods:

- a) By transfer to a governmental agency.
- b) In trade as credit toward the purchase of a like article.
- c) By sale through competitive sealed bid, public or private sale, consignment or internet auction.

For any surplus property that is not sold, the City may sell the surplus property for salvage or dispose of the surplus property that cannot be sold.

EXHIBIT A

UNIT #	YEAR	DESCRIPTION	DEPARTMENT	VALUATION	SERIAL #
		43 brown cloth chairs	Administration		
		8 damaged black office chairs	Administration		
		2 cloth chairs w/arms 2 cloths chairs w/o arms	Administration		
		2 damaged black office chairs	Administration		
		1 damaged gray office chair	Administration		
		4 Floor Scrubbers	Auditorium	\$100/each	
309043	2021	Leeboy Tack Tank Trailer	Street	\$15,000.00	

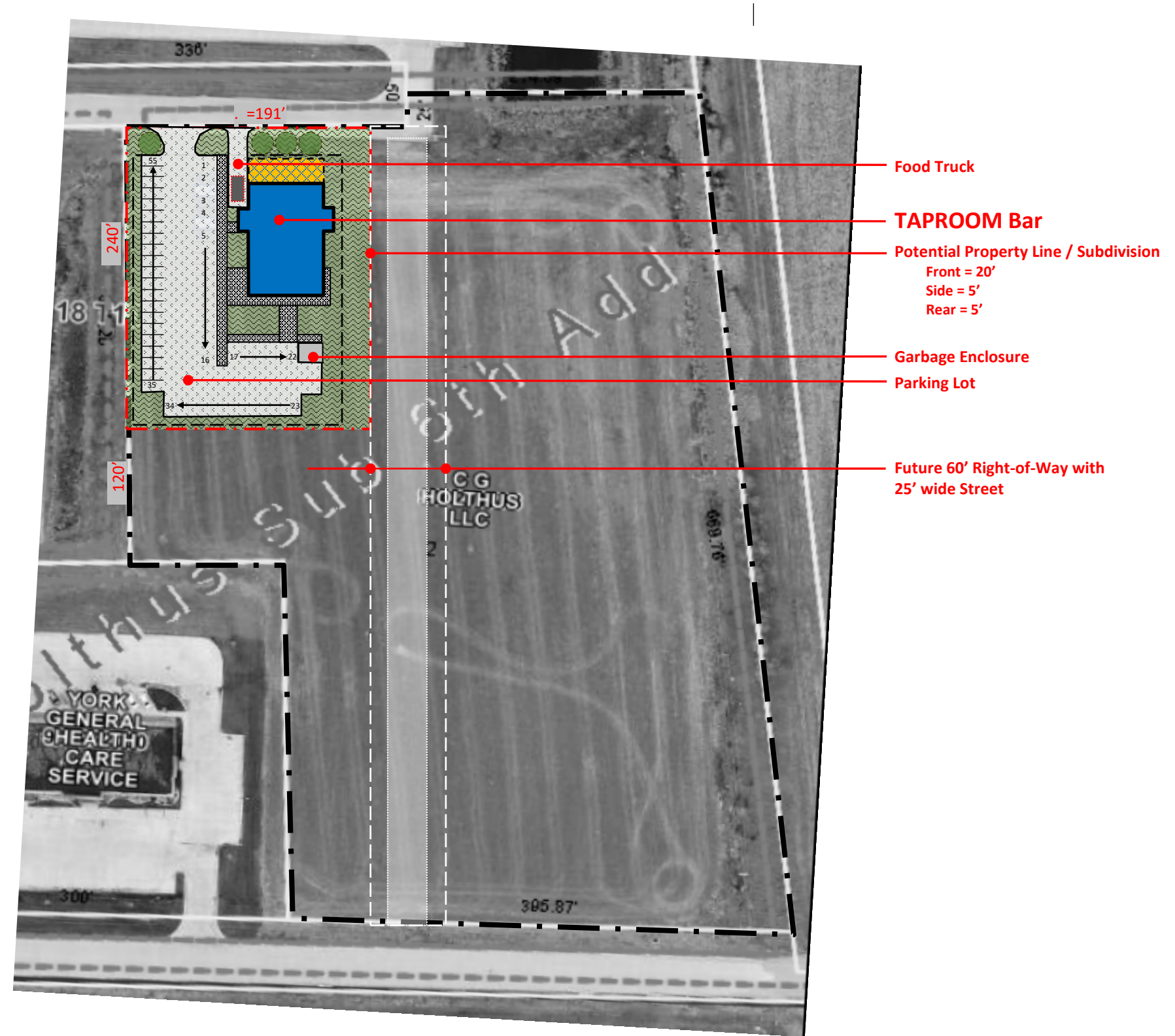
Motion to approve Resolution 2026-18 declaring certain city property surplus and authorizing disposition of surplus property. Ayes with a motion by Scott Van Esch and a second by Jeff McGregor. Jeff Pieper: Absent, Tony North: Yea, Jennifer Sheppard: Yea, Stephen Postier: Yea, Jerry Wilkinson: Yea, Scott Van Esch: Yea, Jeff McGregor: Yea, Doreen Lopez: Yea.

Adjournment

There being no further business to come before the Council, the Mayor adjourned the meeting, the time being 5:56 p.m.

Amanda Ring, City Clerk

Barry Redfern, Mayor



ZONING SUMMARY

Per City of York Zoning Map the Current Property Zone =RPU

ARTICLE X. PLANNED UNIT DEVELOPMENT DISTRICT

Sec. 1. Intent [and purpose of district].

➤ It is the intent of this district to provide considerably more land use and development flexibility than is possible through application of the zoning district regulations established by the Zoning Ordinance of the City of York where such land uses and developments will not be contrary to the intent of such ordinance, will be consistent with the current comprehensive plan and will be in the best interests of the city and the developer. Land uses and developments in this district shall be pre-planned, designed and coordinated so that the impacts of the development can be predetermined. Development of affordable entry level and retirement housing, additional commercial and industrial uses and the encouragement of redevelopment of blighted and substandard areas within the City shall be particular objectives of this district as well as the following:

Sec. 3. Permitted uses.

- The following uses shall be permitted in this zoning district:
- (1) Residential uses of all types, including non-commercial uses of recreational, cultural or religious nature and commercial uses directly supportive of and sized to serve the proposed residential uses.
 - (2) Commercial uses of all types which are compatible with each other and the adjoining land uses and which are consistent with the comprehensive plan of current adoption.
 - (3) Industrial uses of all types which are compatible with each other and the adjoining land uses and which are consistent with the comprehensive plan of current adoption.
 - (4) Mixed uses, including combinations of residential, commercial and/or industrial uses which are compatible with each other and the adjoining land uses and which are consistent with the comprehensive plan of current adoption.

Sec. 4. Minimum requirements.

- In authorizing a planned unit development, the planning commission, in its review and recommendation of the PUD and the city council in its review and approval of any PUD, may alter the yard, building setbacks, building height, building size, lot coverage, off-street parking and loading areas, open space, landscaping, signage and other regulations normally applicable to a zoning district, provided that in no event shall a use which is inconsistent with the comprehensive plan of current adoption, which would be incompatible with adjoining land uses or which would overburden public services or facilities, overload the street or utility systems serving the area be authorized or be detrimental to the public health, safety and welfare and further provided that the following shall be minimum standards unless it is determined by the planning commission and city council that a lesser standard, including a zero (0) side yard, is appropriate and will not be detrimental to public safety.
- (a) Minimum front yard: Twenty (20) feet from the right-of-way line of the street(s) abutting the lot.
 - (b) Minimum side and rear yard: Five (5) feet.

ARTICLE XX. PARKING REGULATIONS

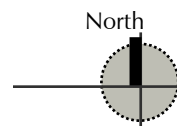
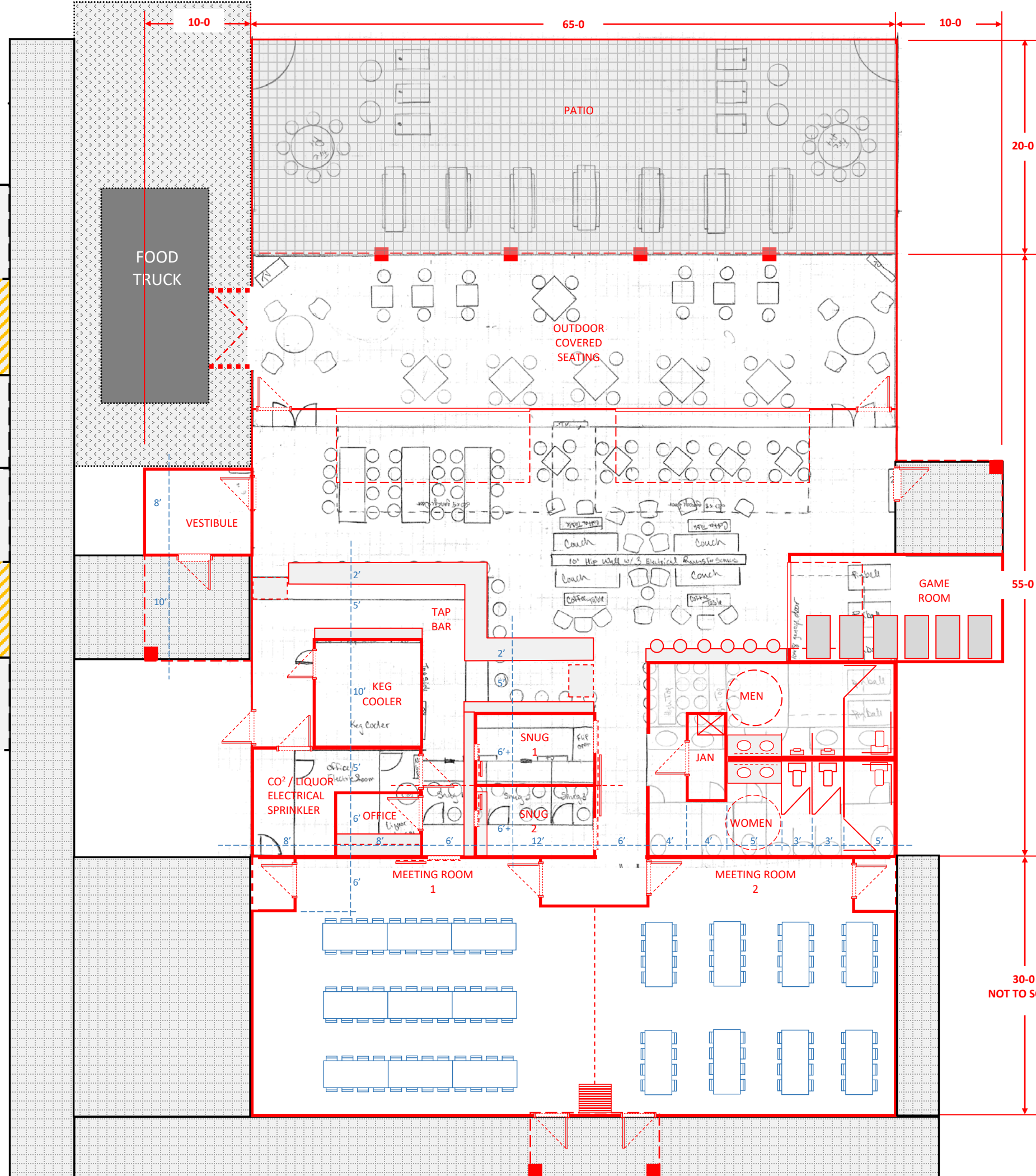
Sec. 1. Space requirements.

- Whenever a structure is erected, converted or structurally altered and where required by this ordinance there shall be provided off-street parking space as follows:
- (5) Churches and other places of public assembly: One off-street parking space shall be provided for each five (5) seats based on maximum seating capacity of the main assembly room or sanctuary.
 - (10) Eating and lounge establishments: One off-street parking space for each three (3) seats.
 - ◆ Meeting Room seating = 130 (estimated)
1500/7 = 214 people/5 =43 parking stalls required including 2 HC Accessible stalls one of which to be van accessible.
 - ◆ Interior seating = 130 (estimated)
130/3 = 43 parking stalls required including 2 HC Accessible stalls one of which to be van accessible.
 - ◆ 54 stalls including 4 HC Accessible stalls shown. Balance to be shared at in an agreement with the Convention Center to the north.

Project # 2025-00-021
12-17-2025

TAPROOM bar

3417 Holoch Street
York, NE 68467



FLOOR Plan – concept 5

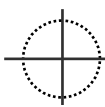
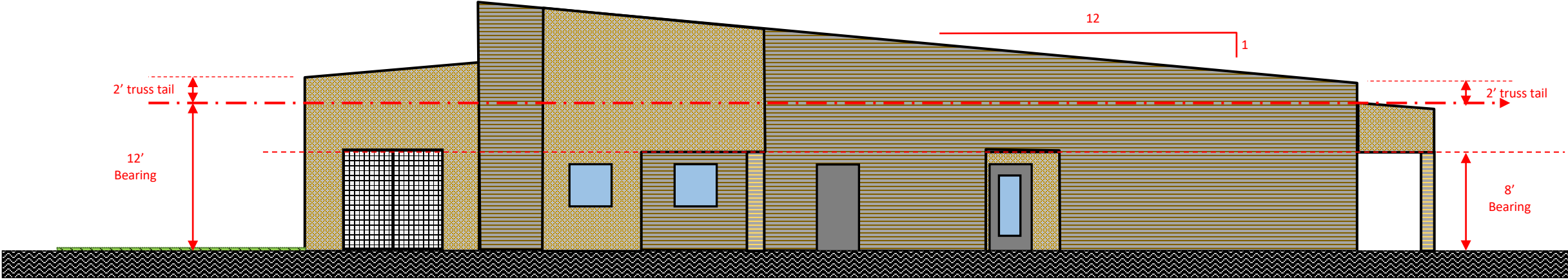
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Project # 2025-00-021
12-17-2025

TAPROOM bar

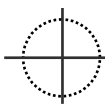
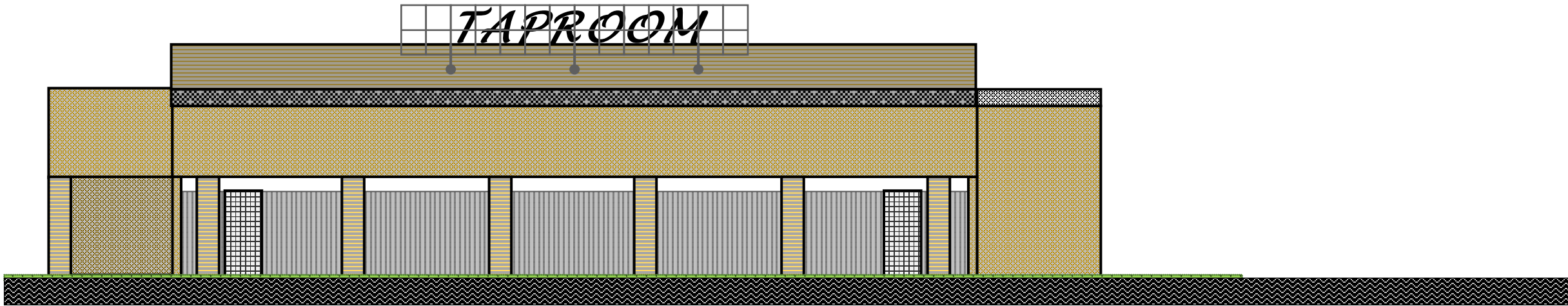
3417 Holoch Street
York, NE 68467

Architecture **1** NE
8030 Thornview Road
Lincoln, NE 68506
402.580.2312 c
402.489.5112 p.f.
ksuhr@neb.rr.com



WEST Elevation – concept 5

Scale: 1/10" = 1'-0" (on 11 X 17 paper)



NORTH Elevation

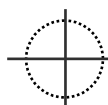
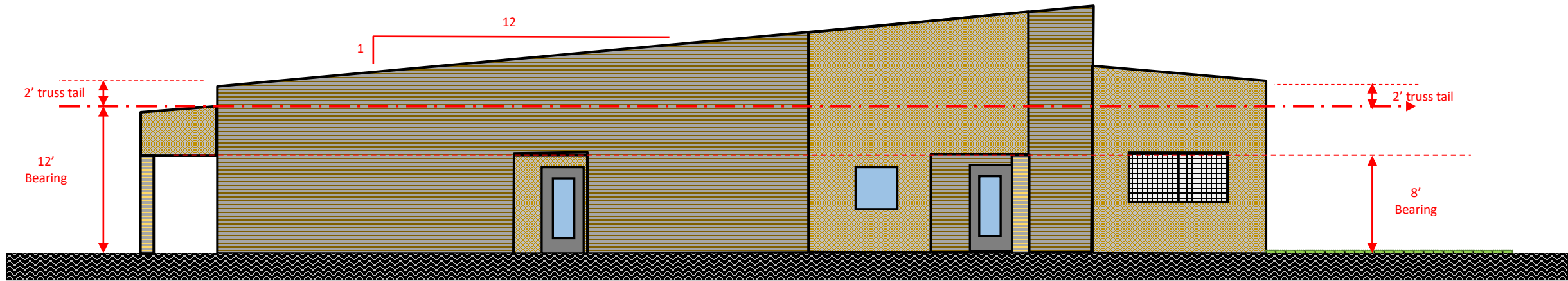
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Project # 2025-00-021
12-22-2025

TAPROOM bar

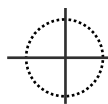
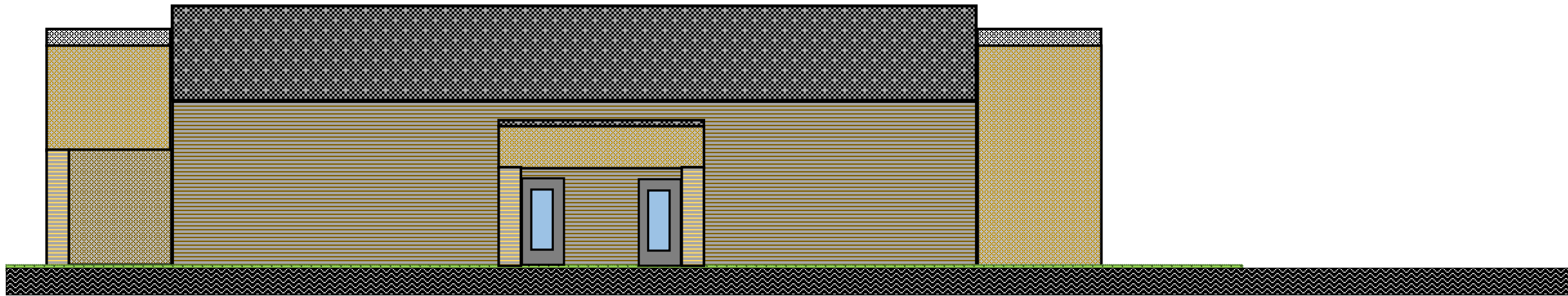
3417 Holoch Street
York, NE 68467

Architecture **1** NE
8030 Thornview Road
Lincoln, NE 68506
402.580.2312 c
402.489.5112 p.f.
ksuhr@neb.r.com



EAST Elevation – concept 5

Scale: 1/10" = 1'-0" (on 11 X 17 paper)



SOUTH Elevation

Scale: 1/8" = 1'-0" (on 11 X 17 paper)

Project # 2025-00-021
12-22-2025

TAPROOM bar

3417 Holoch Street
York, NE 68467

Architecture **1** NE
8030 Thornview Road
Lincoln, NE 68506
402.580.2312 c
402.489.5112 p.f.
ksuhr@neb.r.com



Nebraska Liquor Control

301 Centennial Mall
South - 1st Floor PO
Box 95046 Lincoln
NE 68508

Additional Information Requested

File Number: 173267

LICENSE TYPE

Class C Beer, Wine, Spirits On
and Off Sale

ADDITIONAL INFORMATION DATE
RECEIVED

2026-06-16

SECONDARY LICENSE(S)

None selected

LICENSEE LEGAL NAME

Hoppy Days LLC

LICENSEE TYPE

Corporation

DOING BUSINESS AS

White Elm Brewing Company

CORPORATE NUMBER

2510364276

INCORPORATION DATE

2025-10-02

CORRESPONDENCE ADDRESS

White Elm Brewing Company
C/O Kolby Wood
2717 S. 8th Street STE 1
Lincoln, NE 68502

MAILING ADDRESS

White Elm Brewing Company
2717 S. 8th Street STE 1
Lincoln, NE 68502

PHYSICAL ADDRESS

White Elm Brewing Company
316 East Holoch Street
York, NE 68467

CONTACT NAME Kolby A Wood	PREFERRED CONTACT METHOD Phone
CONTACT PHONE (402) 975-9040	ALTERNATE PHONE (402) 261-6078
FAX	EMAIL kolby@whiteelmbrewing.com

CORPORATE STRUCTURE

NAME	POSITION/TITLE	PARENT COMPANY	% INTEREST
Kylee Roberts	President	Hoppy Days LLC DBA White Elm Brewing Company	23.3
Doug Roberts	Partner	Hoppy Days LLC DBA White Elm Brewing Company	23.5
Kolby A Wood	Partner	Hoppy Days LLC DBA White Elm Brewing Company	7
Cody Holoch	Partner	Hoppy Days LLC DBA White Elm Brewing Company	23.3
Jessica Holoch	Partner	Hoppy Days LLC DBA White Elm Brewing Company	23.5

ADDITIONAL INFORMATION

ADDITIONAL INFORMATION REQUESTED

Who can utilize the bank account? Answer in comment box.
Please include signed lease from Brew Crew LLC to Hoppy Days LLC.
Thank you. If you have any questions, please feel free to contact me at
402.471.4893 / Traci.Christman@nebraska.gov

ADDITIONAL INFORMATION PROVIDED

Bank access will be limited to owners Doug Roberts, Klee Roberts, Jessica Holoch, Cody Holoch and Kolby Wood

DOCUMENTS

TYPE	FILE NAME	DESCRIPTION
Lease / Deed / Purchase Agreement	lease.pdf	Lease Agreement with TBD rental rates

APPLICANT

Kolby Wood



Nebraska Liquor Control

301 Centennial Mall
South - 1st Floor PO
Box 95046 Lincoln
NE 68508

Application Copy

File Number: 173267

LICENSE TYPE

Class C Beer, Wine, Spirits On
and Off Sale

APPLICATION DATE RECEIVED

2026-05-24

SECONDARY LICENSE(S)

None selected

LICENSEE LEGAL NAME

Hoppy Days LLC

LICENSEE TYPE

Corporation

DOING BUSINESS AS

White Elm Brewing Company

CORPORATE NUMBER

2510364276

INCORPORATION DATE

2025-10-02

CORRESPONDENCE ADDRESS

White Elm Brewing Company
C/O Kolby Wood
2717 S. 8th Street STE 1
Lincoln, NE 68502

MAILING ADDRESS

White Elm Brewing Company
2717 S. 8th Street STE 1
Lincoln, NE 68502

PHYSICAL ADDRESS

White Elm Brewing Company
316 East Holoch Street
York, NE 68467

CONTACT NAME Kolby A Wood	PREFERRED CONTACT METHOD Phone
CONTACT PHONE (402) 975-9040	ALTERNATE PHONE (402) 261-6078
FAX	EMAIL kolby@whiteelmbrewing.com

CORPORATE STRUCTURE

NAME	POSITION/TITLE	PARENT COMPANY	% INTEREST
Kylee Roberts	President	Hoppy Days LLC DBA White Elm Brewing Company	23.3
Doug Roberts	Partner	Hoppy Days LLC DBA White Elm Brewing Company	23.5
Kolby A Wood	Partner	Hoppy Days LLC DBA White Elm Brewing Company	7
Cody Holoch	Partner	Hoppy Days LLC DBA White Elm Brewing Company	23.3
Jessica Holoch	Partner	Hoppy Days LLC DBA White Elm Brewing Company	23.5

ADDITIONAL INFORMATION

MARITAL STATUS Single	
MANAGED BY AGENT No	
PREMISES TYPE Bar/Lounge (on prem)	PREMISES NAME White Elm Brewing Company
OPERATOR Kolby A Wood	CORPORATE LIMIT DESIGNATION Inside

LEASE OR OWN

Own

PHYSICAL ADDRESS

White Elm Brewing Company
316 East Holoch Street
York, NE 68467

MAILING ADDRESS

White Elm Brewing Company
C/O Kolby Wood
2717 S. 8th Street STE 1
Lincoln, NE 68502

CONTACT NAME

Kolby A Wood

PREFERRED CONTACT METHOD

Phone

CONTACT PHONE

(402) 975-9040

ALTERNATE PHONE

FAX

EMAIL

kolby@whiteelmbrewing.com

PREMISES MANAGER

Kolby A Wood

PREMISES MANAGER EMAIL

kolby@whiteelmbrewing.com

QUESTIONS

Class C Beer, Wine, Spirits On a

1. READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY

Has any officer, member, owner, or manager named in this application;
or their spouse, EVER been convicted of or plead guilty to any charge?

*The Commission must be notified of any arrests and/or convictions
that may occur after the date of this application.

No

2. What are the building dimensions: Enter length and width in feet separated by a comma (i.e. L20, W15) *Not square feet*

A simple sketch of the area to be licensed will be required to be uploaded in the Documents Section.. Include the length x width, direction of NORTH and number of floors of the building. (NO BLUEPRINTS)

L85, W65

3. Is there an outdoor area?

*Permanent fence or barrier is required for outdoor areas. Please contact the local governing body for other requirements regarding fencing.

Yes

L20, W65

4. Will a basement be used for alcoholic storage or sale?

No

5. How many floors of the building? (excluding basement) Please indicate which floors will be included in the liquor license.

1

6. Is premises to be licensed within 150 feet of a church, school, hospital, home for indigent persons or for veterans, their wives, and children?

No

7. Is premises to be licensed within 300 feet of a college campus or university?

No

8. Are you acquiring any alcohol prior to obtaining this liquor license? If you are purchasing a business with a current license; this includes alcohol purchased as part of a business purchase agreement.

No

9. What date do you intend to open for business?

7/1/2026

10 What are the anticipated hours of operation?

Mon-Sun Noon to Midnight

11 Are you borrowing any money from any source, including family or friends, to establish and/or operate the business?

Yes

Union Bank and Trust

12 Will any person or entity, other than the applicant, be entitled to a share of the profits of this business?

No

13 Is anyone listed on this application a law enforcement officer?

No

14 What is the primary bank and/or financial institution to be utilized by the business AND list the individual(s) who are authorized to write checks and/or withdrawals on accounts at this institution.

Union Bank and Trust

15 Do you have prior experience or training in selling, serving or managing alcohol sales?

Yes

Kolby Wood has 22 years of experience owning and operating bars and restaurants including multi location Restaurant Bars in Denver Metro with approx 250 employees and White Elm Brewing Company in Lincoln for the past 10 year. Tips/servesafe/Responsible hospitality management training. Johnson and Wales Providence RI Culinary/Hospitality Educated

16 Are all individuals named in this application as a part of the ownership and/or manager over 21 years of age?

Yes

17 Do you intend to sell cocktails to go as allowed under Neb Rev. Statute 53-123.04(4)?

No

18 Do you intend to allow drive through services (curb side pick up) allowed under Neb Rev. Statute 53-178.01(2)

No

19 List all past and present liquor licenses held in Nebraska or any other state by any person named in this application. List the license holder name, location of license, and license number (if available). Also list reason for termination of license(s) previously held.

Kolby Wood:

Hoppy Days LLC 2025-Current
2717 S 8th Street STE1
Lincoln NE 68502
159258 & 159259

White Elm Brewing Company 2016-2025
2717 S 8th Street STE1
Lincoln NE 68502
119796/119797

Slattery's Irish Pub Dec 2007- Mar 20014
5364 Greenwood Plaza BLVD
Greenwood Village CO 80111

Maggie Smiths Irish Pub Dec 2011-Mar 2014
6631 S Peoria St
Englewood, CO 80112

McLoughlin's Restaurant and Bar June 2009-Mar 2014
2100 16th Street STE 145
Denver, CO 80202

The Irish Snug Dec 2012-March 2014
1201 E Colfax AVE #100
Denver, CO 80218

Kylee & Doug Roberts, Jessica and Cody Holoch
Hoppy Days LLC DBA White Elm Brewing Company
2717 S. 8th Street STE 1
Lincoln, NE 68502
159258 & 159259

20 Has the premises location been previously licensed within the last 2 years?

No

21 Are you applying for a Temporary Operating Permit?

No

22 Is the lease, deed, or purchase agreement for the premises listed under the applicant's name (LLC, Corporation, or Individual)? If the property is owned personally but the application is under an LLC or Corporation, a lease agreement must be made between the owner and the entity applying for the license.

Yes

23 If applying as a LLC or Corporation; is your LLC or Corporation active with the Nebraska Secretary of State? (Please mark yes if applying as an individual or partnership)

Yes

24 Per Nebraska Revised Statute 53-103.18 - Manager, defined: Manager means a person appointed by a corporation or limited liability company to oversee the daily operation of the business licensed in Nebraska. A manager shall meet all the requirements of the Nebraska Liquor Control Act as though he or she were the applicant, including residency.

What is the premises manager's name?

Kylee Roberts

25 What is the manager's address?

2530 S 24th St
Lincoln NE 68502

26 What is the manager's phone number?

402-430-1621

27 What county is the manager registered to vote in?

The manager must be a resident of the state of Nebraska. If the manager is not registered to vote they can complete their voter registration here - <https://www.nebraska.gov/apps-sos-voter-registration/>

Lancaster

28 What is the manager's email address? An email will be sent to them to obtain their personal information.

Kylee.Roberts@yahoo.com

29 Is the manager married?

Yes

Doug Roberts

doug.l.roberts@gmail.com

DOCUMENTS

TYPE	FILE NAME	DESCRIPTION
Premises Description & Diagram	2025-12-22 00 TAPROOM BAR site & floor PLANS - CONCEPT 5 with ELEVATIONS.pdf	Site Plan, overhead and elevations
Privacy Act Statement	Doug and Kylie Disclosure.pdf	
Privacy Act Statement	Holoch Discosures.pdf	
Privacy Act Statement	SW Background Check.pdf	
Privacy Act Statement	KW Criminal Disclosure.pdf	
Lease / Deed / Purchase Agreement	001 BrewCrew Holdings Operating Agmt.pdf	
Lease / Deed / Purchase Agreement	brew crew cert of org.pdf	
Business Plan	York Plan.doc	

APPLICANT

Kolby Wood

DECLARATION

☒ I (We) the applicant(s) agree and consent

By checking the box next to "I (We) the applicant(s) agree and consent", the applicant(s) hereby consent(s) to an investigation of background and release present and future records of every kind and description including, but not limited to, police records, tax records, bank or lending institution records, and corporate records. I consent to the release of any documents supporting any declarations made in this application and agree to provide any documents supporting these declarations to the Nebraska Liquor Control Commission (NLCC) or the Nebraska State Patrol (NSP) immediately upon demand. I agree to provide any record needed in furtherance of any investigation related to this application immediately upon demand to the NLCC or the NSP. I waive any right or cause of action that I may have against the NLCC, the NSP, or any other individual or entity disclosing or releasing any investigatory or supporting records related to this application or the review of this application.

I acknowledge that false information submitted in this application is grounds for denial of a license. Any license issued based on the information submitted in this application is subject to additional conditions, cancellation, revocation, or suspension if the information contained herein is incomplete, inaccurate, or fraudulent. I acknowledge that any changes to the information contained in this application must be reported to the NLCC. I acknowledge the review of this application will involve a criminal record check of all owners, partners, managers, officers and stockholders or members owning 25% interest in the applying entity and their spouses. Any license granted by the NLCC is subject to the provisions of the Nebraska Liquor Control Act and the Rules & Regulations of the NLCC, and that failure to comply with these provisions and rules may subject the license to suspension, cancellations, or revocation. I acknowledge that a licensee must keep complete, accurate, and separate records and that a licensee's records and books are subject to inspection by the NLCC. NLCC auditors and law enforcement officers are authorized to enter and inspect the licensed premises at any time to determine whether any provision of the Act, rule or regulation, or ordinance has been or is being

violated. I acknowledge that it is the licensee's responsibility to comply with the provisions of the Nebraska Liquor Control Act and the Commission's rules and regulations.

If I am an individual applicant, I will supervise in person the management and operation of the business and operate the business authorized by the license for myself and not as an agency for any other person or entity. If I am a corporate applicant, I will ensure that an approved manager will supervise in person the management and operation of the business. If I am a partnership applicant, I will ensure one partner supervises the management and operation of the business.

I will operate the licensed business in compliance with all applicable laws, rules and regulations, and ordinances and to cooperate fully with any authorized agent of the NLCC.

I declare under penalty of perjury that I have read the contents of this application and, to the best of my knowledge, believe all statements made in this application are true, correct, and complete.

Applicant Notification and Record Challenge: An applicant's fingerprints will be used to check the criminal history records of the FBI. The applicant may complete or challenge the accuracy of the information contained in the FBI Identification Record. The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in 28 CFR 16.34.

LEASE AGREEMENT

THIS AGREEMENT is entered into this 15th day of June 2026 between **BrewCrew Holdings, LLC** a Limited Liability Company ("Lessor/owner") and **Hoppy Days, LLC dba White Elm Brewing Co** ("Tenant") for the rental property located at 316 East Holoch Street York, NE 68467. Lessor/owner hereby agrees to lease the Premises to Tenant, and the Tenant agrees to lease the Premises from Lessor, all on the terms and conditions as set forth in this agreement.

1. **Term:** This Agreement shall commence on July 1, 2026 and shall terminate June 30, 2031.

2. **Renewal Terms:** This Lease shall automatically renew for an additional period of 5 years per renewal term, unless either party gives written notice of termination no later than 150 days prior to the end of the term or renewal term. The lease terms during any such renewal term shall be the same as those contained in this Lease except that the lease installment payments shall be \$ TBD per month.

3. **Rent:** Rent is due the first of each month, with a 10 percent late fee assessed if not paid by the 5th of each month. On the 6th day, tenant will pay said 10 percent late fee, plus tenant will pay \$5.00 per day each day thereafter until balance is paid in full. The monthly rental to be received by the Lessor on the premises which will be occupied by **Hoppy Days, LLC dba White Elm Brewing Co** shall be as follows:

\$ TBD per month

4. **Security Deposit:** A security deposit of one month's rent \$ TBD is due at the time of the initiation of this lease. The return of such damage deposit or portion thereof shall be determined if an inspection by Lessor/owner is deemed satisfactory at the time occupancy by tenant has ceased. Tenant is required to give a day notice in writing to landlord prior to vacating said premises. If a 60 day notice is not given, landlord will keep damage deposit. Said damage deposit WILL NOT be substituted for rent.

BrewCrew Holdings, LLC a Limited Liability Company ("Lessor/Owner")

By: [Signature] 6-15-26
Title: Doug Roberts, Managing Member

By: [Signature]
Hoppy Days, LLC dba White Elm Brewing Co
Tenant

6-15-26

Date

Nebraska Secretary of State

HOPPY DAYS, LLC

Wed May 27 11:10:27 2026

SOS Account Number

2510364276

Status

Active

Principal Office Address

1232 HIGH STREET

SUITE #2

LINCOLN, NE 68502

Registered Agent and Office Address

DOUG ROBERTS

1232 HIGH STREET

SUITE #2

LINCOLN, NE 68502

Designated Office Address

1232 HIGH STREET

SUITE #2

LINCOLN, NE 68502

Nature of Business

Not Available

Entity Type

Domestic LLC

Qualifying State: NE

Date Filed

Oct 02 2025

Next Report Due Date

Jan 01 2027

Filed Documents

Filed documents for HOPPY DAYS, LLC may be available for purchase and downloading by selecting the Purchase Now button. Your Nebraska.gov account will be charged the indicated amount for each item you view. If no Purchase Now button appears, please contact Secretary of State's office to request document(s).

Document	Date Filed	Price	
Certificate of Organization	Oct 02 2025	\$0.45 = 1 page(s) @ \$0.45 per page	Purchase Now
Proof of Publication	Oct 27 2025	\$0.45 = 1 page(s) @ \$0.45 per page	Purchase Now

Good Standing Documents

- If you need your Certificate of Good Standing Apostilled or Authenticated for use in another country, you must contact the Nebraska Secretary of State's office directly for information and instructions. Documents obtained from this site cannot be Apostilled or Authenticated.

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\$6.50

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Hoppy Days LLC DBA White Elm Brewing Company York

Introduction

Hoppy Days LLC DBA White Elm Brewing Company, a Nebraska based Limited Liability Company owned by Doug & Kylee Roberts, Cody & Jessica Holoch as well as Kolby Wood, the current brewer/General Manager of White Elm Brewing. Hoppy Days LLC is seeking to expand to a second on-premise “White Elm Brewing Company” Taproom in York Nebraska and will be seeking a Class C liquor License. A separate LLC owned and operated by the shareholders of Hoppy Days LLC, called Brew Crew LLC, has purchased the land and is in the process of building the taproom. The ownership investment in the development is estimated at approximately \$1,300,000.00.

Company Organization

Hoppy Days LLC is a partnership founded between Doug Roberst (DR), Kylee Roberts (KR) Cody Holoch (CH), Jessica Holoch (JH) and Kolby Wood (KW) in 2025. KR, DR & CH’s roles will be in a Co-CEO capacity; managing long ranging business decisions, budgeting, P&L’s and other executive decisions/planning. KW’s will act as Chief Operations Officer, overseeing brewing, production and taproom operations in the Lincoln NE location as well as overseeing all operations in the York NE taproom. KW’s responsibilities will be focused on day-to-day operations as well as counsel on long-ranging business decisions and growth.

Hoppy Days LLC currently employs approximately 13 people ranging from front of house management, servers, bartenders, cleaners, and brewers. Hoppy Days LLC will seek to add one full-time general manager, two full-time managers and approximately 15 front of house staff members to staff the York Taproom.

The production facility that will supply White Elm Brewing Company products to the York Taproom is location is at 7th and Van Dorn st in Lincoln NE in flex unit space allowing our operation ample space for satiating demand at both the Lincoln and York Taprooms, growth in distribution and expansion of future Hoppy Days LLC taprooms in new strategic markets.

Projected annual revenues for the York Taproom will be in the 1.1-1.2m in annual sales with approximately 300k slated for staff wages. The anticipated local economic impact will be adding 1.5m to the York economy.

RESOLUTION NO. 2026-19

BE IT RESOLVED

That Hoppy Days LLC, dba White Elm Brewing Company, has made application for a Class “C” Liquor License for sale of Beer, Wine, Spirits, On and Off Sale at 316 E. Holoch Street, York, Nebraska.

That the Mayor and City Council of the City of York, Nebraska, have held a public hearing on the 30th day of July, 2026, pursuant to Nebraska Liquor Control Act and Chapter 4, Section 49 -51 of the Municipal Code of the City of York; and

That notice of the time and place of hearing herein has been given as provided by law; and

That the Mayor and Council in hearing conducted herein have considered licensing standards and criteria set forth in Chapter 4, Section 49 -51 of the Municipal Code of the City of York, and appropriate statutory provisions and find:

- (1) That the application will further the public interest.
- (2) That the application will provide an improvement to the locality or neighborhood
- (3) That the application will provide an improvement to the City of York, Nebraska, and a true increase to the service to the public.
- (4) That the application will not be detrimental to the public health, safety and welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF YORK, NEBRASKA, that it is the recommendation of this body that the application for a Class “C” liquor license for the sale of Beer, Wine, Spirits, On and Off Sale, as submitted by Hoppy Days LLC dba White Elm Brewing Company, 316 E. Holoch Street, City of York, Nebraska, be approved/denied/no recommendation made and such recommendation be transmitted to the Nebraska Liquor Control Commission.

Dated this 30th day of July, 2026.

Barry Redfern, Mayor

ATTEST:

Amanda Ring, City Clerk