

H.4

**ORIGINAL PROPOSAL
SUBMISSIONS
#61-80**

Grant Application

Row 61

Organization Name (if applicable)	Edward Breckenridge Agency Inc and LB Insurance Services
Physical Address	6020 Ames Ave Omaha, NE 68104
Mailing Address	
Website	
Social Media Accounts	Face Book
Name	Edward Breckenridge
Title	
Email Address	ebrecken@amfam.com
Phone	+1 (402) 455-4545
Team	No
Organizational Chart	
Other Completed Projects and/or Accomplishments	
Proposal Title	Edward Breckenridge Agency, Inc
Total Budget (\$)	\$250,000.00
LB1024 Grant Funding Request (\$)	\$250,000.00
Proposal Type	Capital project
Brief Proposal Summary	We are two insurance companies that share one building at 6020 Ames Ave, Omaha 68104. One agent is captive and the other is a broker. We are able to keep insurance options in the community by referring business to each other. We are looking to grow both business by expanding the building and hiring more staff to be able to accommodate the community with jobs and more insurance options. This will keep money in the community and let the dollar circulate more often. Because of our vision, we believe that the timeline should take less than six months.
Timeline	If we are able to start early 2023 the project should be complete with in 6 months
Percentage completed by July 2025	100%
Funding Goals	Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Other Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.)
"other" explanation	

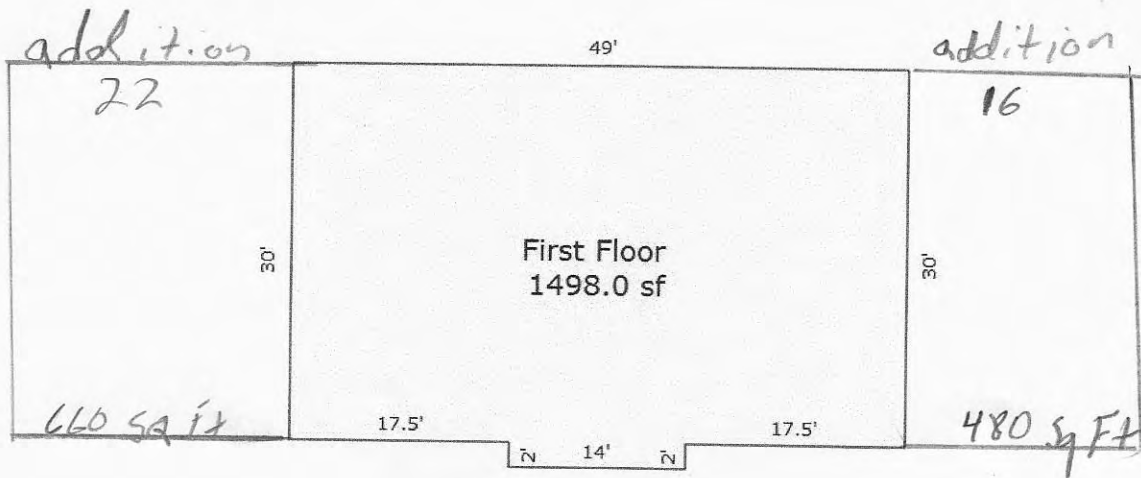
Proposal Description and Needs Alignment	Our proposal would address financial and quality of life. One way this can be achieved is by educating the community on how the investment of life insurance could dramatically affect a family financially and for generations.
Visioning Workshop Findings Alignment	We would bring jobs and foster new businesses to the community by offering space for interested businesses to lease.
Priorities Alignment	Our proposal aligns with LB1024 strategic properties by recognizing the need for jobs and economic development. We want to offer jobs with benefits and good wages.
Economic Impact	The jobs we would offer are for customer services representatives (CSR) and people who currently hold an insurance license. We would also offer education and help people to get licensed. The starting wages for the CSR would be \$14 per hour and a licensed employee would be \$17 per hour plus commissions.
	6 permanent jobs
	N/A
	Starting wages would be \$14 for a CSR and \$17 and hour for someone with a license, plus commission opportunities
	N/A
Community Benefit	This proposal would jobs to the community and the construction would help beautify the area/community.
	This proposal would help by bringing pride and jobs and can also help with quality of life by us educating the community on how insurance can help with everyday financial decisions.
Best Practices/Innovation	N/A
Outcome Measurement	By us being able to offer higher wages we are able to teach and hire adequate staff to accommodate the community
	They would be measured by the retention of our business and feed back from our customers.
	N/a
Partnerships	No
Displacement	No
Displacement explanation	
Physical Location	We are a standalone building located at 6020 Ames Ave Omaha, NE 68104 and we are looking to add an addition to the building and hire more staff.
Qualified Census Tract	Adjacent to one or more QCTs
Additional Location Documents	
Property Zoning	Yes
Is the project connected to utilities?	
	Yes
	Yes
Design, Estimating,	No

and Bidding

	No
	The construction of the building is based off of the amount to build per Square foot (\$250.00)
General Contractor	No
Request Rationale	File will be uploaded
Grant Funds Usage	The funds would be used towards the building improvements and help with employment.
Proposal Financial Sustainability	Yes
	After the initial investment the operations would be self sufficient because we are an existing business and the investment would help elevate our business
Funding Sources	N/A
	N/A
	I do not know
Scalability	This proposal is scalable
	N/A
Financial Commitment	Our pledge is to be transparent in all transactions, actions and correspondence at all times. We understand the importance of being financially responsible and we are dedicated and committed to the process.
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
ARPA Reporting and Monitoring Process Acknowledgme	<input checked="" type="checkbox"/>
LB1024 Funding Sources Acknowledgment	<input checked="" type="checkbox"/>
Public Information	<input checked="" type="checkbox"/>
File Uploads	Plans and detailed descriptions, including pictures and a map of the site location/surrounding area

Office Building
6020 Ames

Existing Building



Slab no Basement
1 Story

Sketch by Apex Sketch

Grant Application

Row 62

Organization Name (if applicable)	Omaha Municipal Land Bank
Physical Address	1905 Harney Street, Suite 224 Omaha, NE 68102
Mailing Address	
Website	www.omahalandbank.org
Social Media Accounts	Facebook: www.facebook.com/omahalandbank LinkedIn: www.linkedin.com/company/omahalandbank/ Instagram: www.instagram.com/omahalandbank/
Name	Shannon Snow
Title	Executive Director
Email Address	grants@omlb.org
Phone	+1 (402) 800-1235
Team	Yes
	Shannon Snow, Executive Director Deana Walocha, In-House Counsel Andrea Purdy-Steenholdt, Director of Operations Carisma Jano, Legal Assistant
Organizational Chart	The Land Bank currently employs four full-time staff: Executive Director, In-House Counsel, Director of Operations, and a Legal Assistant. The Executive Director and staff work under the supervision of a Board of Directors, which consists of seven voting members and additional nonvoting members all appointed by the Mayor of Omaha. A copy of our organizational chart is attached.
Other Completed Projects and/or Accomplishments	The Omaha Municipal Land Bank is the only land bank in the state of Nebraska today. Our programs, services, and statutory abilities are what differentiate the Land Bank from traditional real estate organizations. Under the Nebraska Municipal Land Bank Act, land banks have the unique ability to acquire property, extinguish any title encumbrances, and dispose of them for redevelopment. The Omaha Municipal Land Bank (OMLB) is a local, governmental, nonprofit organization that acquires, maintains, and sells vacant and distressed properties for productive use. Each year, the Land Bank maintains an average of 300 vacant properties in Omaha. Several of these properties are located in Omaha's most underserved neighborhoods. Vacant, abandoned, and dilapidated properties result in an increase of violent crime, safety and health hazards, and depressed property values. By acquiring, maintaining, and selling these properties for strategic reuse, the OMLB is able to support long-term community redevelopment in Omaha. The Land Bank's disposition priorities ensure that properties are sold for the highest and best use. In 2021, the Land Bank updated its policies to include prioritizing the sale of properties in historically redlined areas to residents within that community. Under this policy, the Land Bank can help ensure that residents in historically redlined communities are given the opportunity to build generational wealth through purchasing a property. The Omaha Land Bank was the first in the country to have this type of priority, and it has established itself as a national leader in diversity, equity, and inclusion. The policy itself serves as an example for other communities to incorporate generational wealth-building priorities into their processes. In October, the Land Bank board is expected to pass updated policies that will further solidify this commitment to empowering development and promoting generational wealth. This new policy prioritizes neighbors and includes language that applies to South Omaha residents. In 2021, the Land Bank sold 66 properties to buyers who had plans to expand property lines (24% of dispositions), create community spaces (13%), build new housing (38%), or build a new business (7.5%). Side lots, which are unbuildable lots, comprised 9.2% of property sales in 2021. In the upcoming

years, the OMLB will continue focusing its efforts on acquiring, maintaining and selling distressed properties.

Proposal Title	Lot Acquisition and Preparation
Total Budget (\$)	\$2,400,000.00
LB1024 Grant Funding Request (\$)	\$2,400,000.00
Proposal Type	Capital project
Brief Proposal Summary	<p>Each year the Land Bank maintains approximately 350 properties, most of which are available for purchase. Currently, there are 202 buildable lots available, but only 75 are ready for development today. Additionally, there is a general lack of availability of assembled properties for the development of multiple-units, infill development becomes challenging. Development efficiencies are gained when a buyer can construct multiple units in one area, and it is often these efficiencies that assist the development in becoming cost-effective and profitable for the developer, generating opportunities for stable housing and generational wealth building in North Omaha. The Land Bank has 90 properties on blocks that present opportunities for land assembly in North Omaha. In South Omaha, the challenge is slightly different. The number of properties with delinquent taxes is much smaller, resulting in a smaller amount of inventory held by the Land Bank. Although these properties do not suffer from the tax delinquency, preliminary assessments have identified that vacancy and abandonment is a challenge in South Omaha, and as a result the Land Bank would need to acquire vacant properties via purchase to clear the code violations and return them to the market. Additionally, our lots come with challenges. Significant grades, infrastructure availability, overgrown trees and crumbling historic foundations represent only a few issues that make construction complicated to even experienced developers. When this is combined with lending challenges, it becomes difficult to dispose of property, especially to neighborhood developers and residents within the historically redlined community, as identified in the attached Land Bank Disposition Policy. Due to the amount of property owned by the Land Bank and our ability to leverage governmental and philanthropic funding, we are uniquely positioned to assemble lots and conduct preliminary site preparation of to create "shovel-ready" sites- to help offset these significant development costs and increase the pool of buyers who are qualified to purchase Land Bank property. The Land Bank has identified 20 properties that could be buildable if there were some sort of investment made on them, such as clearing trees, replating, changing zoning, etc. We estimate with a total investment of \$1,000,000 could return 20 of these lots to the market. Additionally, the Land Bank plans to invest \$500,000 in both North Omaha for the acquisition of properties that would allow for the development of multiple units and \$500,000 in property acquisition in South Omaha for properties outside of redevelopment focus areas that require Land Bank intervention (i.e., clearing title encumbrances or leveraging governmental/donor funding to bring properties up to code) to lower the cost of investment in returning these properties to the market. An additional \$400,000 is being requested for site engineering and other soft costs. It should be noted that if the committee recommends this proposal to the Legislature for approval, the Land Bank intends to hire Lamp Rynearson to conduct a preliminary site assessment to validate this request, identify acquisition priorities, and conduct stakeholder outreach, prior to the receipt of funds. Funds for this initial assessment are not included in this request.</p>
Timeline	<ul style="list-style-type: none"> • Winter 2023—Property Acquisition Begins • Spring 2024—Assessment of Properties Acquired • Fall 2024—Property Investments Made o This will include utilizing grant funding or CBDG funds to bring properties up to code o Conduct RFP search for contractors • Winter 2024—Properties listed for sale and marketing
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area

residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)

Community Needs Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

"other" explanation

Proposal Description and Needs Alignment Vacant and abandoned properties pose serious mental and physical health challenges for neighboring residents. Research has shown that residents who live near vacant or abandoned properties have reported feelings of fear and unsafety triggered by illegal dumping, wild animals that are drawn to these sites, and the risk of fire hazards (Hollstein, L.M., 2014). Other studies have found that deteriorating neighborhoods have shown higher rates of death caused by homicide, cardiovascular disease, and other severe health issues (Leon and Schilling, 2017). The Omaha Land Bank serves the entire city of Omaha; however, we are highly invested in North and South Omaha neighborhoods and areas where vacant lots are prevalent. Each year the Land Bank serves an average of 200 clients that consists of property owners, residents, developers, community members, or non-profit organizations. At present, 90% of Land Bank lots are located in North and South Omaha. According to data from Douglas County's GIS department, about 59% of properties with active demolition orders are in City Council District 2 (North Omaha), making it the city council district with the highest percentage of distressed properties. According to the U.S. Census, 50.44% of residents in Legislative District 11 (North Omaha) are Black, 23.41% are White, 15.92% are Hispanic, 1.74% are Native American, and 6.16% are Asian. In District 13 (North Omaha), 28.69% residents are Black, 47.63% are White, 9% are Hispanics, and 11% are either Native American or Asian. In Legislative District 5 (South Omaha), 52.06% of residents are White, 6.45% are Black, 43.98% are Hispanic, 2.50% are Native American, and 1.40% are Asian. North Omaha is an area that has one of the highest rates of low-income households and unemployment in the state of Nebraska. By intentionally acquiring and selling distressed properties in areas where vacant lots are most prevalent, the Land Bank is able to promote positive redevelopment and build generational wealth in Omaha's most underserved communities.

Visioning Workshop Findings Alignment According to the findings identified in the Visioning Workshop Summary, North and South Omaha's greatest needs emphasize the lack of infrastructure, the need for development that fits within the cultural context, and the need to access community resources. Based on public comments on the North Omaha SWOT analysis, community members identified the prevalence of vacant properties as a threat and a cause for the gap in development. The acquisition and preparation of vacant parcels in North and South Omaha neighborhoods aligns with the above needs and will aim to address community needs outlined in the Visioning Workshop Findings. By acquiring vacant and abandoned property, the Land Bank is able to clear title encumbrances, maintain these properties for the betterment of the neighborhoods, and sell them for productive and positive use. The Land Bank's strategic acquisition and disposition process allows it to remove vacant and distressed properties and transform them into positive community assets by selling them to qualified buyers who have plans for redevelopment.

Priorities Alignment This proposal aligns with LB1024's strategic priorities outlined in Section 4, which includes eligible grantees in qualified census tracts and public or private entities that are working to prepare land parcels for affordable housing projects. The acquisition and lot preparation of vacant lots in North and South Omaha neighborhoods directly aligns with LB 1024's priorities to increase opportunities for affordable housing in the Qualified Census Tracts. This proposal aims to acquire vacant lots in North and South Omaha areas. It will further aim to prepare

these acquired parcels to create construction-ready sites for potential new affordable housing units.

Economic Impact

Due to several unknown factors (i.e., number of construction sites, buildable parcels, etc.), the number of jobs that could result from this redevelopment project is hard to predict. However, reports have consistently shown that new development projects often lead to increased employment opportunities. According to a report by the Santa Clarita Valley Economic Development Corporation, jobs in the construction sector increased by over 800 positions due to the amount of development projects underway. Another study by the National Association of Home Builders found that construction of 1,000 average single-family homes results in 2,900 full-time jobs. According to Intuit, the average annual salary for a construction worker in Omaha sits at \$37,500.

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The number of temporary or construction jobs is difficult to predict during these preliminary stages. We estimate 80 new potential housing units followed by the completion of necessary acquisition and lot preparation and improvements to surrounding infrastructure. We estimate 30 potential construction jobs that will result from this project. In addition, the Land Bank will seek to expand its current pool of maintenance vendors to maintain these lots while we search for qualified buyers. We estimate hiring an additional 10-15 local maintenance vendors. Under its current policies, the Land Bank will follow its normal RFP procedures when selecting contractors to conduct the proposed plans for this project. Our procurement policy prioritizes spending amongst local and small businesses. Temporary or new construction jobs will most likely result from the construction of new housing projects that will take place after the sale of these properties. According to a 2020 study by the NAHB, an average of 24 different subcontractors are used to build a single-family home.

According to Intuit, a construction worker in Omaha makes an annual average salary of \$37,500. Our current property maintenance vendors are paid an average of \$1063 per month for lots maintained.

The Land Bank's purchasing policy mirrors the City of Omaha's Tier 1 and Tier 2 SEB (Small Emerging Business Program). This policy prioritizes the Land Bank's spending amongst local and small business vendors. In 2021, the Land Bank invested \$88,206 and supported economic growth in Omaha by hiring 10 local maintenance vendors. All of our property maintenance vendors possess strong connections to the community. Following the acquisition of these properties, the Land Bank will seek to hire additional local maintenance vendors to maintain these lots while they are awaiting sale. The Land Bank will follow its normal RFQ procedures as outlined in its Procurement Policy when selecting any needed services for this redevelopment project. However, the sale of properties to historically redlined residents or residents in QCTs is prioritized under our disposition policy. We believe prioritizing the sale of these properties to residents in these areas would provide ongoing opportunities for employment, new housing, and generational wealth building.

Community Benefit

This proposal will aim transform the vacant and distressed properties in North and South Omaha neighborhoods into construction-ready sites for at least 20 new housing units. An additional 60 units will result from the Land Bank's concentrated effort in acquiring property adjacent to parcels we own or needing Land Bank intervention and making those properties available to the market. In addition, this redevelopment project will aim to improve or build any necessary surrounding infrastructure to increase accessibility to the areas in which these lots are located. Lot preparation will involve the clearing of trees, grading, new infrastructure, and necessary rezoning or replats to create construction-ready sites. The successful redevelopment of this area will result in increased of housing opportunities and improved neighborhood environments. The availability of housing will most likely attract residents to neighborhoods and increase the overall livability in North and South Omaha areas.

This proposal aims to revitalize and support redevelopment in the North and South Omaha neighborhoods by acquiring and transforming the use of vacant and distressed properties in the area into new housing opportunities. By clearing the trees and

other property encumbrances in nearly 20 distressed lots, this proposal contributes to promoting clean and safe neighborhood environments. Vacant and distressed properties result in increased crime rates, depressed property values, and pose serious mental and physical health risks for residents. Transforming these parcels into construction-ready sites for potential new housing contributes to building sustainable communities in Omaha.

Best Practices/Innovation The Great Lakes Environmental Finance Center identified nine long-term best practices for land banks and redevelopment authorities in a nationwide study. The OMLB uses the majority of these practices, including (1) A narrow focus on the goals and objectives for vacant land reutilization. The OMLB is currently focusing on mastering its core functions: acquiring, maintaining, and disposing of property. We are not financiers or developers. (2) Employ an integrated management information system containing parcel-specific information. The OMLB utilizes ePropertyPlus, an online database, to manage properties through every step of the foreclosure, acquisition, maintenance, and disposition process. (3) Coordinate city-wide strategic vision integrated with land bank planning. The OMLB works with the City of Omaha, MAPA, and Spark CDI to align property revitalization with ongoing initiatives. (4) Clearly define the terms and conditions for the sale of properties. To purchase and close on a property from the OMLB, all buyers must demonstrate that they have secured the needed funding and have obtained building permits from the City of Omaha to conduct construction. The OMLB uses special warranty deeds to ensure completed development aligns with approved plans. (5) Pursue funding streams that are diverse, innovative, and flexible. The OMLB gains revenue through property sales, tax lien investments, grant funding, and tax recapture on sold properties.

Outcome Measurement The Land Bank will utilize the following to measure the success and outcomes of this project. • Acquisition of at least 30 vacant parcels in North Omaha Redevelopment Areas • Acquisition of 20 vacant parcels in South Omaha • Lot preparation of 20 Land-Bank owned parcels to create construction-ready sites • Developed roads, improved surrounding infrastructure and accessibility to these parcels • Sale of 30% of properties to residents of historically redlined neighborhoods or residents of areas with 80% AMI.

The above outcomes will be measured by the Land Bank and its partners in this project. The Land Bank will measure lot preparation based on the successful clearing of trees, removal of trash and debris, grading, rezoning, establishment of new infrastructure, and all other necessary steps required to create construction ready sites. It will further measure outcomes based on the number of vacant parcels acquired in North and South Omaha neighborhoods.

Yes. The Land Bank intends to sell the lots to qualified buyers, developers, or community members who have plans to build new housing projects.

Partnerships Yes

If granted funds under LB1024, the Land Bank would work closely with partners like NIFA and Habitat for Humanity to find opportunities to ensure the funding of structures on the site.

The Land Bank is active conversations with NIFA and Habitat for Humanity regarding this proposal.

Displacement No

Displacement explanation

Physical Location The acquisition of properties will primarily occur in North and South Omaha areas. A site analysis study will need to be conducted to identify key property acquisition areas in North and South Omaha. We anticipate acquiring around 30 vacant parcels in North Omaha, 20 parcels in South Omaha, and conducting lot preparation of 20 Land Bank owned parcels.

Qualified Census Tract Within one or more QCTs

Additional Location Documents	NA
Property Zoning	Yes
Is the project connected to utilities?	No
	Yes
Design, Estimating, and Bidding	No
	No
General Contractor	No
Request Rationale	Based on the Land Bank's current inventory, it can cost up to \$1 million to adequately create construction-ready sites for properties with significant encumbrances. Additional funding of 20% of the total project cost is required for engineering and other soft costs, such as project management, associated with this project. Prior to accepting funds, the Land Bank will need to conduct a needs analysis on the South Omaha area in order to identify areas for property acquisition and verify infrastructure costs. The Land Bank intends to work with Lamp Rynearson to conduct these assessments.
Grant Funds Usage	LB 1024 grant funds will be used specifically to conduct site assessment of key property acquisition areas and land parcel preparation for new housing sites. Funds will be used to acquire properties in North and South Omaha, which will include but is not limited to the following: <ul style="list-style-type: none"> • Site assessment of key property acquisition areas in South Omaha • Site assessment of property acquisition areas North Omaha Redevelopment Areas • Property acquisition of at approximately 50 vacant parcels in North and South Omaha areas • Lot preparation of 20 Land Bank owned parcels to create construction-ready sites for new housing • New or improved infrastructure in the surrounding area (i.e., developed roads, sewer, utilities) of vacant parcels
Proposal Financial Sustainability	Yes
	Following the preparation of the identified parcels and the surrounding infrastructure, the Land Bank intends to sell the properties for new housing projects. The Land Bank will then re-invest the proceeds from these property sales into its land acquisition or lot preparation program.
Funding Sources	Currently, the Land Bank does not have other funding sources available for this development. However, if granted funds under LB1024 the Land Bank would work closely with partners like NIFA and Habitat for Humanity to find opportunities to ensure the funding of structures on the site.
	N/A
	No
Scalability	Yes.
	The scalability of this project would depend on available funding.
Financial Commitment	The Land Bank does not have funds secured for this project, however, we have the internal staff and systems to appropriately monitor and report on grant funds received. The Land Bank has the legal resources necessary to clear any title encumbrances on additional vacant properties it acquires. It has the internal resources and staff needed to oversee the marketing and sale of the properties after completion. It may explore hiring additional staff such as an owner's representation

firm or a project manager to provide additional oversight on projects conducted in the area.

ARPA Compliance Acknowledgment

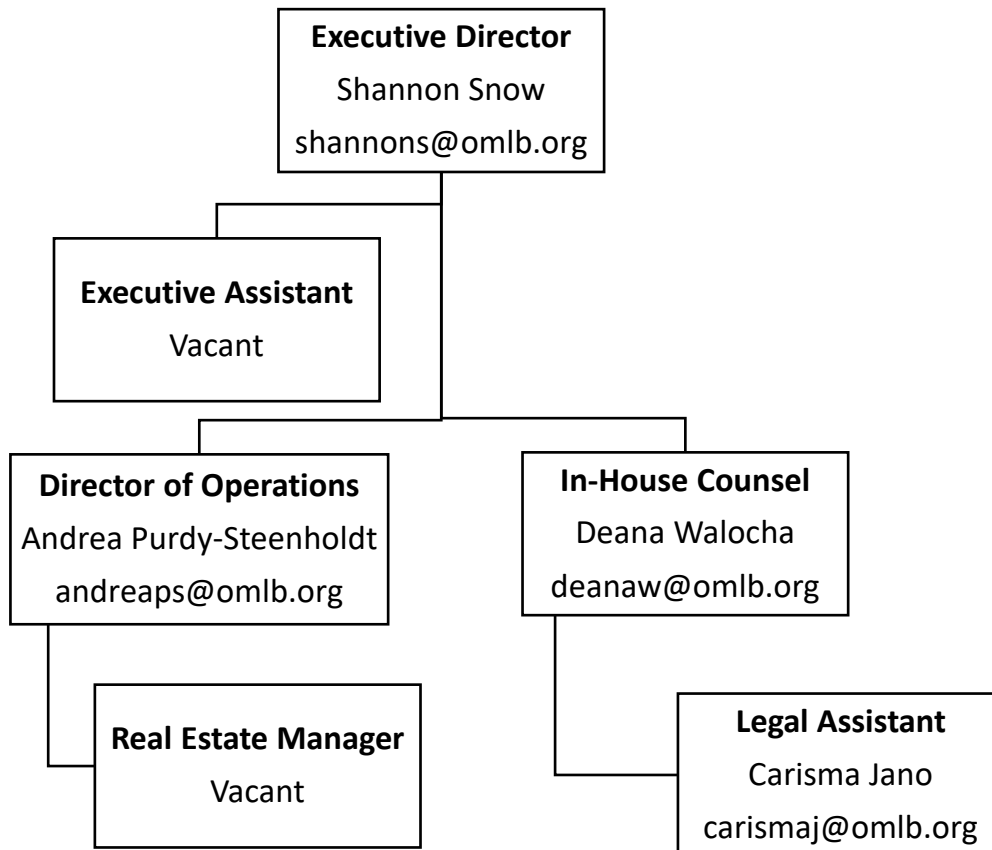
ARPA Reporting and Monitoring Process Acknowledgme

LB1024 Funding Sources Acknowledgment

Public Information

File Uploads Organizational Chart Plans and detailed descriptions, including pictures and a map of the site location/surrounding area
Proposal Budget/Sources and Uses

Omaha Land Bank Organizational Chart





Omaha Land Bank Staff

Shannon Snow, Executive Director

Shannon Snow, AICP, has served as the Land Bank's Executive Director since March 2020. Shannon is responsible for guiding the mission of the Omaha Land Bank. As the Executive Director, Shannon oversees Land Bank staff, raises funds to support daily operations and programs, and manages partnerships.

Deana Walocha, In-House Counsel

Deana Walocha, JD, holds a Doctor of Law and has over 20 years of experience as in-house counsel. Deana is responsible for managing the Land Bank's Tax-Lien Certificate Program, property acquisitions, depositories, and related legal proceedings.

Andrea Purdy-Steenholdt, Director of Operations

Andrea Purdy-Steenholdt holds bachelor's and master's degrees in Sociology and has over 10 years of work experience in organizational leadership and the nonprofit sector. Andrea currently oversees operations related to the organization's property database, financial tracking, communications, and special projects.

Carisma Jano, Legal Assistant

Carisma Jano works as our Legal Assistant and supports our In-House Counsel in executing any legal-related proceedings. Carisma works directly with our In-House Counsel in filing and tracking foreclosure pleadings, drafts legal documents, and supports other staff with office administrative duties.





OMAHA MUNICIPAL **LANDBANK**

Disposition Strategy

September 23, 2022

BACKGROUND

Timeline

In the Winter of 2022 the City of Omaha began the process of creating the first Housing Affordability Action Plan. The extensive engagement done by the City and RDG Planning & Design as part of this process was a launching point for further discussion on OMLB's strategy for lot disposal (disposition strategy).

Clarification Needed When Facing Multiple Requests

While OMLB's existing mission and priorities continue to remain valid, they do not address specific issues around the sell of lots. When multiple community partners or individuals that fit within OMLB's mission have an interest in a lot, what is the most transparent process for deciding who to sell the lot to?

Clarification On When To Hold Lots

In addition to multiple offers, OMLB leadership also understands the great opportunities that can be created by holding lots for future development. Current policies and priorities provide little direction on when to hold lots. With little direction also came a lack of transparency. Through this process, OMLB looks to gain feedback from community members and develop a strategy for lot disposition that is transparent and easy to understand.

LANDBANK POLICIES

Existing Mission & Priorities Remain Valid

The mission of the Omaha Municipal Land Bank (OMLB) is to serve as a catalyst for transforming distressed properties into community assets. Acquisition priorities are based on property types, focal areas, property market, and expected maintenance costs. OMLB prioritizes acquisition of property lots or structures facing immediate needs, such as abandoned or dangerous housing, those in specific neighborhoods in North and South Omaha that intersect with other plans or focuses, properties where buyers have interest, and properties to be maintained by partners or that have below average annual costs. Nothing about the current planning process changes OMLB's emphasis on property preparation, disposition, and partnerships that are strategic, collaborative, impactful, and transparent.

Legal Considerations

The Nebraska Municipal Land Bank Act requires that properties disposed of by the land bank shall consider:

- Consistency with the surrounding neighborhood
- Mitigation of current harmful effects on the neighborhood (caused by the property)
- Prevention of future harmful effects on the neighborhood
- If the long-term user of the property is the transferee
- If the development plan is compliant with zoning
- If the end use is consistent with local development plans

High Level Priorities

OMLB established general criteria for the sale of properties:

- Supports neighborhood development plans
- In historically red-lined neighborhoods where investments will support wealth building for legacy residents
- Supports affordable housing
- Eliminates blight
- Stabilizes neighborhoods and preserves property values
- Mixed-income development
- Development leverages federal, state or local housing program financing
- Adjacent property owner

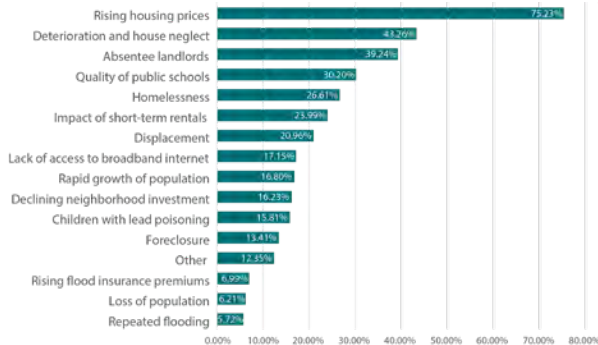
OMAHA AFFORDABILITY ACTION PLAN

OMLB Disposition Strategy has take into consideration the public input that has been provided during the City’s Housing Affordability Action Plan process. Learn more about the public input and initial findings at the City of Omaha Urban Planning’s website (<https://urbanplanning.cityofomaha.org/master-plan/affordable-housing-reports>)

Online Survey

The Omaha Housing Affordability Action Plan online survey was launched on April 12, 2022 and closed in July 2022. The survey received over 1,900 responses.

What housing issues are impacting Omaha?



43% OF RESIDENTS ARE CONCERNED ABOUT DETERIORATION AND HOUSING NEGLECT

7 OPEN HOUSES
35 LISTENING SESSIONS
ENGAGING OVER
500 RESIDENTS.

DISPOSITION STRATEGY ENGAGEMENT

Four meetings were held over the Summer of 2022:

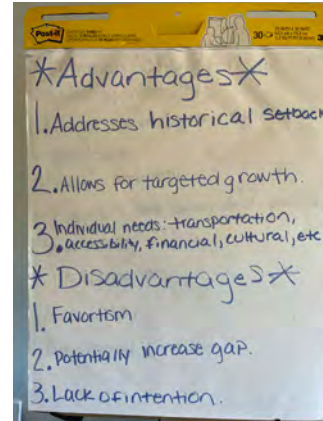
June 6th: OMLB Ambassadors were engaged to discuss approaches to the Disposition Strategy.

June 24: OMLB Donors were provided an update on the process and asked for their feedback.

June 28 & 30: Two listening sessions were held with Community Partners.

July 13: The draft strategy was presented to the OMLB Board.

September 10 & 13: Open Houses



JUNE 6, 2022
AMBASSADOR INPUT

What participants desired in their next home:



HOME IN AN ACTIVE NEIGHBORHOOD (76 votes)



ACCESS TO PUBLIC TRANSIT (74 votes)

Assets your neighborhood should have:



GROCERY STORE (88 votes)



ENTERTAINMENT (54 votes)



DAYCARE (47 votes)

RESULTS OF INPUT

Identified three categories of lots and the need to create a strategy/process around these lots:

- A. Lots adjacent to large redevelopment projects/areas
- B. Lots adjacent to other OMLB or City-owned lots
- C. Stand alone lots (neither A or B)

Obstacles to living in Omaha:

- Housing in poor, unsafe, unmaintained conditions
- Finding desirable community/location

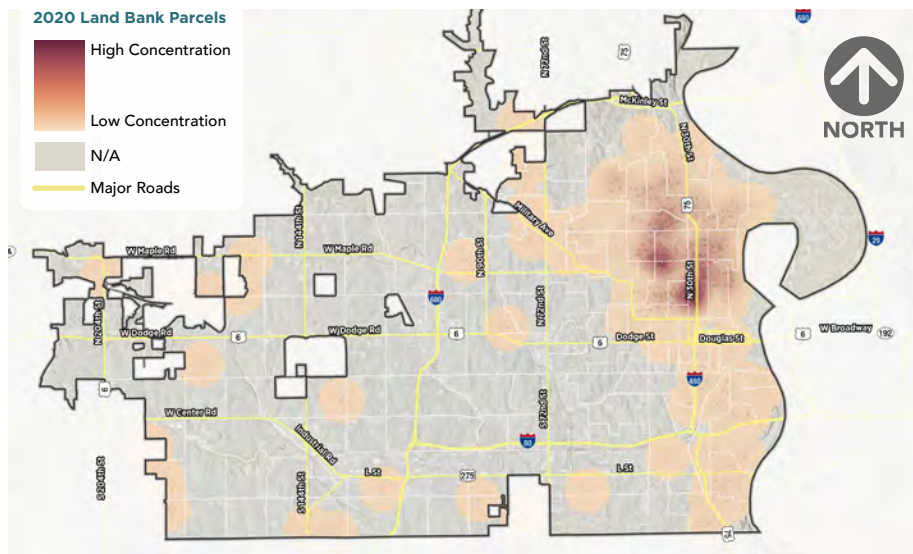
LOT CATEGORY A: LOTS ADJACENT TO LARGE REDEVELOPMENT PROJECTS/AREAS

These are lots that are within ¼ mile of an existing or known large redevelopment project:

- The potential to build on the momentum and investment risk these developments are taking in a neighborhood should be prioritized
- For these reasons, these lots should be held for assembly with this project or spin-off projects
- Priority would be given to the developer of these projects if they meet OMLB’s overall priorities

Considerations/Definitions:

- Large Scale - projects that encompass a minimum of a three (3) block area
- Funding has been secured
- Other lots or land have been secured
- If there been movement on the project in the previous 3 to 5 years (securing property or funding)
- The project would be under construction in less than 3 years



LOT CATEGORY B: LOTS ADJACENT TO OTHER OMLB OR CITY-OWNED LOTS

These are lots that are within 300 feet of an existing or known OMLB or City-owned lots:

- There is potential for these lots to be assembled into larger scale projects or to provide an economy of scale for a development
- For this reason, these lots should be held for assembly

Considerations/Definitions:

- Need to proactively identify potential lots within 300 feet of existing OMLB- or City-owned lots that OMLB could acquire for easier assembly and impact.

OMLB Lots (orange) City Lots (white)



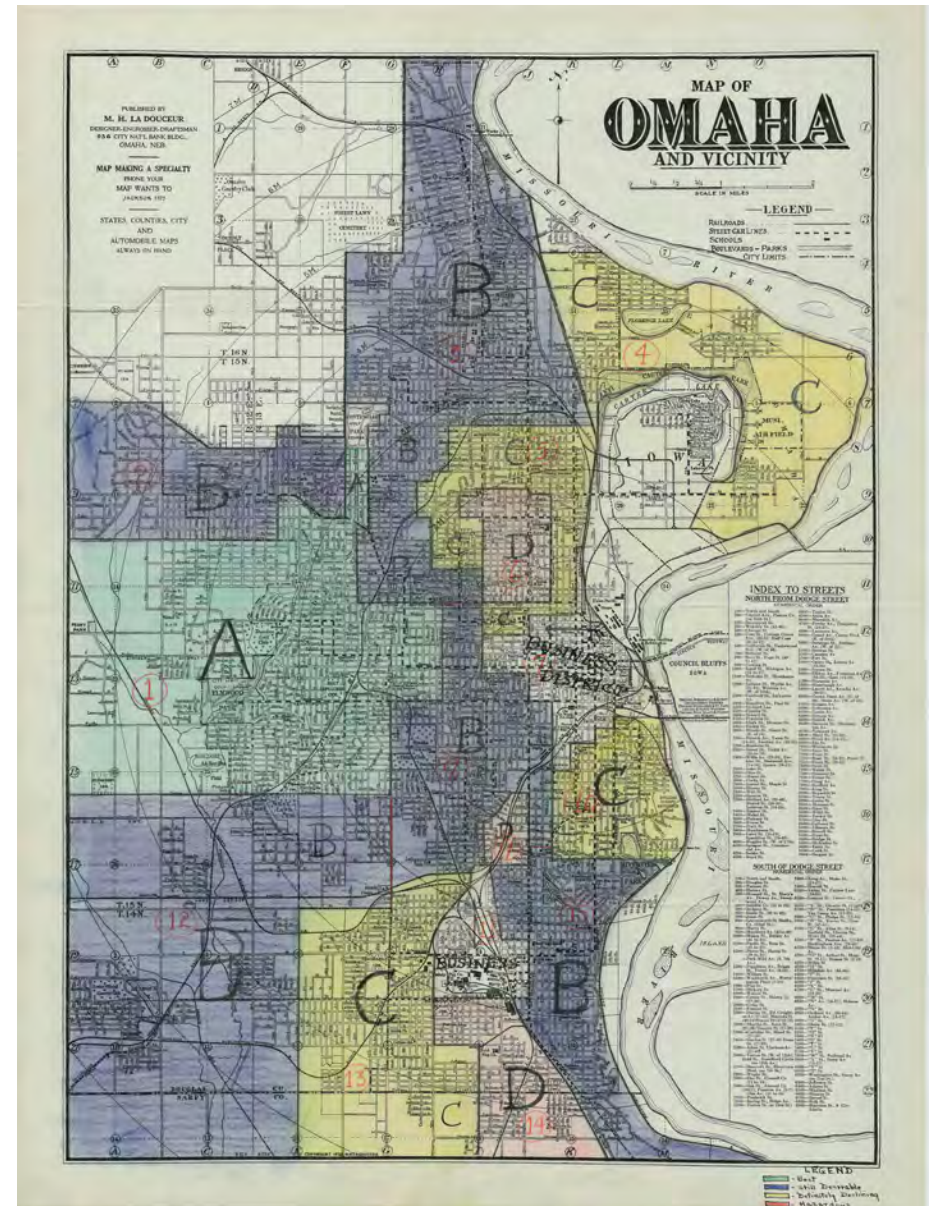
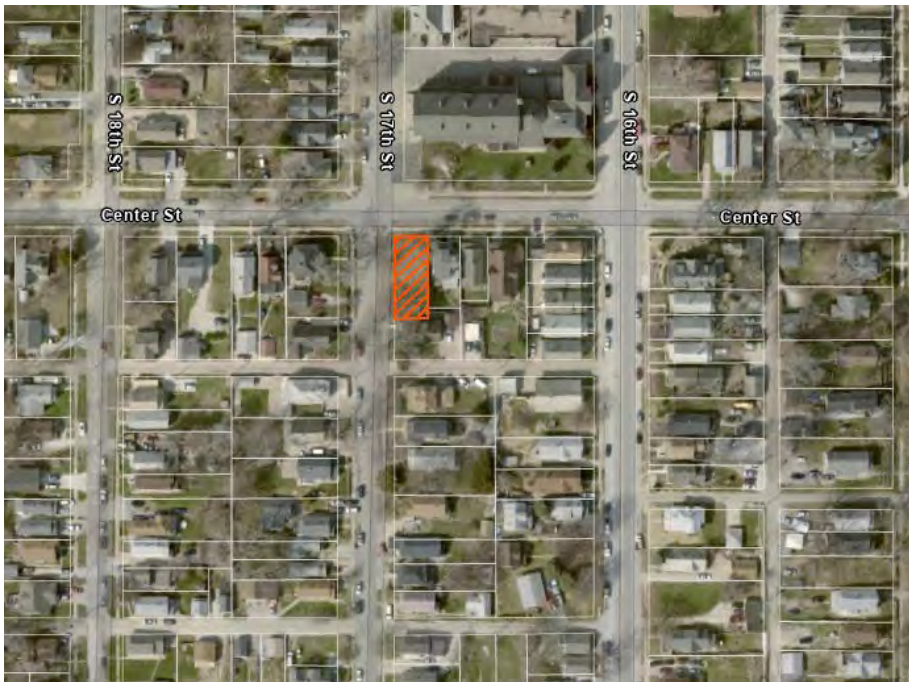
LOT CATEGORY C: STAND ALONE LOTS

These lots are not within a ¼ mile of another OMLB lot or large redevelopment project. For these lots, and Category B lots, the primary priority will continue to be placed on using buildable lots for new structures (inline with existing OMLB mission and guidelines).

Building upon this priority, for lots within historically Redlined areas, a resident from that area would be given first priority. For lots with multiple offers, buyers will be prioritized as follows:

1. Neighborhood Residents & Adjacent Property Owners (lives within 2 miles of the lot)
2. Local Non-Profits that works in the Neighborhood
3. Local (Omaha Metro) developers

Isolated OMLB Lot



Redlining was the discriminatory practice of denying services and financing within neighborhoods that had higher concentration of certain racial and ethnic groups based on maps produced by the Home Owners' Loan Corporation (HOLC).

OPEN HOUSE COMMENTS:

The following are a list of comments posted at the Open houses:

Category A:

- Large dev. need to co-operate with smaller devs to create unique yet cohesive properties to transition between new and old buildings.
- Support small devs in collaboration with community and large development priorities and ACI, agrihood, and cultural centers
- Coordinate with community to determine areas of significance before holding
- Community input/neighborhood association input

Category B:

- Give priority for someone who is from the community instead of developer coming from other states/cities
- These assemblies should prioritize areas of civic, cultural, and communal significance to ensure meaning to neighborhood

Considerations when assembling lots:

- Consider:
 - ACI: areas of civic importance
 - Adu: accessory dwelling unit
 - AHD: Agri-hood designation
 - CDA: Community development area

Category C:

- Don't like to see non-Omaha developers come in and take over
 - Suggest removing them as a buyer option
- Call to auction - if a non-local developer is buying invite higher priority buyers (neighbors) to bid
- Allow development to smaller than 5K sq. ft. lots.
- Allow houses to be develop for tiny houses under 500 sq. ft.
- Allow development for unconventional housing to be developed like container housing (like in Lincoln, NE)
- Natural building demonstration sites - COB, Strawbale, Hempcrete
- Accessory dwelling units, sustainable housing, garden & farming efforts
- Alternative building materials; provide incentives for innovation

General:

- Clear communication on how to find properties available for sale
- Omaha Land Bank with a map including available properties
- How to help senior households with maintenance
- Need more small scale commercial

OMLB Property Acquisition

Revenue

LB 1024 Award

Expenses

Property Acquisition

South Omaha Property Acquisition

North Omaha Property Acquisition

Land Parcel Preparation

Lot Preparation for 20 lots* (\$50,000 per lot)

*Tasks will vary dependent on each lot

Soft Costs

Engineering, CA & Testing-20%

Total Projected Costs

& Lot Preparation Budget	
Amount	
	\$2,250,000.00
Amount	
	\$500,000.00
	\$500,000.00
	\$1,000,000.00
	\$400,000.00
	\$2,400,000.00

Grant Application

Row 63

Organization Name (if applicable)	Kids Can Community Center
Physical Address	4860 Q Street, Omaha, NE 68117
Mailing Address	
Website	www.kidscan.org
Social Media Accounts	@KidsCanOmaha
Name	Robert Patterson
Title	CEO
Email Address	rpatterson@kidscan.org
Phone	+1 (402) 731-6988
Team	No
Organizational Chart	Our organizational chart is attached at the end of the application and shows Kids Can staff roles and responsibilities.
Other Completed Projects and/or Accomplishments	Kids Can is on track to complete construction of our new community center at 4768 Q Street by December 2022. The new 27,000 SF building will double our space and include two (2) infant rooms for ages 6-weeks to 18-months, four (4) toddler/preschool classrooms for ages 18-months to 5-years old, three (3) classrooms for elementary students age 5 to 13-years old; plus a gymnasium with full court and spectator space, cafeteria, outdoors play-spaces, expanded offices, workrooms, meeting areas, and community room for neighborhood meetings and training sessions. All our programs will double in capacity and we will be hiring 25 full-time equivalent employees to accommodate this increase. With the new center and other program expansions, we will be able to benefit more than 1,400 students a year. Kids Can, formerly known as Social Settlement Association, has been an organizational mainstay of the South Omaha community for 115 years. We look forward to continuing to be a support for our families for many generations to come.
Proposal Title	Interest in a partnership in Early Childhood Education (not full proposal)
Total Budget (\$)	\$0.00
LB1024 Grant Funding Request (\$)	\$0.00
Proposal Type	Capital project Combination of capital project and service/program Service/program
Brief Proposal Summary	This is not a full proposal, but after attending all the listening sessions, we took to heart the notion of submitting something, even if this is just an idea or interest in a partnership. Kids Can Community Center would like to express interest in joining any other proposals or organizations focusing on Early Childhood Education. At Kids Can, we believe every child should have an equitable opportunity for a successful start in life and education, no matter the color of their skin, their parent's paycheck, or the zip code they live in. We want to be part of that investment in our kids, but also know we can't do it alone. We are aspiring to grow our partnerships with those who share that vision, providing childcare and early childhood education for families and employees in South and North Omaha. The other important piece inherent in this vision, is that childcare is a necessary and critical piece of a thriving workforce. If the pandemic taught us

anything in the past two years, it is the importance of dependable childcare so our parents can maintain employment.

Timeline	Any timeline would be in conjunction with a more developed proposal for any Early Childhood Education program or partnership.
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	When we talk about infrastructure, it's not just our streets, bridges, and sidewalks. It's our kids. It sounds cliché to say that kids are our future, it isn't just a metaphor, it is a literal fact. Our children today are the citizens of tomorrow. Investing in our children, especially the littlest ones, is the best return on investment we can make. Data supports the impact of quality Early Childhood Education in a community: in circumstances where children are extremely vulnerable, such as lower-income families or where English is a second language, the return on investment is as high as 13-to-1 for high-quality early care and education (Buffett Early Childhood Institute, 2020). 13-to-1 is an amazing return on investment: for every dollar spent now on Early Childhood Education, we as a community would save 13 dollars in the future!
Visioning Workshop Findings Alignment	Many parents also fall into a "gap of earning" where they make too much for subsidies and not enough to pay for childcare themselves. There is always a constant need for accessible, affordable, and quality Early Childhood Education in the community. Accessibility: According to the Buffett Early Childhood Institute (2022), 70% of mothers with infants and toddlers work outside the home without enough available childcare slots to meet the current demand. At Kids Can, we have a continual waiting list for our parents seeking a class opening. Not having access to affordable childcare, infant care in particular, is a significant barrier for low-income families. Affordability: According to the Department of Health and Human Services, a family should be spending no more than 10% of their household income on childcare. The annual cost of childcare is around \$12,000 per child (Voices For Children, Kids Count Report 2019) - far outpacing the 10% recommendations for most low-income families. Quality: Early Childhood Education is often out of reach for some of the most vulnerable children in our community living at or below the poverty line. Yet it is quality early education that not only prepares kids for Kindergarten and gives them a successful start in life, it also allows their parents to enter the workforce and earn living wages.
Priorities Alignment	Accessible, affordable, and quality Early Childhood Education is transformational for low-income families and their children. It's the infrastructure of education and our community, it increases quality of life, and is an economic factor through providing jobs to employees at a center and providing childcare so parents can enter the workforce and be employed elsewhere.
Economic Impact	

Community Benefit Childcare is economically essential, allowing working parents to stabilize our workforce while financially providing for their family. Early childhood education not only levels the playing field for individual students through education, but every child is a part of a family, and every family is a part of our community. Our community is more diverse and thrives when families can educate their children and parents can be employed in our community.

Sustainable change will occur and improve the quality of life in circumstances where children are extremely vulnerable, such as lower-income families or where English is a second language, with the return on investment as high as 13 to 1 for high-quality early care and education (Buffett Early Childhood Institute, 2020). If every family had access to early education, with such a substantial return on investment, students, communities, and our society would absolutely transform.

Best Practices/Innovation We would want to incorporate the Kids Can nonprofit model of providing services to low-income families first. What makes this unique and innovative is that cost is never a factor in whether a family can bring their kids to our programming. Many for-profit child care centers limit the number of kids whose child care is subsidized by the state because of the administrative and revenue challenges associated with accepting kids on subsidies. That leaves low-income families in a bind. The Kids Can model does not limit those families with subsidies and further supports them with scholarships when even subsidies aren't enough. Furthermore, when pursuing a quality program, by receiving a level 5 in the Step Up To Quality program as Kids Can has, you can receive an additional 15% in childcare reimbursement from the state.

Outcome Measurement For Early Childhood Education, we measure the following outcomes: 1. Children will be academically on track to be Kindergarten Ready. 2. Children will be socially and emotionally on track to be Kindergarten Ready. 3. Children will be physically on track to be Kindergarten Ready.

Early Childhood outcomes are measured through Teaching Strategies Gold, directly linked to the Creative Curriculum.

Partnerships Yes

We would like to know if anyone else is interested in an Early Childhood Education project so that we may partner with them.

Displacement

Displacement explanation

Physical Location No physical location has been determined, but we would be interested if another organization has a space in a potential partnership.

Qualified Census Tract Within one or more QCTs

Additional Location Documents

Property Zoning

Is the project connected to utilities?

Design, Estimating, and Bidding

General Contractor

Request Rationale No grant funds determined as of yet, this is just an initial idea.

Grant Funds Usage

Proposal Financial Sustainability

If a potential partner was determined through this process, Kids Can has a long history of fiscally sound operations in the Early Childhood Education space.

Funding Sources If a partnership was formed, Kids Can would explore all possible funding sources to fulfill a future proposal including foundations, corporations, and individuals. Kids Can has a successful fundraising history, most recently raising over \$11M for the new community center.

ERPA funds would be used to leverage fundraising for individuals, corporations, and foundations to reach the full amount needed for the project.

Scalability Yes, this program has the potential to be scaled down depending on partnering organizations.

This would be dependent on any potential community partners.

Financial Commitment We are not requesting a specific amount of funding at this time but would be interested if any other organizations have submitted proposals for Early Childhood Education and is seeking a partnership.

ARPA Compliance Acknowledgment

ARPA Reporting and Monitoring Process Acknowledgme

LB1024 Funding Sources Acknowledgment

Public Information

File Uploads Organizational Chart

Grant Application

Row 64

Organization Name (if applicable)	Spark
Physical Address	1111 N 13th Street, Suite 311, Omaha, NE 68102
Mailing Address	
Website	https://www.sparkcdi.org/
Social Media Accounts	https://www.facebook.com/SparkCDIOmaha ; https://www.instagram.com/north_omaha_trail ; https://www.instagram.com/fabric_lab_omaha/
Name	Manne Cook
Title	Urban Development Manager
Email Address	manne@sparkcdi.org
Phone	+1 (402) 686-3147
Team	Yes
	Manne Cook, Urban Development Manager and Clarice Dombeck, Urban Development Assistant will be leading this project, with the full support and collaboration of the Spark team, our boards and partners.
Organizational Chart	advisory board and two contracted consultants that collectively support the creation, implementation and evaluation of our technical assistance services, lending programs, advocacy, and projects. The attached organizational chart highlights the roles of each team member.
Other Completed Projects and/or Accomplishments	Spark is a nonprofit community development intermediary, working in Omaha since 2016 to profoundly transform disinvested neighborhoods into prosperous and thriving communities. Since 2021, Spark has successfully supported the establishment of the Fabric Lab initiative, a Black led, urban design lab, community hub, and access point on North 24th Street that centers and supports Black spatial practitioners (architects, planners, creatives, and cultural entrepreneurs), lead the rehab, management, and lease-up of the Fabric Bays (Fabric LLC. 2514-2522 N. 24th Street), a mixed-use commercial development located at 24th and Ohio Streets in North Omaha. Fabric Lab is also leading the development of the first phase of the North Omaha Trail, running from 31st and Sprague to 24th and Ohio - as well as urban design efforts within a quarter to one-half mile of the Trail as well as future phases of the Trail.
Proposal Title	North Omaha Trail Phase 2 & 3
Total Budget (\$)	\$15,486,800.00
LB1024 Grant Funding Request (\$)	\$14,582,945.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	Spark is requesting \$14,582,495 to complete the North Omaha Trail. The first phase of this multi-modal trail is nearly finished with construction for Phase 1, stretching from 31st and Sprague to 24th and Ohio Streets set for a soft opening and community tree planting on October 22, 2022. This Trail is an innovative public health and cultural infrastructure investment in North Omaha. Phase 2 will establish a 2.5-mile connection between North Omaha's historic Black communities and the multi-million-dollar investments happening in Omaha's Riverfront and Downtown areas. Phase 3 will extend this connectivity, accessibility, and community space to other North Omaha areas like Benson and Miller Park. Funding will also support the

purchase of e-bikes for Trail riders to use as well as sidewalk and alleyway repair to increase connectivity.

Timeline With this funding, construction on Phase 2 can begin July 2023, with the connection to downtown and the greater Omaha trail network being fully completed by July 2026. Phase 3 will be designed by December 2026, with construction finished by 2028. The attached timeline outlines completion for each component of the project.

Percentage completed by July 2025 81%

Funding Goals Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)

Community Needs Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

"other" explanation

Proposal Description and Needs Alignment By its design, the proposed project directly aligns with the multimodal transportation and infrastructure priorities and with the community's outspoken desire for more walkable and connected neighborhoods. The North Omaha Trail will provide a safe, beautiful, and culturally inviting place to walk, run, scoot, bike, and generally move about in neighborhoods and communities that have endured decades of devaluation, disinvestment, displacement, and other forms of systemic racism. This project will continue to address the legacy of intentional disenfranchisement that has left vast disparities in these communities' public health, mobility and socio-economic wellbeing. Specifically, from years of community engagement and planning efforts, in North Omaha there is a well-documented account of the community's demand for investments that address the areas lack of sidewalk connectivity that has resulted in disconnected neighborhoods and communities - this neighborhood trail innovatively begins to solve that problem. The project also aligns with the quality of life and sustainable community priorities by providing access to recreation and natural "green" spaces and elevating the livability of neighborhoods and communities along the North Omaha Trail (specifically those from QCTs 3, 6, 7, 11, 12 and 16 and 60). The Trail will positively impact a wide range of public health and quality-of-life outcomes. Throughout the design and construction Fabric Lab will continue to engage neighbors and businesses to help inform and design the public art installations and natural landscape elements (trees, gardens, etc.) along the trail to ensure that the North Omaha Trail reflects North Omaha's art, history, and culture, prioritizing BIPOC voices and creative vision (see attached Trail Design Guide).

Visioning Workshop Findings Alignment The proposed North Omaha Trail project addresses several key threats identified at the North Omaha Visioning Workshops. The first threat it addresses is "aging infrastructure is a barrier for attracting investments and maintaining quality of life." This project seeks to bring overdue infrastructure improvements to the neighborhoods that make up the heart of North Omaha. Direct impacts of the Trail include Increased connectivity, increased foot traffic, increased patronage for local businesses, and improved neighborhood safety. The second threat the North Omaha Trail addresses is "negative external media and perception." North Omaha suffers from a lack of no-cost activities and spaces for people of all ages, especially youth and young adults. The North Omaha Trail has been designed to be a no cost community centric public space, based upon the successful examples from across the country like Atlanta's Beltline Trail, New Orleans' Lafitte Greenway, Detroit's

Dequindre Cut, Indianapolis Cultural Trail, Minneapolis' Midtown Greenway, and local examples like the Field Club Trail - the North Omaha Trail will draw in neighbors and both regional and national tourists alike while highlighting the good in the community. The third threat the North Omaha Trail will address is connectivity between North Omaha and Downtown, and the rest of the Omaha Metro area. The second phase of the North Omaha Trail will directly connect North Omaha to the transformative investments occurring in Downtown Omaha and along the Riverfront via North 24th and 30th Streets. This is an important connection for the community because it can begin to remedy the City's historically entrenched patterns of segregation exemplified by policies like Redlining, the intentional construction of Highways through Black and Brown communities, and other historically ill guided "urban renewal" policies. The fourth threat the North Omaha Trail addresses is the preservation and reclamation of culture and history through public art and wayfinding projects. Public art projects such as murals, public installations, historic markers, and wayfinding projects can help tell the story of North Omaha's past, present, and future. In the last year, Spark, through the work of the Fabric Lab, has supported over thirty community art & culture projects and events in conjunction with the first phase of the Trail, including Juneteenth Joy Fest, Juneteenth Nebraska's Family Day, Pull up & Vibe, Healing Roots African Diaspora Garden, and several other community projects.

Priorities Alignment Spark's project aligns with all three of LB1024's strategic priorities. The construction of the Trail will foster desirable transformational and fundamental change by creating a one-of-a-kind multimodal link stitching together North Omaha's neighborhoods that have been eviscerated by Highway 75, vastly increasing their access and connectivity to the investments in Omaha's urban core. The Trail will provide people of all ages, especially neighborhood youth, the opportunity to engage in healthy recreational activities, surrounded by public art and quality greenspaces. This project seeks to create infrastructure that supports an ecology of health, healing, addressing North Omaha's social determinants of health, and creating transformative change. However, we make space here to recognize that the North Omaha Trail alone will not address all of (North) Omaha's "preexisting conditions" and acknowledge that this project is only a piece of what is needed to make North Omaha and the City of Omaha whole. The project will promote long-lasting economic growth by increasing the vibrancy, walkability, and connectivity across Highway 75, passing through 30th and Ames, 24th & Lake, and further south to downtown and the Riverfront and north to Miller Park. Further development of this public infrastructure project will undoubtedly spur increased investment along the trail route, by improving the quality of the area's infrastructure and built environment. The project has the potential to create jobs mirroring historic job-creating government programs like the WPA and the TVA on a smaller scale. This will create a long-lasting economic boost for North Omaha.

Economic Impact Based upon the employment numbers for jobs created during Phase 1 construction, we anticipate between 25-50 temporary construction jobs created for Phase 2 construction, in the site preparation and concrete installation fields. Work on the alleyway and sidewalks is expected to produce another 25-50 jobs for the duration of the work. These jobs will pay Davis Bacon wages for the duration of the project during construction months (spring, summer and fall of 2024, 2025 and 2026). Additionally, the Trail will generate jobs for BIPOC artists who will design murals and public art installations along the Trail and support increased tourism in the area - which will drive further economic growth.

TBD

TBD

at or above Davis Bacon wages

The proposed North Omaha Trail project reconnects North Omaha communities with economic opportunities downtown. In addition to the temporary jobs created by the development of this Trail in QCTs 7, 11 (Phase 1), 12, 16 (Phase 2), 6, 3 and 60 (Phase 3), the Trail itself will help small local businesses along the trail route, as the increased connectivity will produce increased foot traffic and commercial opportunities within a quarter- to half-mile (walking and biking distance).

Community Benefit Neighborhoods where children can safely walk or bike to a park, school, or to a neighbor's home are generally also good places to live. Trails can safely connect people to the places they want to be, economically benefiting local businesses near these routes. Communities in North Omaha know this, so it should be no surprise that this Trail has been a community vision for years. The proposed route builds upon years of local, regional, and national planning efforts, including: the North Omaha Development Project, the Village Revitalization Plan, and the recent Forever North Strategy.

The trail will also bring many health and wellness benefits. People realize exercise is important for maintaining good health in all stages of life; however, many do not regularly exercise. Generational health disparities which lead to why the community has so many preexisting conditions which were magnified by the COVID 19 pandemic. Providing convenient access to places for physical activity, such as trails, increases the level of physical activity in a community. In addition to helping control weight, physical activity helps prevent heart disease, helps control cholesterol levels and diabetes, lowers the risk of certain cancers and helps reduce anxiety and depression. Moreover, people have a right to move about their daily life and access the resources and amenities a city or neighborhood has to offer without being subject to harm. This infrastructure investment will ignite sustainable long lasting community benefits that will continue to endow North Omaha for decades to come.

Best Practices/Innovation The proposed expansion of the North Omaha Trail builds upon years of local, regional, and national planning efforts, including: the North Omaha Development Project, the Village Revitalization Plan, and the recent Forever North Strategy. The route also has the potential to serve as a component of the nationally designated US Bicycle Route System and the Historic California Trail system, and our collaboration with National Parks Service will help achieve these designations. Moreover, this project will put Omaha in good company with other destination cities, as the North Omaha Trail project follows the examples set by other successful urban trails like the Atlanta's Beltline Trail, New Orleans' Lafitte Greenway, Detroit's Dequindre Cut, Indianapolis Cultural Trail, and Minneapolis' Midtown Greenway.

Outcome Measurement Increased positive health outcomes for neighbors and residents of North Omaha. Access to the North Omaha Trail will help increase physical activity - walking, running, biking, etc. - and improve the health and wellbeing of those using the Trail.

These outcomes can be measured by Trail and e-Bike usage and by improved health outcomes. Spark will work with the City of Omaha, Heartland B-Cycle and the Health Department to demonstrate improvement.

In addition to the outcomes identified above and pertaining to Omaha Economic Recovery Act objectives, other North Omaha Trail related outcomes include the following: - Increased development of vacant lots within walking distance of the North Omaha Trail. The attached site map shows the proposed Trail footprint and also the quarter- and half-mile footprint. We anticipate that the 100 vacant lots along the Trail will see dynamic infill results, particularly when combined with other efforts like Front Porch Investments Greenling Fund and Spark Capital's East Omaha Loan Fund. - Increased philanthropic support for art, culture, and placemaking activities along the Trail. As Phase 1 construction was primarily funded by private foundations, government support of this infrastructure and multi-modal transportation project will free up scarce philanthropic funding to support the artistic, historical, and cultural elements along the trail.

Partnerships Yes

the City of Omaha, Keep Omaha Beautiful, the Papio-Missouri Natural Resources District, and the National Parks Service, North High School, Keep Omaha Beautiful, GirlTrek Omaha, North Omaha Legacy Tours, Union for Contemporary Art, Juneteenth Joy Fest, Pull Up and Vibe, and numerous others

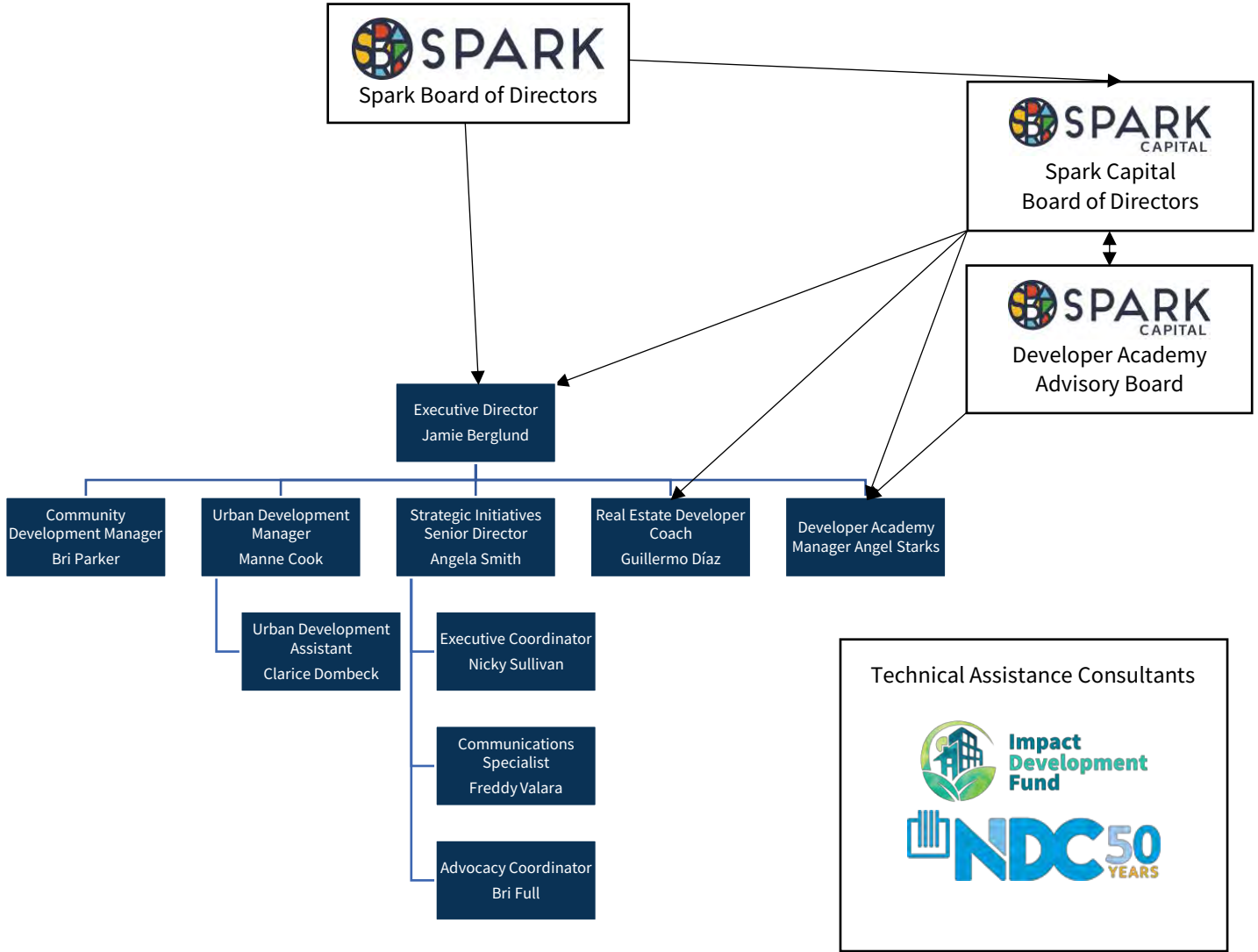
the City of Omaha, Keep Omaha Beautiful, the Papio-Missouri Natural Resources District, and the National Parks Service

Displacement No

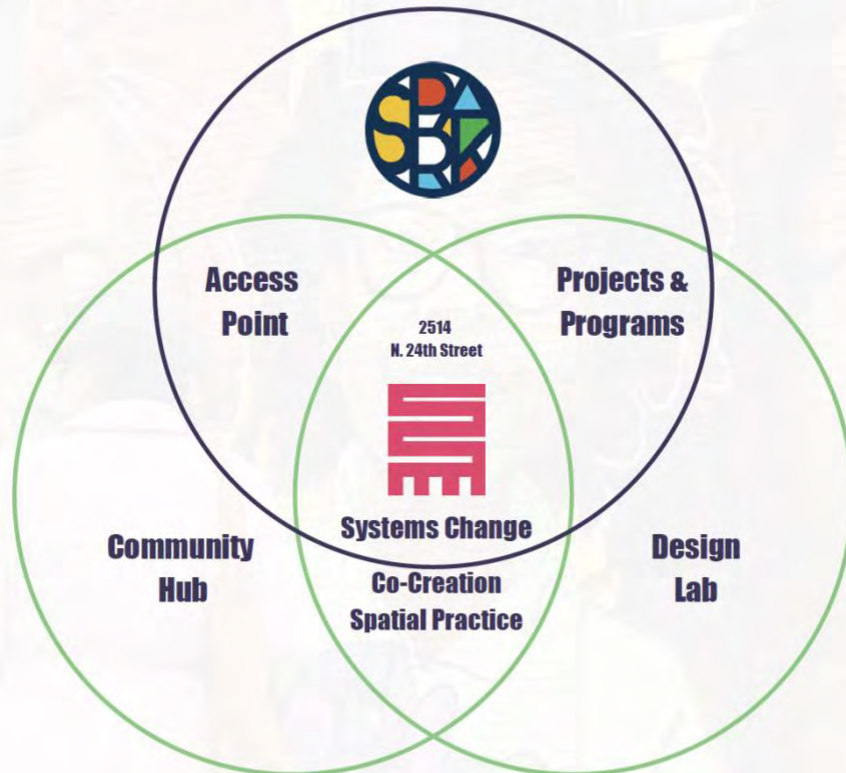
Displacement explanation	
Physical Location	Phase 1: (Construction Completed October 22, 2022) stretches north from 24th and Ohio to the 30th and Sprague Streets, connecting the 24th & Lake and 30th & Ames Neighborhood centers and Historic Districts. Moreover, this trail links to two planned future trail projects at 30th & Ames, the Beltline trail to 40th & Hamilton and the Paxton Blvd Trail to Fontenelle Park adjacent to the Benson neighborhood. Phase 2: (The focus of this application) will create a vital link that will connect 24th & Lake to Bob Kerry Bridge, Riverfront Developments, and Council Bluffs' FIRST AVE trail. Phase 3: (Future focus) will include a northern connection from 30th & Ames to Miller Park and enhance Paxton Blvd to create a connection by way of Fontenelle Park to Benson. Attached is a Working Map of the proposed Trail route.
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	See attached maps of the Trail and surrounding quarter- and half-mile areas.
Property Zoning	Yes
Is the project connected to utilities?	
	No
	No
Design, Estimating, and Bidding	No
	No
	Cost estimates were provided by Lamp Rynearson, the engineering team involved in Phase 1 construction of the Trail.
General Contractor	No
Request Rationale	The attached Project Cost Summary includes detailed budgets with budget narratives to explain costs.
Grant Funds Usage	Funding will support the construction and site preparation costs for the Trail as well as reconstituting the alleyways and repairing/replacing sidewalks near the Trail, the purchase of new e-bikes and operating support for construction and project management. The attached Project Cost Summary shows costs for each component and the amount of LB1024 funding required.
Proposal Financial Sustainability	Yes
	Spark will continue to manage the project through construction completion of Phase 3. Ongoing maintenance will be provided by the City as it is a public space.
Funding Sources	Spark will request support from the Sherwood Foundation, the Lozier Foundation and other private philanthropic entities to support construction costs not covered by LB1024 funding, as well as supporting the art and cultural placemaking needed to help activate and beautify the trail. Funding and support from the Sherwood Foundation, Papio-LaVista NRD, and National Parks Service, and Keep Omaha Beautiful, totaling more than \$2 million, contributed to the development of Phase 1.
	N/A
	N/A

Scalability	Yes, if limited in funds, we could complete only Phase 2 of the Trail, which would connect from 24th Street and Ohio to the Riverfront. The attached project budget separates out the costs for Phase 2 and Phase 3, as well as the individual components for program support, alleyway and sidewalk replacement and bike purchase.
	See attached project cost summary.
Financial Commitment	Spark is committing more than \$900,000 to the project – \$500,000 of which has already been secured in private fundraising to support the management of Trail construction, branding, and community event activation efforts.
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
ARPA Reporting and Monitoring Process Acknowledgme	<input checked="" type="checkbox"/>
LB1024 Funding Sources Acknowledgment	<input checked="" type="checkbox"/>
Public Information	<input checked="" type="checkbox"/>
File Uploads	Additional Location Documents (see application for list) Organizational Chart Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Proposal Budget/Sources and Uses Schedule

Spark Organizational Chart



WHAT IS FABRIC LAB?



**Fabric Lab is a Black led,
multi - modal, intergenerational urban design lab,
community hub, and access point**



2021-2022 Spark Board of Directors

Revised July 2022

Carmen Tapio, President

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ctapio@northendteleservices.com
2nd Term – 2020-2023

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1st Term – 2020-2023

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1st Term – 2020-2023

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1st Term – 2022-2024

Dr. Ralph Lassiter

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Retired Pastor
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1st Term – 2022-2024

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2nd Term – 2020-2023

Annette Smith, Director

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1st Term – 2020-2023

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1st Term – 2021-2023

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1st Term – 2021-2023

Jamie Berglund, Ex-Officio

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Revised July 2022

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Revised January 2022

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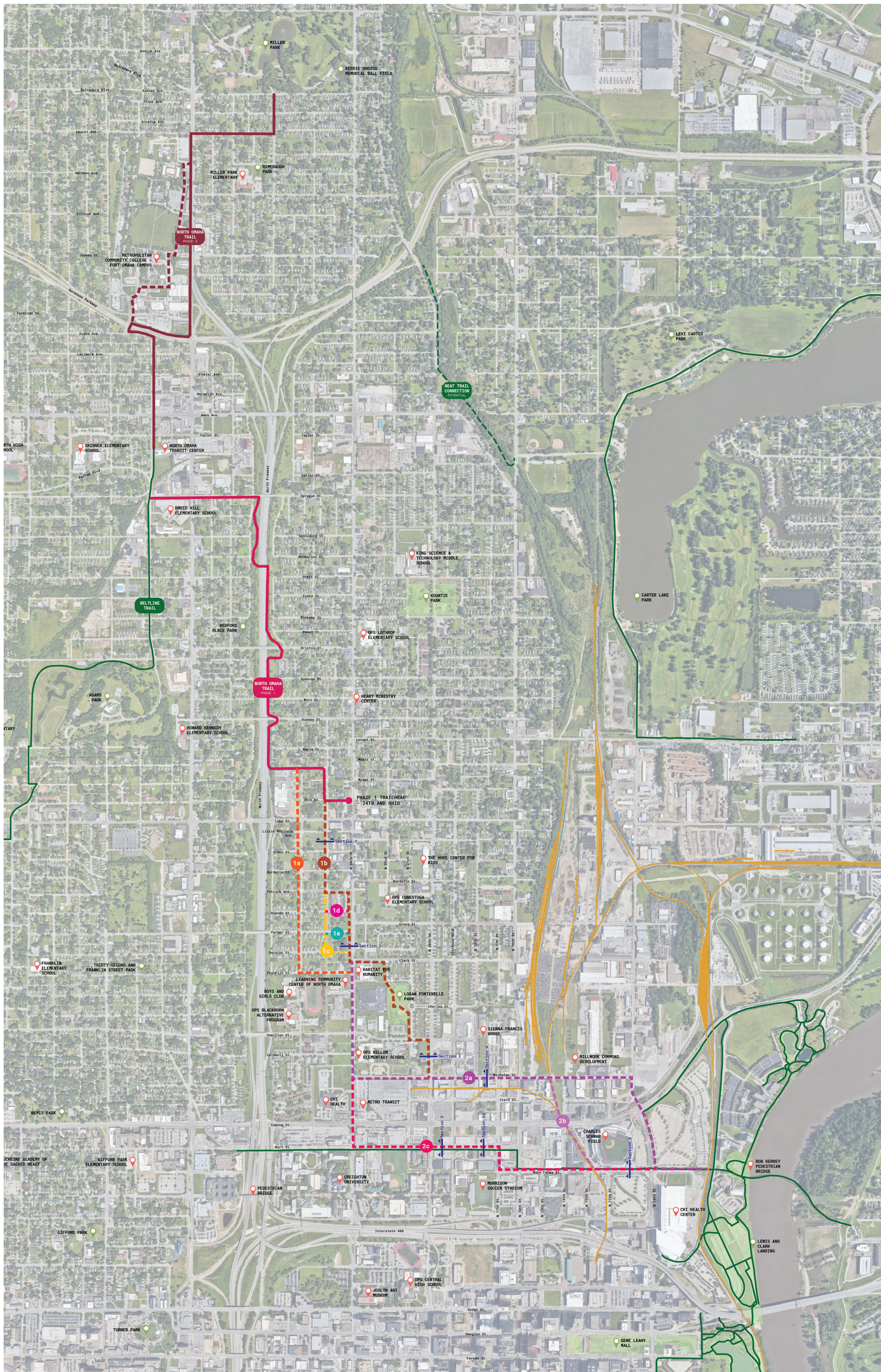
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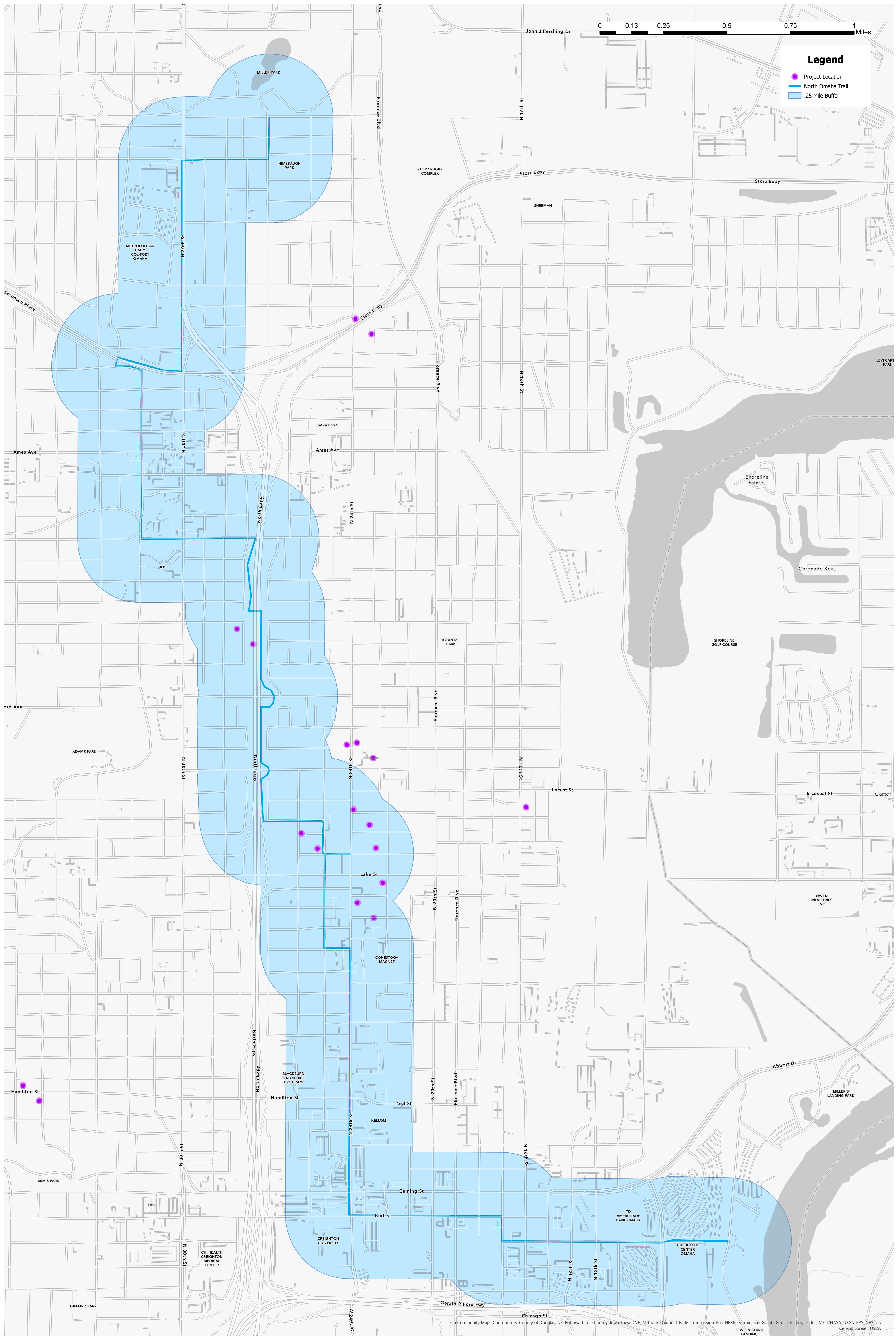
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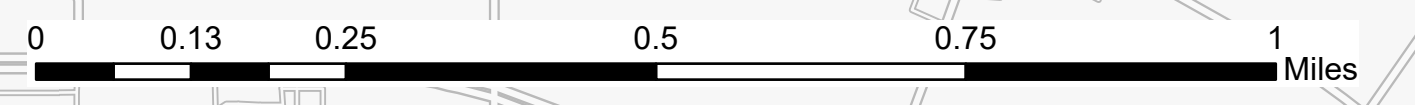
Clarice Dombeck
Urban Development Associate



NORTH OMAHA TRAIL

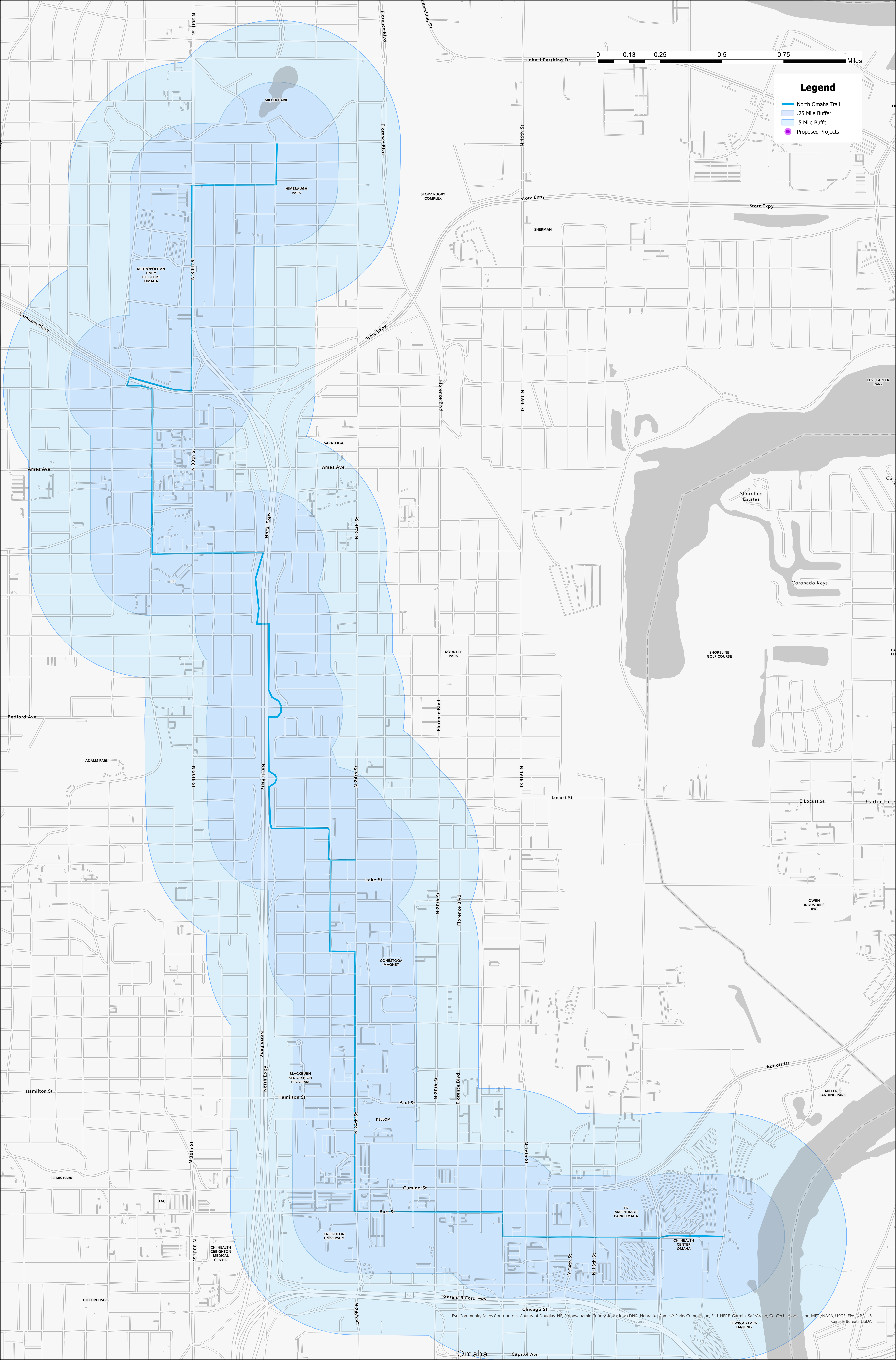
PHASE 3 ALIGNMENT OPTIONS





Legend

- North Omaha Trail
- .25 Mile Buffer
- .5 Mile Buffer
- Proposed Projects



Spark - North Omaha Trail Project Cost Summary

	#	Square Feet	Cost per unit	Total
Phase 2 Trail Construction	see attached cost estimate			\$6,075,351
Phase 3 Trail Construction	see attached cost estimate			\$3,217,594
Sidewalk (removal, repair or replacement)	1000	100	\$10.00	\$1,000,000
Alleyway repair	25		\$100,000.00	\$2,500,000
Public Art and Wayfinding				\$1,000,000
eBike additions	30		\$3,000.00	\$90,000
Operating Expenses	see attached operating budget			\$1,603,855
Total Project Cost				\$15,486,800
Operating Contributions Confirmed		Lozier, Weitz (confirmed) and others		\$ (903,855)
Total LB1024 Request				\$14,582,945

Budget Narrative

Lamp Rynearson provided cost estimates for Phase 2 and Phase 3 based upon their experience with Phase 1

Sidewalk estimates for concrete removal and repair were calculated based upon the concrete estimates provided by Lamp Rynearson for Trail related concrete work

Alleyway repair estimates are based upon Spark's experience with alleyways on a development at 25th and Corby

Public Art and wayfinding is a general pool of money for BIPOC artists and based upon our work with Phase 1 art and mural installations

eBike purchase estimates are from Heartland B-Cycle

Operating expenses are based upon 2022 Fabric Lab YTD actuals, plus additional 1.0 FTE staffing to support construction management

North Omaha Trail Phase 2 Preliminary Cost Estimate 10.6.22

Assumptions/Comments:

 TRAIL SEGMENT 12769 LF - (1a-2a)

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	MOBILIZATION	1	LS	\$150,000.00	\$150,000.00
2	CLEARING AND GRUBBING GENERAL	1	LS	\$50,000.00	\$50,000.00
3	TEMPORARY TRAFFIC CONTROL	1	LS	\$50,000.00	\$50,000.00
4	SIDEWALK REMOVAL	53,260	SF	\$3.00	\$159,780.00
5	PAVEMENT REMOVAL	2,840	SY	\$10.00	\$28,400.00
6	UTILITY RELOCATION	1	LS	\$250,000.00	\$250,000.00
7	CONSTRUCT 10' WIDE PCC TRAIL	127,690	SF	\$8.50	\$1,085,365.00
8	CONSTRUCT 7" PC CONCRETE	2,840	SY	\$55.00	\$156,200.00
9	CONSTRUCT PCC CURB RAMP (58 TOTAL)	1,165	SF	\$25.00	\$29,125.00
10	PERMANENT TRAFFIC CONTROL ITEMS (LAKE ST, 24TH ST)	2	EA	\$250,000.00	\$500,000.00
11	RAILROAD CROSSING	1	LS	\$250,000.00	\$250,000.00
12	TRAIL FURNISHINGS	1	LS	\$150,000.00	\$150,000.00
13	SOLAR TRAIL LIGHTING (1 EA/300FT)	43	EA	\$12,500.00	\$537,500.00
14	TRAIL SIGNAGE	1	LS	\$25,000.00	\$25,000.00
15	STORM SEWER ITEMS	1	LS	\$150,000.00	\$150,000.00
16	EROSION CONTROL ITEMS	1	LS	\$75,000.00	\$75,000.00
	CONTINGENCY	30%		\$3,646,370.00	\$1,093,911.00

Estimated Construction Costs:		\$4,740,281.00
Engineering Design	13%	\$616,236.53
Engineering Construction Observation	10%	\$474,028.10
Geotechnical Engineering	2%	\$94,805.62
Design & Construction Engineering Fees		\$1,185,070.25
Acquisitions	\$	100,000.00
Easements	\$	50,000.00
Total		\$6,075,351.25

North Omaha Trail Phase 3 Preliminary Cost Estimate 10.6.22

Assumptions/Comments:

 TRAIL SEGMENT 8,400 LF

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	MOBILIZATION	1	LS	\$100,000.00	\$100,000.00
2	CLEARING AND GRUBBING GENERAL	1	LS	\$35,000.00	\$35,000.00
3	TEMPORARY TRAFFIC CONTROL	1	LS	\$30,000.00	\$30,000.00
4	SIDEWALK REMOVAL	24,500	SF	\$3.00	\$73,500.00
5	PAVEMENT REMOVAL	750	SY	\$10.00	\$7,500.00
6	UTILITY RELOCATION	1	LS	\$200,000.00	\$200,000.00
7	CONSTRUCT 10' WIDE PCC TRAIL	84,000	SF	\$8.50	\$714,000.00
8	CONSTRUCT 10" PC CONCRETE	750	SY	\$85.00	\$63,750.00
9	CONSTRUCT PCC CURB RAMP (28 TOTAL)	560	SF	\$25.00	\$14,000.00
10	PERMANENT TRAFFIC CONTROL ITEMS	0	EA	\$250,000.00	\$0.00
11	RAILROAD CROSSING	0	LS	\$250,000.00	\$0.00
12	TRAIL FURNISHINGS	1	LS	\$150,000.00	\$150,000.00
13	SOLAR TRAIL LIGHTING (1 EA/300FT)	24	EA	\$12,500.00	\$300,000.00
14	TRAIL SIGNAGE	1	LS	\$25,000.00	\$25,000.00
15	STORM SEWER ITEMS	1	LS	\$125,000.00	\$125,000.00
16	EROSION CONTROL ITEMS	1	LS	\$50,000.00	\$50,000.00
	CONTINGENCY	30%		\$1,887,750.00	\$566,325.00

Estimated Construction Costs:		\$2,454,075.00
Engineering Design	13%	\$319,029.75
Engineering Construction Observation	10%	\$245,407.50
Geotechnical Engineering	2%	\$49,081.50
Design & Construction Engineering Fees		\$613,518.75
Acquisitions	\$	100,000.00
Easements	\$	50,000.00
Total		\$3,217,593.75

Spark - Fabric Lab Operating Budget

OPERATIONS SOURCES & USES						
Operating Revenue	2023	2024	2025	2026	TOTAL	
LB 1024	\$100,000	\$200,000	\$200,000	\$200,000	\$700,000	LB1024 operations request
Grants, Sponsorships	\$233,460	\$174,840	\$221,483	\$274,072	\$903,855	\$500,000 already confirmed
Total	\$333,460	\$374,840	\$421,483	\$474,072	\$1,603,855	

Operating Expenses	2023	2024	2025	2026	TOTAL	
Facilities & Equipment	\$21,810	\$23,991	\$26,390	\$29,029	\$101,220	10% increase
Operations	\$94,800	\$104,280	\$114,708	\$126,179	\$439,967	10% increase
Employee Expenses	\$200,850	\$228,969	\$261,025	\$297,568	\$988,412	14% increase
Travel & Meetings	\$16,000	\$17,600	\$19,360	\$21,296	\$74,256	10% increase
Total	\$333,460	\$374,840	\$421,483	\$474,072	\$1,603,855	

Net Operating Income	\$0	\$0	\$0	\$0	\$0	
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Spark - North Omaha Trail Timeline

LB 1024 Funded Project Component	Amount	2023		2024		2025		2026	
		Jul	Dec	Jul	Dec	Jul	Dec	Jul	Dec
Trail Construction Phase 2	\$6,075,351	\$0	\$911,303	\$1,822,605	\$1,215,070	\$1,822,605	\$303,768	\$0	\$0
Trail Construction Phase 3	\$3,217,594	\$0	\$0	\$0	\$0	\$0	\$0	\$321,759	\$160,880
e-Bike purchases	\$90,000	\$22,500	\$22,500	\$45,000	\$0	\$0	\$0	\$0	\$0
Public Art & Wayfinding	\$1,000,000	\$0	\$100,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Sidewalks	\$1,000,000	\$0	\$100,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Alleyways	\$2,500,000	\$0	\$250,000	\$375,000	\$375,000	\$375,000	\$375,000	\$375,000	\$375,000
Operations	\$700,000	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Total	\$14,582,945	\$22,500	\$1,483,803	\$2,642,605	\$1,990,070	\$2,597,605	\$1,078,768	\$1,096,759	\$935,880
Rolling Total		\$22,500	\$1,506,303	\$4,148,908	\$6,138,978	\$8,736,584	\$9,815,351	\$10,912,111	\$11,847,990
% deployed		0.15%	10.33%	28.45%	42.10%	59.91%	67.31%	74.83%	81.25%

The North Omaha Trail Project Design Guide

March 2021



North Omaha Trail artwork by Gerard Pefung

Mission Statement

“Everytime a building is torn down, once it is gone no one ever asks why or what was there [...] Because every day the wonderful things, contributions, and creativity of our people is being erased, eroded, and diluted. [...] So, what we are trying to do is to open up space to say we were here and this is what we did, this is how we contributed”

- Celeste Butler



Summary

The North Omaha Trail project is a valuable investment in North Omaha's public health infrastructure through the creation of a cultural bike and walking trail that will tie in to the Paxton Boulevard Trail and connect several of North Omaha's community anchors, including the North Omaha transit station at 30th & Ames, the 24th & Lake Historic District, and eventually North Downtown & the Riverfront.

Background & Benefits

North Omaha is a community that has been subject to systemic disinvestment and decline for decades. This disinvestment is still evident today and includes a lack of investment in public health infrastructure, including trails, parks, and outdoor amenities. The development and activation of the North Omaha Trail represents the kind of investment that is needed in this community.

Neighborhoods where children can safely walk or bike to a park, school, or to a neighbor's home are generally also good places to live. Moreover, trails can safely connect people to the places they want to be, economically benefiting local businesses near these routes. Communities in North Omaha know this, so it should be no surprise that this trail has been a community vision for years. The proposed route builds upon years of local, regional and national planning efforts, including: [the North Omaha Development Project](#), [the Village Revitalization Plan](#), and the recent [Forever North Strategy](#). The route also has the potential to serve as a component of the nationally designated US Bicycle Route System and the Historic California Trail system. Moreover, this project will put Omaha in good company, as the North Omaha Trail project follows the examples set by other successful urban trails like the Atlanta's Beltline Trail, New Orleans' Lafitte Greenway, Detroit's Dequindre Cut, and Minneapolis' Midtown Greenway.

Many people realize exercise is important for maintaining good health in all stages of life; however, many do not regularly exercise. Providing convenient access to places for physical activity, such as trails, increases the level of physical activity in a community. In addition to helping control weight, physical activity helps prevent heart disease, helps control cholesterol levels and diabetes, lowers the risk of certain cancers and helps reduce anxiety and depression. Moreover, people have a right to move about their daily life and access the resources and amenities a city or neighborhood has to offer without being subject to harm.



Left: Martin Luther King Jr. Middle: bike tour in North Omaha. Right: Muhammad Ali

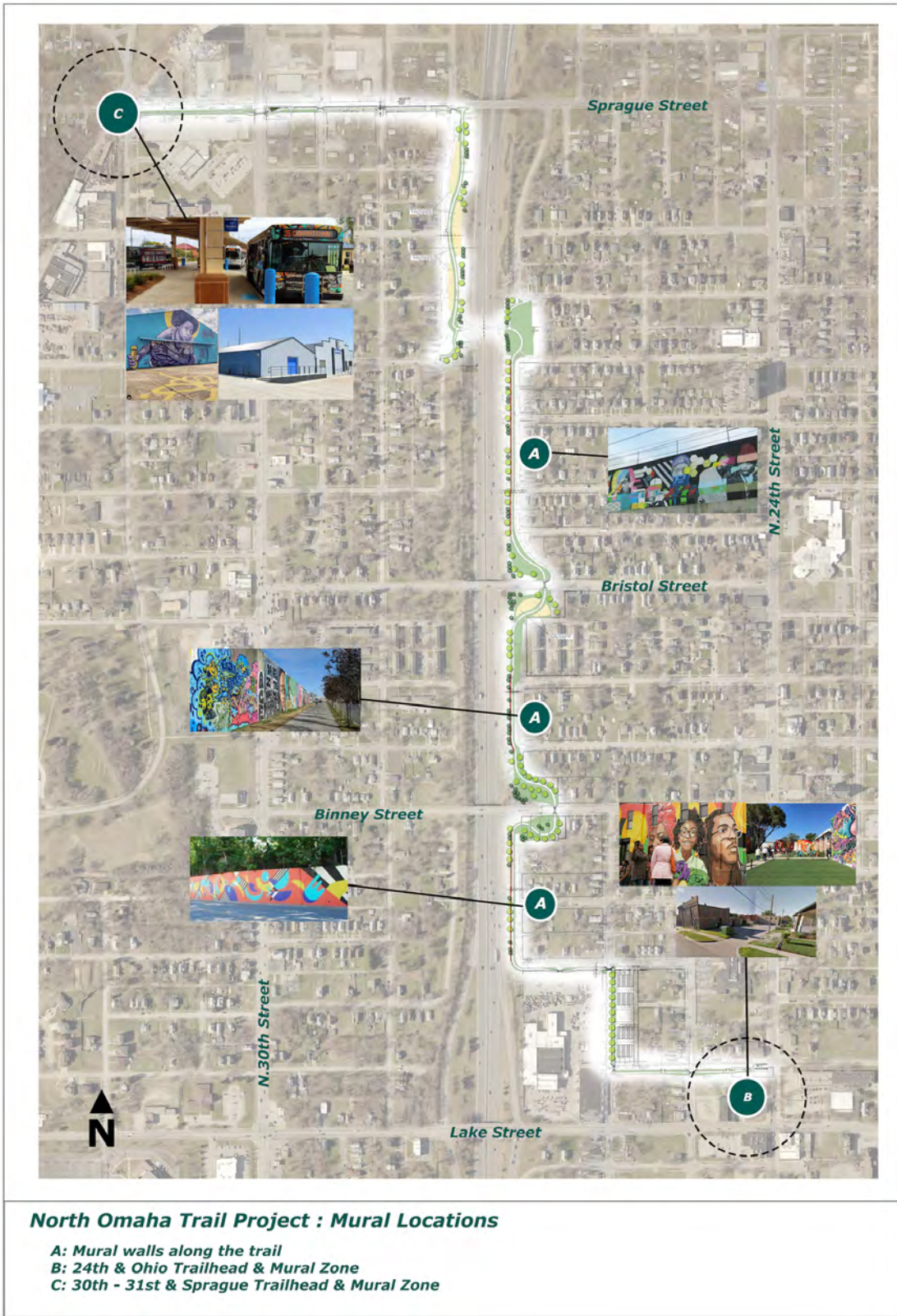
All of the potential benefits of trails are amplified when historic and cultural resources are embedded along a trail's route. North Omaha is filled with creative talent and cultural resources like [NOISE](#), [Culxr House](#), the [Union for Contemporary Art](#), and the [Great Plains Black History Museum](#) to name a few. The North Omaha Trail project will serve as a canvas for local artists and creatives by creating multiple opportunities to incorporate creative projects throughout the route. This trail will be afro-futuristic and further defined by the art, history, and culture of the communities along the route.

The purpose of this document is to distill the community input gathered over the course of the 5 community design sessions, held virtually in January and February 2021, into a guide to be used as the North Omaha Trail comes to life later this year. The feedback provided at these sessions was a starting point for the establishment of ongoing advisory groups that will help oversee the phased implementation of the North Omaha Trail project and related projects in the area over time.

Advisory groups for ongoing community guidance:

1. Art, History & Culture
2. Landscape, Community & Placemaking

The following pages detail anchor projects for each activation area, other projects identified and championed at the design sessions, along with key themes that were identified via the sessions and the design survey.



1. Art, History & Culture



Mural at 2417 Burdette Street.

North Omaha is the epicenter of Black history in the state of Nebraska. The North Omaha Trail project will open up space for the community to recognize the people, places, and events which shaped Black culture locally and honor the contributions North Omaha has, and continues to make nationally and internationally. Moreover, by creating multiple opportunities to integrate artistic projects along the route, the North Omaha Trail project will serve as a canvas for local Black and Indigenous artists and creatives. The North Omaha Trail will be a cultural trail that's content is framed and guided by the communities along its route.

Advisory Group

The Art, History & Culture advisory group will guide culturally oriented projects to ensure that artistic and historical projects on and around the trail represent the communities along the trail authentically and are not offensive. This group will also act as a conduit for local artists and future culturally oriented projects related to the trail. Additionally, this group may help determine the trail's identity by providing input regarding branding, logo's, etc. People who participated in the community design sessions and people from the community who support the North Omaha Trail project are welcome to participate in the advisory group.

The following guidance for artistically and historically oriented projects outlines anchor projects that should be initiated along with the trail’s construction and provides a reference point for the Art, History & Culture advisory group going forward.

Art Guidance

Anchor Project: Mural Wall & Mural Districts

A key artistic component of the North Omaha Trail project will be more than 6,000 square feet of mural wall space along the trail divided into three, 2-4 foot mural wall segments that will run along 27th Street between Pratt to Corby Streets. Community feedback overwhelmingly agreed that mural opportunities should prioritize black and indigenous artists from Omaha, particularly those from North Omaha. However, some space may be reserved for a revolving, free wall section that can accommodate artwork from local, national, and international artists.

In addition to oversight by the Art, History & Culture advisory group, key organizations that could help select initial mural artists from the community, facilitate mural installations, and solicit a call for artists if necessary include the following partner organizations: Culxr House, The Union for Contemporary Art, and the Great Plains Black History Museum.

In addition to the mural wall, the areas around the initial trailheads (31st-30th & Sprague Street and 24th & Ohio Street) have been identified as focus areas for additional murals or art installations.



Atlanta Beltline mural example

Other Art-Related Project Ideas

The following ideas were also discussed during the community design sessions, and/or appeared on the online survey:

- Poetry stamped or written on the trail itself
- Printable murals to showcase photographic works
- Art as wayfinding and creating a sense of direction
- Sculptural and interactive art opportunities
- Painted benches and trash cans
- Artwork painted on or embedded in the trail itself
- Creative/artistic mile markers
- Section specifically for history
- Tree installations
- Community event(s) during mural installation process
- QR codes used to link to more information about the art

Art Themes & Reference Points

The following is a list of artistic themes, directions, and reference points that were discussed during the community design sessions that can help guide artistic projects along the trail:

- Afro-futurism
- Local Black artists first
- Positive local Black History
- Highway 75 & the 1100+ displaced families
- Multiple mediums (poetry, textile, etc.)
- Unconventional
- Work that generates tourism
- Highlight Omaha's contribution to national Black history
- Capture recent history of new immigrants
- Inspiration
- Indigenous representation
- Beautification
- Art that creates photo-op opportunities
- Express Vibrancy
- Art with Uplifting qualities
- Evoke emotions with color
- Technology and STEM
- Malcolm X
- People - (*initial list of historic people in the appendix*)
- Black & Indigenous solidarity
- Music & Jazz
- Church and religious history
- Black Panthers
- Creative freedom
- Support new muralists with more experienced muralists
- Involvement by local schools, especially North High
- Input and involvement by residents during mural selection process

History & Culture Guidance

Anchor Project: Street Renaming

North Omaha has a rich history. It is no surprise that community members expressed the importance of maintaining the historical integrity of the areas along the trail while recognizing the many notable people, places, and events that have shaped and continue to shape the community.

One immediate way historic value could be intertwined into this project early is by pursuing the historic street naming of streets that intersect with the trail, starting with streets that also connect 24th & 30th Streets (across the highway), like Binney, Bristol, and Sprague Streets. In addition to oversight by the Art, History & Culture advisory group, the Great Plains Black History Museum could play a central role in this effort, potentially in conjunction with their planned exhibition highlighting streets in Omaha which currently honor historical figures.



Other History & Culture-related Project Ideas

The following ideas were also discussed during the community design sessions, and/or appeared on the online survey:

- Record oral histories from the community, especially elders - capturing history before it's gone - use QR codes placed along the trail to access
- Embed historical information along the trail in art like the mile markers or on the trail itself or with standalone projects
- From the trail, have signage to point to specific historical locations like the Broomfield Row House, Patton Hotel, or the Streetcar barn, etc.,
- Embed history in trail seating and benches
- Save and incorporate bricks from historic buildings into the trail and art work

Historic Themes & Reference Points

The following is a list of historical themes, directions, and reference points from community design sessions which are meant to help guide activation and art projects along the trail:

- Recognize positive history and honor all the black community has done
- Location and proximity to the trail should guide historical focus
- The History of Hwy 75 from the community's perspective
- Historic streetcar centers
- Historic Neighborhood & Community groups
- The history of Native Omaha Days
- Continue to recognize historic people in other ways besides street signage (*initial list of historic people in the appendix*)
- Recognize younger historical figures like Symone Sanders
- Economic history / business history
- The Diaspora
- The Great Migration
- Indegenuous histories and land recognition
- Church & Religious Histories
- History and Stories from Spencer Homes
- Stone Cold BBQ
- Digital apps, QR codes, and/or geocoded historical web maps which link to the GPBHM website

2. Landscape & Placemaking



Left: Just Ride at Cluxr House (photo by Abiola Kosko). Right: Potential planting location along the trail.

North Omaha has a wealth of community groups, community gardens, community based organizations, and entrepreneurs, that continually work to improve people's well being and quality of life. The North Omaha Trail project will create an opportunity to increase communication between people and create a platform to raise awareness of community events, businesses, and other happenings within the area. The trail will provide more access to greenspaces that community members will be able enhance with additional community gardens and plantings however they see fit.

Advisory Group

The Landscape, Community & Placemaking advisory group will provide continued input on landscaping, community programming, and wayfinding along the trail and serve as a communication channel between community gardens, community groups and organizations, businesses, and community members around the trail in order to support community lead initiatives in the area. This advisory group may also act as a representative body for the trail, helping to attract and direct outside support. People who participated in the community design sessions and people from the community, especially neighborhood and community groups, who support the North Omaha Trail project are welcome to participate in the advisory group.

The following guidance for community and landscaping projects is meant to act as a reference point for the Landscape & Placemaking advisory group and outlines the initial landscaping projects that should be initiated along with the trail's construction and highlights some of the community led projects that are currently being planned or implemented in the area.





Landscape Guidance

Anchor Project: Sustainable Landscaping

The key landscaping project will be enhancing the greenspace along the trail at the time of trail construction with a focus on lower maintenance, more sustainable trees and plants while creating a blank canvass for future community lead planting projects. These initial plantings will include a variety of trees planted along the Highway 75 fence line and little bluestem planted at intervals along the trail. During the construction several areas will see soil remediation, which will make them ideal locations for supporting future community gardens and planting areas.



Left: The Union's Abundance Garden (photo from the Union for Contemporary Art). Right: Prairie Blazing Star

Landscape Themes

a. Themes:

- Sustainability and low maintenance plantings
- Native Plants , Edible plants, Red Buds trees, Catalpa trees, Fruit trees, etc (See survey results & sustainable plant examples in the appendix)
- Afro-futuristic landscaping
- Reclamation & Landback Principles
- Art installations (especially in 26th and Ohio - Corby area)
- The trail as a “place of healing”
- Soil testing and treatment
- Attract nature; bunnies, butterflies, birds etc
- Whole trail as a linear outdoor classroom - signage next to plants etc
- Educational opportunities around Landscaping and Development
- Bicycle fixit stations
- Creative housing design and construction on vacant lots

Community Programming Guidance

Anchor Project: Culxr House SkatePark Expansion

Culxr House is working to expand their programming on 24th & Wirt Street with a large expansion and potential indoor skate park. The trail and Culxr house expansion are mutually beneficial projects as the trail may act as a transportation route for people going to Culxr house and the Culxr house expansion will attract more multimodal users (bikes, skateboards, skates, scooter, etc).



Construction underway on Culxr House's skatepark expansion.

Other Community Programming Project Ideas

- Outdoor Markets and small business opportunities
- Bike safety classes by Change of Omaha & Children's Hospital
- Food Trucks
- Coordination between local gardens to increase access to healthy food access in the area
- 24th & Ohio placemaking project
- Potential overlap with the 24th Street Streetscape project
- Organized Runs, Walks, and Health Fairs (Potentially with Charles Drew, NOCCC, Creighton, Business Groups, Young Professionals, and others)
- Collaborating with local youth programming & mentoring programs
- Opportunity for North High Classes & Athletics programs to utilize the trail
- More social bike rides like Just Ride
- Upcoming Heartland Workers Center Get Out The Vote project
- Bike giveaways and free Heartland B-cycle memberships
- Adopt-a-block programs & community clean-ups
- Outdoor classrooms with local schools
- Aerosol art classes
- Plein Air Paintings
- Yoga Classes

■ Landscaping and Development education

Community Groups

Organizations and groups that currently provide community programming, events, and projects in the area include the following. Please note that this list is not comprehensive; rather, it identifies organizations and groups identified during the design sessions.

- Juneteenth Nebraska
- Native Omaha Days
- Bryant Center Basketball Courts
- Great Plains Black History Museum
- Culxr House
- Union for Contemporary Art
- Change of Omaha Garden
- Healing Roots
- Global Leadership Garden
- Habitat for Humanity Gardens
- B&B Boxing
- NOISE
- House of Afros Capes & Curls
- POC Collaborative
- Black Men United
- 75 North
- Malcolm X Foundation
- OEDC & Fair Deal Market
- North 24th Street BID
- The Salvation Army
- Neighborhood organizations like Neighborhood Action & Fact and NONA
- Empowerment Network
- Just Ride

Wayfinding Guidance

Anchor Project: Wayfinding signage to and from the trail

Places are defined by their connections to other places not their imaginary boundaries. Development of a strong wayfinding/ signage plan will help direct people to the trail while also acting to “connect the dots” by directing people to neighborhood centers and other community resources around the trail (see the conceptual wayfinding plan in the appendix). Additionally, wayfinding and signage will create an opportunity to create a logo and brand identity for the trail based on the guidance found here and with input from the advisory groups.



Wayfinding examples and potential branding influences.

Other Wayfinding-related Project Ideas

The following details some wayfinding ideas shared during the Design Sessions.

- QR Codes, Website, or specially designed apps that point people to other places, activities, and businesses in the surrounding area
- Wifi along the trail
- Trailhead signs that include trail rules, reminders to value other people, and land recognitions
- Wayfinding and location information painted or embedded in the trail itself
- Historical California Trail signage places at specific locations on the trail.

The North Omaha Trail Project

Design Guide



The Pratt Street Bridge

Community Partners as of March 2021

North 24th Street Business Improvement District, Culxr House, Omaha North High, Black Men United, the National Parks Service, Change of Omaha, the Great Plains Black History Museum, ConnectGO, the Union for Contemporary Art, NONA, the Papio-Missouri Natural Resource District, Omaha Economic Development Corporation, Healing Roots, Amplify Arts, 4Urban, Array Group, Mt. Moriah Church, The BOSS 95.7, Metro Smart Cities, TBC Store, Keep Omaha Beautiful, POC Collaborative, Mode Shift Omaha, Habitat for Humanity, NOISE, the City of Omaha, Heartland B-Cycle, Black Votes Matter, Omaha by Design, North End Teleservices, House of Afros, Capes & Curls, ONE Omaha, B&B Boxing, and the philanthropic community.

North Omaha Trail Design Guide - Appendix



24th & Pratt Community Garden (photo by Manuel Cook)

Historic People

This list is not comprehensive; rather, it is an initial list of who people want to see recognized by those who voted for them on the online survey. There were a total of 157 people who responded to the survey.

Top two:

Malcolm X - **73%**

Ernie Chambers - **70%**

Between 30-50% voted for:

Terrence ‘Bud’ Crawford

Mildred Brown

Preston Love

Gabrielle Union

Brenda Council

Preston Love Jr.

Gale Sayers

Bob Gibson

Bertha Calloway

Johnny Rodgers

Earl & Louise Little

Rowena Moore

Between 25-29% voted for:

Buddy Miles

Clarence W. Wigington

Alfonza W. Davis

Cathy Hughes

Curly Martin

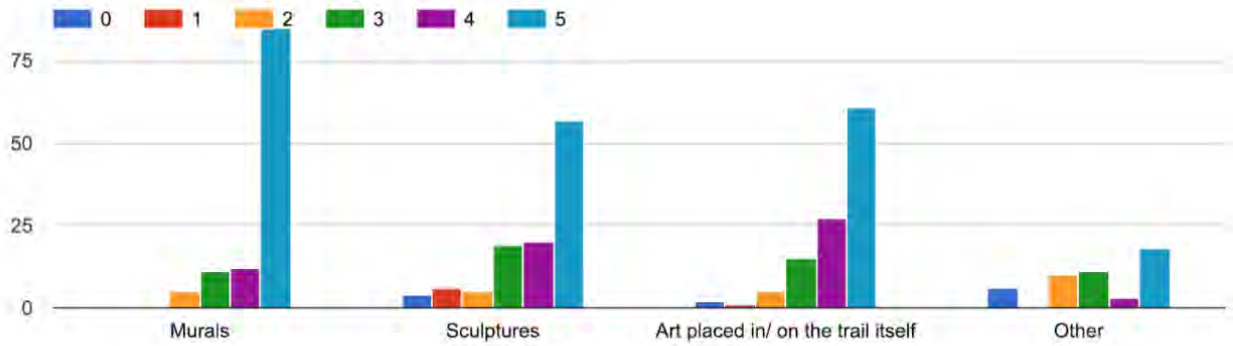
Other people mentioned in the survey and design sessions include:

Gene Haynes, Marshall Taylor, Steve Hogan Sr, Dr. Wead, York, Thomas Warren, John W Ewing, Buddy Hogan, Matthew Stelly, Eliga Ali, Luigi Waites, Brigitte McQueen, Precious McKesson, Dominique Morgan, Cydney Franklin, Martha Love, Willie Barney, Willie Hamilton, Carolyn Thomas, Robertha Wilhelm, Symone Sanders, Jannette Dortch, Kimara Snipes, Carmen Tapio, Charles Washington, Senator Edward Danner, Bernice Dodd, David Rice, Ed Pointdexter, Chris Wiley, Vivian Strong, Will Brown, Amber Ruffin, George Althouse, Leola Jones, Frank Dailey, Ray Lawrence Williams, Judge Elizabeth Pittman Davis, Dorothy Eure, Ruth Mae Abraham, Nellie Mae Webb, Charlotte Shropshire, Lorraine Patterson, Lillie Gunter, Irene Gunter, the Tuskegee Airmen, the Black Panthers, and Indigenous peoples.

Art

This graph shows survey respondents' general preferences for art along the trail. There were a total of 157 people who responded to the survey.

This trail creates an opportunity for more public art and opportunities for local artists. What would you like to see? 0= no interest. 5= high interest.



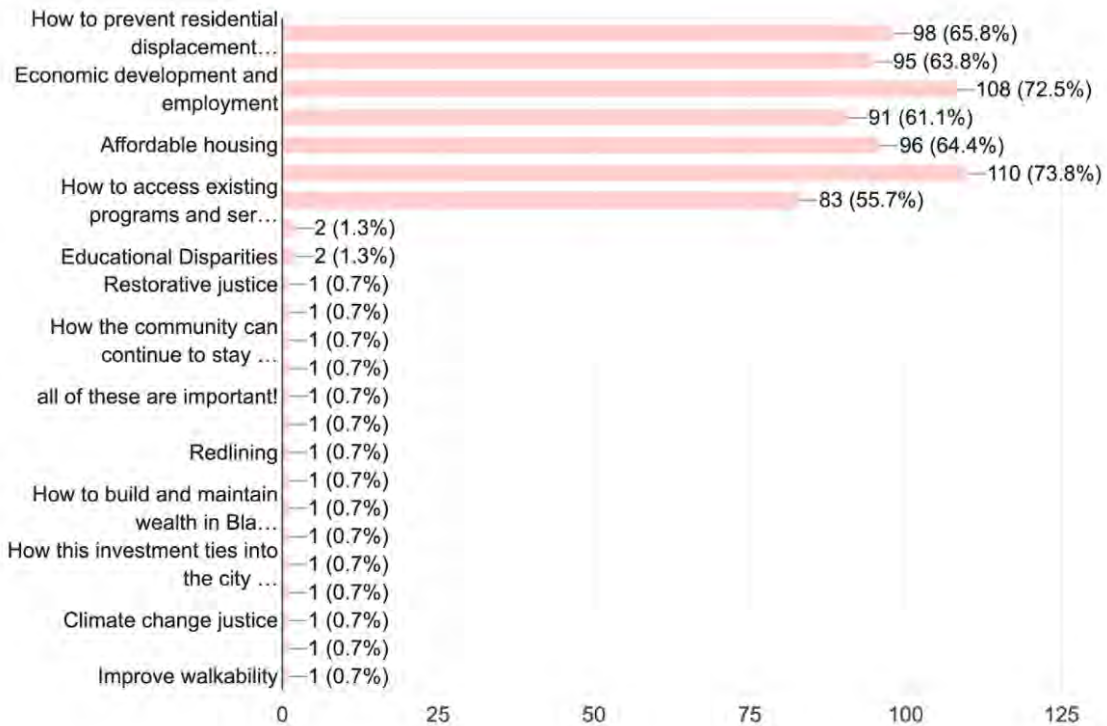
"Be You To Full" Mural by Rggie Leflore at 24th & Ohio Street (photo from the Union for Contemporary Art)

Important Community Topics

This graph shows survey respondents general thoughts about community topics that should be addressed in the area. The top survey responses were: How to attract healthy food options (73%), increasing economic development and employment (73%), how to prevent residential displacement (66%), affordable housing (65%), public health disparities (64%), race relations (61%), how to access existing programs and services (56%).

There are a lot of important topics that our community needs to address. What other topics would you like to see discussed as we develop this trail?

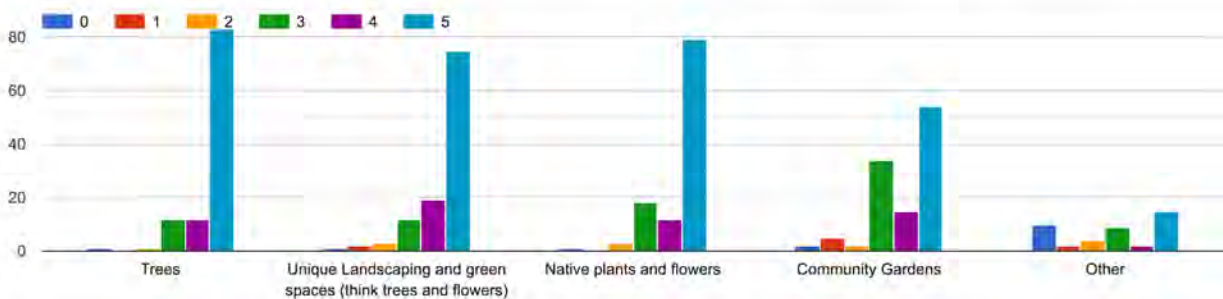
149 responses



Landscape / Plant Guide

This graph shows survey respondents' general thoughts about how to incorporate nature and gardening along the trail and throughout the surrounding area.

This trail will be an opportunity to bring nature into the community. What type of natural elements would you like to see emphasized along the trail? 0= no interest. 5= high interest.



Other nature related ideas provided by community expert Alajia McKizia:

Pollinator/ Native Plant Garden- Creating a pollinator friendly strip along green space on the trail. A pollinator garden is a garden specifically designed using pollen producing and nectar plants to attract pollinators. A pollinator garden is usually made up of wildflower, flower, and herb plants. Nebraska extension's pollinator garden plants list:

<https://lancaster.unl.edu/hort/landscape/pollinatorplants.shtml>

Edible Native Plants- Could be located far from the trail, and community-managed. Includes plants like elderberries, service berries, and currant bushes.

Seed Saving Garden- Creating a Seed Saver Garden that could be managed by the community & the Seed Bank. This protects plant biodiversity, preserves old and creates new plant varieties, and supports the local food system. Could include a Little Free Seed Library to house local saved seeds people can grab along the trail.

Community Garden- Potentially growing food bearing plants on 24th & Ohio or alongside the trail in treated soil areas. Things to think about- hours of sunlight, water access, who manages? (partnering with Change Omaha, or other food/garden orgs.)

Community Orchards could be a possibility away from the trail, and most fruit trees don't take up lead or other toxins in the soil.

Phytoremediation Plantings- In areas where the soil will not be treated, adding plants for phytoremediation. Phytoremediation- the use of plants for the cost-effective, environmentally friendly rehabilitation of soil and groundwater contaminated by toxic metals and organic compounds. Phytoremediation examples that grow in Nebraska include sunflowers, indian grass, black seed mustard.

Sustainable Landscaping Examples



Pale Purple Coneflower



Purple Coneflower



Catalapa Tree



Brown Eyed Susan



Lead Plant



Golden Rod



Anise Hyssop



Little Bluestem



Side Oats Grama



Rattlesnake Master



Black Eyed Susan



Prairie Blazing Star



Indian Grass



Greyheaded Coneflower



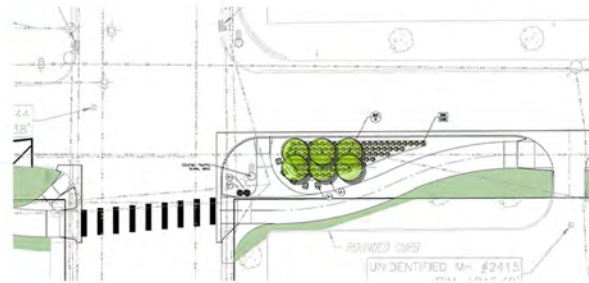
Bee Balm



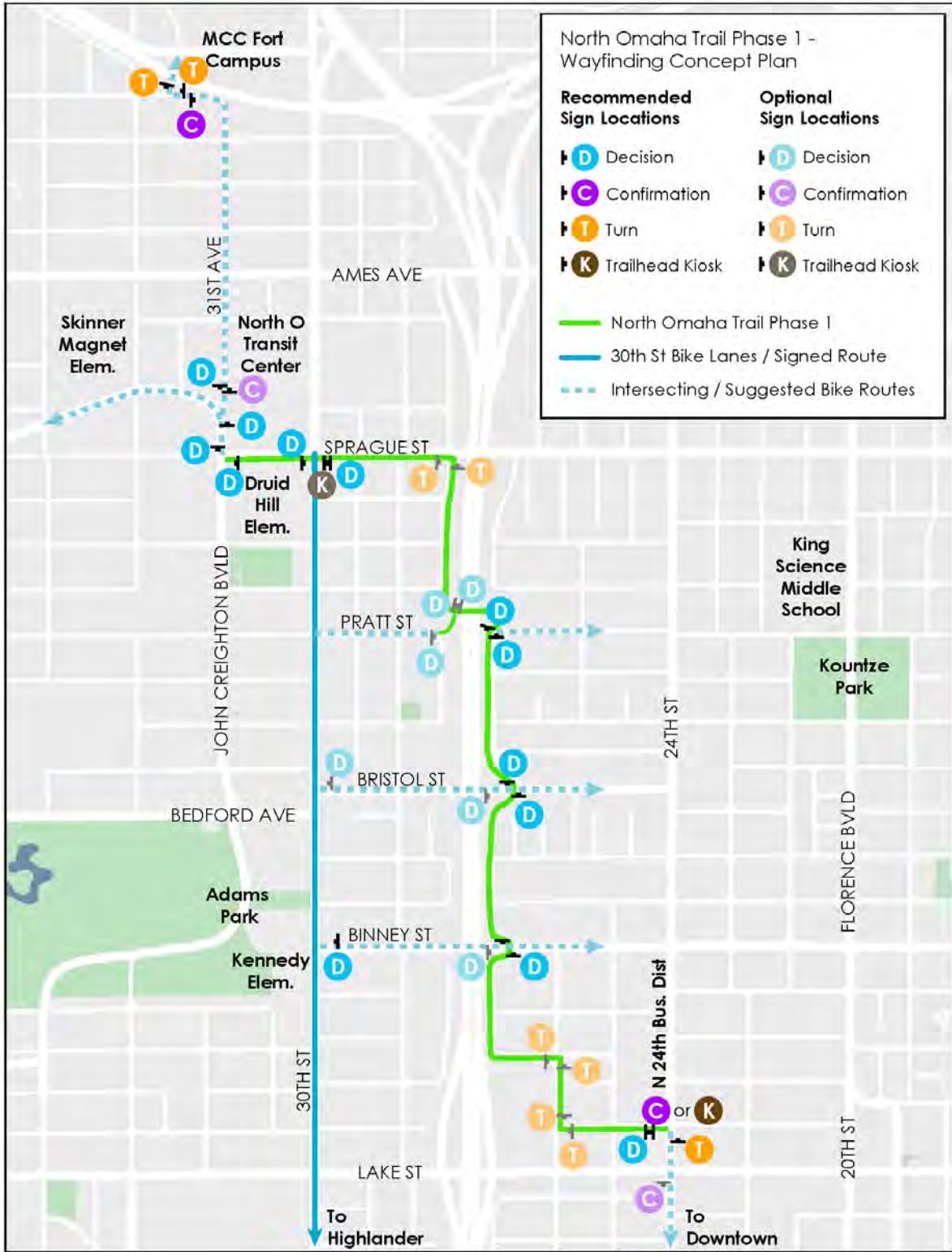
Redbud Tree



Example of bluestem plantings along the trail. Rendering by the National Park Service



Example of the 30th & Sprague Street improvements and tree plantings.



NPS-RTCA



Rivers, Trails and Conservation Assistance Program

October 7, 2022

Dear Omaha Economic Recovery Act Coordination Plan Committee,

On behalf of the National Park Service – Rivers, Trails and Conservation Assistance Program, please accept this letter as evidence of our support for Spark’s proposed expansion of the North Omaha Trail and nearby alleyway and sidewalk repair project. The North Omaha Trail is an innovative public health and cultural infrastructure investment in North Omaha whose second phase will establish a connection between North Omaha’s historic Black communities and Omaha’s heavily invested Riverfront and Downtown areas. Phase 3 will extend this connectivity, accessibility, and community space to other North Omaha areas like Benson and Miller Park.

The National Park Service believes that the objectives outlined in Spark’s proposal clearly align with the neighborhood plans that have recently been developed and adopted by the City Council, namely the Forever North Strategy. Further, we believe this project to align with the Omaha Economic Recovery Act goals and objectives to be a truly transformational project that will promote economic activity along in several Qualified Census Tracts in North Omaha. We have worked with Spark, specifically Manne Cook and Clarice Dombeck, to successfully construct the first Phase of the North Omaha Trail, and believe this team has the capacity to successfully implement the proposed expansion.

We will be happy to work with Spark and their team as they seek to improve connectivity in North Omaha, linking the primary business district on North 24th Street with the revitalization efforts of the Riverfront and First Ave project in Council Bluffs. We will continue to work in partnership to plot out the best and safest routes for the Trail’s Phase 2 and 3 expansions.

Sincerely,

A handwritten signature in black ink, appearing to read "Katharine Shiffler".

Katharine Shiffler
Project Manager and Landscape Architect
Midwest Regional Office
601 Riverfront Drive
Omaha, NE 68102
402-332-9618
Kat_shiffler@nps.gov



nps.gov/RTCA

Rivers, Trails and Conservation Assistance Program
National Park Service
U.S. Department of the Interior



October 7, 2022

RE: Economic Recovery Act Proposal – North Omaha Trail Expansion

Dear Nebraska Economic Recovery Committee Members:

I serve as Senior Director of Transportation & Urban Development for the Greater Omaha Chamber. I am pleased to offer this letter in support for Spark and Fabric Lab's proposed expansion of the North Omaha Trail project.

In 2019, the Chamber teamed up with private- and public-sector partners to launch the development of a new regional transportation strategy called ConnectGO. In developing the ConnectGO strategy, we connected with well over 8,000 residents through presentations, surveys, and workshops. We've also conducted focus groups of freight haulers, bicyclists, public transit professionals, economic development experts, and public officials from across the entire metro area. The purpose of this engagement was to help us learn more about the primary issues facing our community and to develop transportation projects, policies, and strategies to help us meet our greatest needs.

In the extensive public engagement that forms the foundation of the ConnectGO Regional Transportation Strategy, we heard repeatedly of the need for greater multimodal connectivity between North Omaha and the rest of the region. The North Omaha Trail provides a critical link between North Omaha and the region's urban core and aligns with a regional strategy of more equitable access to opportunity.

As you consider the many applications for funding through this unique opportunity, I urge you to incorporate the North Omaha Trail Expansion into a transformative vision for North Omaha.

Sincerely,

A handwritten signature in black ink that reads "Stephen Osberg".

Stephen Osberg
Director of Transportation & Urban Development
Greater Omaha Chamber

808 Conagra Dr., Ste. 400
Omaha, NE 68102
Phone: 402-346-7050

ConnectGO.org

**A BOLD
TRANSPORTATION
DIRECTION**



METRO SMART CITIES

MAPA

24th & Lake Historic District: Economic Impact Collaborative OMAHA ECONOMIC RECOVERY ACT COORDINATION PLAN

October 4, 2022

LB1024 Economic Recovery Act Bill (*signed into law in April 2022*) Re: Economic Recovery for North and South Omaha (Omaha, NE) Attention: Grant Proposal Review Committee

Dear Committee Members:

Over the past two decades, there have been various plans developed for 24th and Lake. These plans include, but are not limited to efforts led by the City of Omaha, Chamber of Commerce, North Omaha Village Revitalization Plan, and most recently Forever North.

Each plan has produced some steps forward. Many of the businesses, arts and culture venues and organizations at 24th and Lake have worked together to host major events and supported recent grand openings and announcements of new businesses. Other new major developments are now underway. We are prepared to build on the progress together.

The participants see this as an unprecedented opportunity to accelerate the pace of redevelopment in this historically significant area. Having convened in small and large groups, businesses and organizations have met to share project proposals, planned updates, discussed opportunities to partner and support each other to once again make 24th and Lake and North 24th a thriving business, arts, culture, entertainment and food district.

It is with tremendous pride, and gratitude we join with 24th & Lake Street businesses, organizations, ministries, landowners and community partners in making this “Declaration of Support and Cooperation Statement.” These organizations include, but are not limited those located at or near 24th & Lake, also businesses extending from the north boundary of Ohio Street, to the south boundary of Patrick Street, and other Omaha citywide business leaders that provide professional services and products in a variety of disciplines and industries.

OUR DECLARATION OF SUPPORT AND COOPERATION

“We are committed to and make this declaration to cooperate and support each other’s businesses, organizations and projects purposefully and intentionally (i.e., in word, actions, financially, etc.).

We believe that our success and longevity as a people has been and continues to be intimately dependent and inter-connected to each other. We also believe that supporting other African-American and North Omaha residents, businesses, cultural venues and other organizations isn’t an option, but is vital to the sustainability of the North Omaha Community, to the City of Omaha, our region and to our nation.

24th and Lake will be an economic engine in North Omaha and for the region by focusing on business growth, increasing tourism through arts and culture, generating job creation, creating mixed-income housing and building on the strengths of the community through an asset based and holistic approach.

We celebrate and recognize the rich history of 24th & Lake and we are committed to working together to create a thriving future.”

24th and Lake Historic District: Economic Impact Collaborative



Carver Legacy Center

Empowerment Network

Fabric Lab

Great Plains Black History Museum

Ital Vital Living

North Omaha Legacy Tours

North Omaha Music and Arts

Omaha Economic Development Corporation

Rare Bird Innovations

Revive Center Omaha/SMB Enterprises

SPARK

Styles of Evolution

The Union for Contemporary Art

Vinson Ventures & The Honeycomb Foundation

We fully anticipate 90%+ of the other businesses, cultural venues, organizations, ministries, landowners and others will join in this commitment by the end of the year. With the short window available to reach out to everyone, the group was not able to meet with all those submitting projects for the State ARPA funds. Beyond the ARPA proposals, these groups are committed to working together to make 24th and Lake a thriving district once again.

Grant Application

Row 65

Organization Name (if applicable)	Labor of Love Doula Services
Physical Address	5535 N 66th Street Omaha Ne 68104
Mailing Address	5535 N 66th Street Omaha Ne 68104
Website	NA
Social Media Accounts	loveoflabor_doula (Instagram)
Name	Stephanie Young
Title	Certified Birthing Doula
Email Address	standreayoung@jcloud.com
Phone	+1 (402) 301-0181
Team	No
Organizational Chart	
Other Completed Projects and/or Accomplishments	Doula Certification May 2022
Proposal Title	Labor of Love Doula. Community Based Doula Service.
Total Budget (\$)	\$25,000.00
LB1024 Grant Funding Request (\$)	\$25,000.00
Proposal Type	Service/program
Brief Proposal Summary	<p>Community-Based Doula service connects underserved pregnant women to other women in their communities who are specially trained as doulas to provide support during the critical times of pregnancy, birth, and postpartum/early parenting. The program is based on the power of peer-to-peer support. Because doulas are of and from the same community as their clients, they can understand language and cultural needs and create long-term links to support networks. Doulas are non-physician healthcare providers that aid the delivery of babies and care of the mother. Players in the Doula industry basically offer care to childbearing women during their pregnancy, labor and during the postpartum period. They may also help care for the newborn through six weeks of age, including assisting the mother with breastfeeding. The Doula industry is indeed a very massive industry in the U.S. and reliable statistics has it that in the United States of America, the industry is worth \$3 billion, with an estimated growth rate of 2.8 percent between 2015 and 2022. There are about 17,246 registered and licensed doulas service providers in the United States, and they are responsible for employing about 22,058 people. It is important to state that this industry has no major players with a market share of greater than 5 percent. Furthermore, demand for industry services has expanded due to the ability of doulas to reduce costs associated with pregnancy and birthing. Overall, industry revenue is anticipated to increase during the current period. For example, medical licensure creates a barrier to entry in the healthcare sector. If one is determined and ready to go all the way, they will surely succeed in establishing a doula services business in the United States of America and will be glad they did because it is indeed a profitable line of business. The goal is to be located in the North Omaha Area servicing predominantly BIWOC (Black Indigenous Women of Color) by 2025 or sooner.</p>

Timeline	Please See Attached
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.)
"other" explanation	
Proposal Description and Needs Alignment	Studies have shown that doulas improve birth experiences and outcomes, but multiple barriers can prevent Black mothers from getting doula support.
Visioning Workshop Findings Alignment	
Priorities Alignment	
Economic Impact	
Community Benefit	
Best Practices/Innovation	
Outcome Measurement	
Partnerships	No
Displacement	No
Displacement explanation	
Physical Location	
Qualified Census Tract	
Additional Location Documents	
Property Zoning	
Is the project connected to utilities?	

**Design, Estimating,
and Bidding**

General Contractor

Request Rationale

Grant Funds Usage

**Proposal Financial
Sustainability**

Funding Sources

Scalability

Financial Commitment Please See Attached

ARPA Compliance Acknowledgment

ARPA Reporting and Monitoring Process Acknowledgme

LB1024 Funding Sources Acknowledgment

Public Information

File Uploads Proposal Budget/Sources and Uses Schedule

Labor of Love Doula Service Budget

Projected Expenses	Cost
Total Expense	\$22,606.00
Equipment and Supply	Cost
Cleaning Supplies	\$200.00
First Aid Equipment	\$500.00
Total	\$700.00
Business Formation Fees	Cost
Set up business: LLC & Corporations	\$500.00
Small Business Insurance	\$2,000.00
Certification and License Fees	\$700.00
Laywer Fees	\$1,500.00
Total	\$4,700
Software	Cost
Email market tool	\$100.00
Accounting & Invoicing Software	\$50.00
Internal Communication Tool	\$20.00
IT Support	\$2,000.00
Social Media Management Tool	\$50.00
Payroll	\$200.00
Total	\$2,420.00
Office Space	Cost
Rent	\$5,750.00
Utlity Cost For Office Space	\$1,150.00
WiFi & Internet	\$100.00
Total	\$7,000
Website	Cost
Domain	\$200.00
Website Hosting	\$300.00
Website Builder	\$500.00
Web Designer	\$2,500.00
Total	\$3,500
Marketing	Cost
Business Cards	\$50.00
Customer Research and Surveys	\$300.00
Business Signage	\$2,486.00
Direct Campaigns, Printing and Mailing	\$300.00

Press	\$500.00
Google Ads	\$300.00
Facebook & Instagram Ads	\$350.00
Total	\$4,286.00

dget



Labor of Love

Grant Application

Row 66

Organization Name (if applicable)	XCLUSIVE ENTERTAINMENT LLC
Physical Address	1299 FARNAM ST STE 300
Mailing Address	13110 BIRCH DR STE 148227
Website	
Social Media Accounts	
Name	Darris Johnson
Title	MANAGING MEMBER
Email Address	DARRIS@XCLUSIVEENTERTAINMENT.NET
Phone	+1 (888) 454-3303
Team	No
Organizational Chart	
Other Completed Projects and/or Accomplishments	IVE OWNED AND OPERATED SUCH VENUES AS GROOVES AND CARTIERS WHEREAS NATIONAL RECORDING ARTIST AND COMEDIANS WERE CONTINUOUSLY BOOKED ON A WEEKLY AND MONTHLY BASIS IVE ALSO ASSISTED IN COORDINATING CELEBRITY BASKETBALL EVENTS AT THE MIDAMERICA CENTER
Proposal Title	THE FBJ PROJECT
Total Budget (\$)	\$2,000,000.00
LB1024 Grant Funding Request (\$)	\$2,000,000.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	TO CREATE A LIVE ENTERTAINMENT VENUE TO BRING WORLD RENOWNED ARTIST TO NORTH OMAHA
Timeline	UPON OBTAINING REQUESTED FUNDING 3-6 MONTHS TO OBTAIN VENUE. THEN 3-6 MONTHS TO BRING SAID VENUE UP TO PAR.
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.)

"other" explanation

Proposal Description and Needs Alignment	BY PROVIDING A LIVE VENUE ENTERTAINMENT FACILITY IN NORTH OMAHA WHICH IS DESPARATELY NEEDED
Visioning Workshop Findings Alignment	THERES NO MOVIE THEATRES OR PERFORMANCE VENUES IN NORTH OMAHA SO I AIM TO FULFILL THOSE GAPS
Priorities Alignment	PROVIDING AN OUTLET FOR THE YOUNGER GENERATION
Economic Impact	TEMPORARY CONSTRUCTION 20-30PPL, PERMANENTLY 30-40PPL
	3-40
	20-30
	RANGING FROM 12-20/HR
	ELECTRICIANS, PLUMBERS, GENERAL CONTRACTORS, DRYWALLERS, HVAC, ETC...
Community Benefit	EVERYONE LOVES MUSIC AND COMEDY IS MEDICINE. EVERYONE WANTS TO BE ENTERTAINED
	WHEN PEOPLE COME OUT TO THESE EVENTS THEY FIRST PATRONIZE CLOTHING VENDORS, NAIL SHOPS, HAIR DRESSERS, BARBER SHOPS, RESTAURANTS ETC..
Best Practices/Innovation	BY FOLLOWING ALREADY PROVEN PRACTICES AND INCORPORATING NEW CONCEPTS TO NORTH OMAHA
Outcome Measurement	BY CREATING NEW HIGH WAGE JOB OPPOROTUNITIES AND LONG TERM EMPLOYMENT
	BY RATES OF EMPLOYMENT AND BY THE ENTITY AND YOUR BOARD
	NO
Partnerships	No
Displacement	No
Displacement explanation	
Physical Location	TO BE DETERMINED
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	
Property Zoning	No
Is the project connected to utilities?	
	Yes
	Yes
Design, Estimating, and Bidding	No
	No

General Contractor	No
Request Rationale	N/A
Grant Funds Usage	USED TO ACQUIRE LAND AND PAY CONTRACTORS AND EMPLOYEES
Proposal Financial Sustainability	Yes
	WILL BE SUSTAINED BY BRINGING IN ARTIST AND COMEDIAN PERFORMING
Funding Sources	NONE
	N/A
	NO
Scalability	YES
	PROPERTY ACQUISITION, REMODEL, ETC....
Financial Commitment	1,000%
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
ARPA Reporting and Monitoring Process Acknowledgme	<input checked="" type="checkbox"/>
LB1024 Funding Sources Acknowledgment	<input checked="" type="checkbox"/>
Public Information	<input checked="" type="checkbox"/>
File Uploads	

Grant Application

Row 67

Organization Name (if applicable)	Heart Ministry Center
Physical Address	2222 Binney St. Omaha, NE 68110
Mailing Address	Same as above
Website	https://heartministrycenter.org/
Social Media Accounts	Facebook page url: https://www.facebook.com/HeartMinistryCenter/ , Twitter handle: @HeartMinistry, Instagram handle: @HeartMinistryCenter
Name	Tim McTaggart
Title	Chief Sustainability Officer
Email Address	tim@heartministrycenter.org
Phone	+1 (402) 659-3440
Team	Yes
Organizational Chart	Please see attached organizational chart. If you have any questions please do not hesitate to contact Tim McTaggart at the phone number or email listed above.
Other Completed Projects and/or Accomplishments	<p>The Heart Ministry Center (hereinafter referred to as the "Center") is a community outreach center in North Omaha. The Center's mission is to provide food, healthcare, and a way forward to people severely affected by poverty in the Omaha area. The Center has various programs and services in place to help address poverty in the surrounding community. These programs include a "choice" food distribution program, A Way Forward case management program, Fresh Start job training/placement program, social enterprise Fresh Start Laundromat, and Monen Healthcare Clinic (which provides medical, dental, vision, physical therapy, occupational therapy, and mental health services). One notable accomplishment is the Center's social enterprise Fresh Start Laundromat, which opened in September 2020. The objective of the social enterprise Fresh Start Laundromat is to provide a needed good or service to an underserved community while simultaneously creating jobs. The Laundromat is the only service the Center provides where it charges patrons, however, the Center does provide approximately \$10,500 a month in free and reduced laundry services. Though there are no specific restrictions on who can receive free laundry services. The staff intentionally targets families with school-aged children, however, to help curb truancy as we have learned that lack of clean clothes is one of the leading reasons that children do not attend school. The Laundromat has 20 commercial washers and 24 commercial dryers. The Laundromat is open from 7:00am to 7:00pm seven days a week to help accommodate families' work schedules. In addition to coin slots, the washers and dryers feature smart technology that allows patrons to run the machines from their smartphones and sends alerts two minutes before a load is done. This allows patrons to utilize the Center's additional services while getting their laundry done. Laundromats are measured in "turns" which means uses per machine per day. The Center is averaging 3.9 turns per day with the industry standard at approximately 3.0. The Center's Laundromat has performed ahead of schedule and began consistently balancing expenses with revenues (approximately \$11,000 in monthly revenue) in March 2022. The Laundromat is currently generating approximately \$16,500 in monthly revenue. The revenue from the Laundromat now supports four jobs for Fresh Start graduates who need additional time and support before transitioning to one of the Center's 50 community employers. The Center intends to continue this model with additional social enterprises, i.e., providing a needed good or service to the local community while also creating jobs.</p>

Proposal Title	Heart Ministry Center Expansion and Social Enterprise
Total Budget (\$)	\$8,000,000.00
LB1024 Grant Funding Request (\$)	\$3,000,000.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	<p>The Center will create additional social enterprises that follow a similar model to the Fresh Start Laundromat as described above. The Center owns the lot at 2934 N. 24th St. and is under contract with the Land Bank for the lot at 3002 N. 24th St. and should close on that property by year-end 2022. The Center intends to purchase additional land at 3006 N 24th St. and 3022 N. 24th St., and has been in preliminary negotiations with the owners for approximately two years. Though no decision has been made, the Center would most likely demolish the building at 3006 N 24th St. and renovate the building at 3022 N. 24th St. depending on which social enterprises are created. The Center is exploring several options for our next social enterprises including a mechanic shop, restaurant, grocery store, daycare, bank, barbershop, salon, fitness center, clothing store or other business as suggested by our community member survey. We want to create social enterprises that are both community-driven and viable. We are actively surveying the Center's clientele through our food distribution program, which is the largest food pantry in the state, through our laundromat and the A Way Forward program, as well as utilizing social media. The Center recently formed a Social Enterprise Committee from its board of directors and leadership team. The Social Enterprise Committee will provide the business acumen and support necessary to ensure the social enterprises are fiscally responsible and sustainable. This Social Enterprise Committee includes Terri Sanders of the Omaha Star and Bryan Wilson of Midwest Technology Partners who is also the incoming president of 100 Black men. The Center has grown organically and would like to continue this organic growth rather than rushing a project. With that in mind, the Center anticipates the first social enterprise to begin serving clients by July 2025. A general timeline with milestones can be found below. This funding request, if awarded, would go toward the construction costs associated with building and/or renovating structures to house the social enterprises.</p>
Timeline	<p>Comprehensive Community Assessment (based on need and viability) - completed by June 2023 Research and Planning Phase - completed by October 2023 Required Real Estate Purchase and Execution of Necessary Zoning - completed by January 2024 Contractor Bidding Phase in partnership with an owner's representative to finalize the entire scope of project - completed by April 2024 Construction Begins - beginning by June 2024 Capital Campaign Completion - completed by October 2024 Construction Completion - completed by December 2025</p>
Percentage completed by July 2025	100%
Funding Goals	<p>Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)</p>
Community Needs	<p>Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)</p>
"other" explanation	
Proposal	The Center's plan to open and operate additional social

Description and Needs Alignment

enterprises addresses the community needs in "sustainable community" above by creating additional services. These social enterprises, which will be in large part determined by the community's voice, will provide needed goods and services to an underserved community. In addition, when customers are struggling financially, the Center will offer free or reduced options for these services. When customers cannot afford these services over an extended period of time, the staff will connect customers with additional programs offered at the Center that assist with employment, budgeting, and any other barriers to self-sufficiency. This project addresses the "other infrastructure" need through creating additional businesses that will help revitalize 24th St. This project will not only improve the specific areas being replaced or renovated, but the increased foot traffic in this area from the newly created social enterprises will attract other businesses to the community. We believe a revitalized 24th St. would help attract people from across the metro area and help connect North Omaha with the rest of the city. This project also addresses the "quality of life" need by enhancing the area. As part of this project, the Center will most likely demolish the building at 3006 N 24th St. and renovate the building at 3022 N. 24th St. depending on which social enterprises are created. Upgrading from dilapidated buildings to new and/or renovated buildings with enhanced curb appeal will improve the beautification of the area. Finally, the social enterprises will provide new jobs to members of the community who would otherwise struggle to find employment, which will directly improve those workers' financial stability. Additionally, the social enterprises will provide needed goods or services to the community, frequently at free and reduced prices for those in need, which will have a direct and positive impact on the financial condition of community members who utilize one or more of these social enterprises. These benefits fall under the "policy" need above.

Visioning Workshop Findings Alignment

The visioning workshops identified the existence of insufficient infrastructure in North and South Omaha. The Center has existing, stable infrastructure to support the expansion of our social enterprise. While we would face some of the same challenges of any new business, we do not lack the infrastructure to support that business. The Center also plans to play an active role in improving the infrastructure in North Omaha through our advocacy efforts and our business mentorship described more below. The visioning workshops also identified a need for development that fits within the cultural context. Social enterprise is designed to meet a need in the community and this will be a need that is specific to that particular community. We are surveying those we serve to determine which businesses should be considered for our next social enterprise. Those who live in our neighborhood are best suited to identify needs. We will also continue our planning efforts in collaboration with those who live and work in our neighborhood including the 24th St. Business Improvement District, Cluxr House, Mt. Moriah Church and others. These collaborators are well versed in the culture of the 24th St. area. Lastly, the visioning workshops identified a need to access tools and leverage community resources. The Center staff have track records in this area and would like to assist other organizations, individuals and entities with tools and resources. Not only will we support those employees who work in our social enterprise to gain marketable skills to be used in the community, we will also continue to partner with existing land owners, faith leaders, individuals and more to support their growth in the community. We will support this growth by sharing knowledge, formal and informal partnerships, offering advice and through introductions to experts. The Center is a stable partner on 24th St. and our plans to expand our social enterprise are not dependent on ARPA funding. These plans have been in process for some time and the funds made available through LB 1024 happen to align. The Center can be a powerful partner in this project as we have strong business networks and community support. We can act as a guide for the project as it seeks to address the social inequalities that have been amplified by the pandemic. The financial and social impact of the COVID-19 pandemic will be severe and long-lasting. Even before the pandemic, many of our systems did not equally benefit all members of our society. The pandemic has worsened this situation and more than ever, collaboration between different sectors is required to remedy inequalities and hardships. While we understand that consumer activity will help to revitalize the 24th St. area, we understand that there are many barriers to success for new businesses in our area. The social enterprise model allows us to take advantage of the opportunities identified in the North Omaha SWOT analysis while also considering the barriers to success.

Priorities Alignment Our proposal aligns with all LB 1024 strategic priorities. First,

the priority of fostering desirable transformation. Our social enterprises will help energize, recharge, and spur significant and favorable advancements to North Omaha's function and appearance. Our existing social enterprise of the Fresh Start Laundromat brings consumer activity to 24th St. and generates revenue with those who can afford to pay for the laundry service. The laundromat utilizes state-of-the-art machinery and technology and beautifies the area. Our new social enterprise would utilize the same model of providing a top-notch service in a revitalized space. Second, the priority area of creating fundamental change. Our proposal will significantly improve the lives of area residents by providing a needed service at a free or reduced cost for those who need it. Lastly, our proposal aligns with the third priority area of generating long-lasting economic growth. We have a proven track record in our Fresh Start Laundromat of providing employment opportunities and financial investment in our area. Not only do we provide employment opportunities, but we also provide services like job placement, credit repair, resume building, and more that lead to the building of generational wealth. These services are available to all in our community and all who visit our social enterprise.

Economic Impact Depending on the social enterprises the Center moves forward with, this project would create between 10 and 30 permanent jobs per social enterprise. The salaries for these jobs would range between \$35,000 and \$50,000 per year. In addition, this proposal would create a number of temporary construction jobs. We estimate the entire project would create 80 - 100 construction jobs with pay ranging from \$22 - \$105 an hour depending on the job and trade specific skill set.

Between 10-30 per social enterprise

80 - 100 construction jobs

Permanent Jobs - between \$35,000 and \$50,000 a year,
Temporary Construction Jobs - between \$22 and \$105 an hour

In our process to select contractors, it would be our priority to find contractors whose businesses are located in the Qualified Census Tract. However, with the presumably large number of projects that will be undertaken from the LB1024, this may cause delays in construction as local contractors may be overwhelmed with projects. We are comfortable with a reasonable delay in our timeline to ensure we provide ample opportunities to contractors from a QCT. Additionally, the jobs created with these social enterprises will be filled by members of the community, with the overwhelming majority of these community members residing in a QCT. The proposed locations for these new social enterprises are in a QCT and the additional foot traffic created by the social enterprises will have the added benefit of increasing awareness of other local businesses in the community that are also a part of this QCT.

Community Benefit New social enterprises will create both permanent and temporary jobs while providing a needed good or service to North Omaha. Following a similar format to that of the Center's Laundromat, the Center would provide these goods or services at a free or reduced cost to those who could otherwise not afford them. If a customer cannot afford to pay over an extended period of time, we will offer the Center's additional services to help with employment, budgeting, and any other barriers to self-sufficiency. In addition, creating social enterprises along 24th St. would create a cluster of consumer activity. A revitalized 24th St. would help attract people from across the metro area and help connect North Omaha with the rest of the city. Also, new buildings that are well maintained and well manicured beautify the area. We believe our model will inspire others to create businesses that not only make a profit, but benefit the community as well. We currently engage with other property and business owners in our area to share knowledge and explore partnership. We have developed an expertise when it comes to social entrepreneurship and we are very willing to mentor others who decide to explore similar opportunities. We know that when we do good work, others are compelled to join us. We also know that through operating transparently, we will demonstrate positive change that is evident to others. Additionally, we believe that companies who pursue good work in the community will have a long term advantage. A 2017 Unilever study that showed 33% of consumers choose to buy from brands they believe are doing some environmental or social good. Another 2018 report from Mintel stated, "50% of Americans say that they would switch to

a company that supports a cause they believe in, rising to 61% of [consumers ages 18-23 and 24-41]." As our employees and consumers are empowered and more companies begin utilizing this model, the possibility of our business and others playing a role in social change will grow. We will demonstrate the impact of a supported employment model and investment in individuals who may not have otherwise been employed in the traditional market. This demonstration, combined with the Center's advocacy efforts, will be powerful and persuasive. We believe we will create a cycle of social impact that is sustainable and inspiring to others. Our commitment to supporting employees to build marketable skills is another huge community benefit. Not only will employees of the social enterprise learn job specific skills, they will continue to learn the soft skills that are emphasized in the Fresh Start program. They will also continue to receive support from our Fresh Start staff on budgeting, transportation, legal issues and any other factors that relate to their mind, body, or spirit. In this way, the social enterprise model helps not only to support good employees, but healthy and productive human beings who will ultimately improve the community. We will continue to build relationships and work in collaboration with long term residents and business owners of North Omaha. As an organization doing business along 24th St., we have made a commitment to the preservation and revitalization of the area. We understand that not all members of our organization were born and raised in North Omaha, however. We understand that guidance from those who have lived and worked in the community for generations is critical and an integral part of any process we pursue. We believe that our commitment to work with long term stakeholders in our community will be a great benefit.

Plans for sustainable community include plans to meet multiple human needs, not just one need at the exclusion of others. These plans include a vision for future generations, not just short term gains such as profitability. Our social enterprise model will meet a need in the community for a service, provide jobs, consider the needs of the employee and the needs of the community. Our employees deserve a high quality of life, competitive wages that balance their household budgets, sound minds, bodies and spirits. The services we offer our social enterprise employees help them to build marketable skills and important life skills that lead to the building of sustained, generational wealth. Strong people who lead a high quality of life are essential to a sustainable community. We will support a sustainable community through the support of people. Employees of the Center are regarded as whole human beings with family, financial, health, transportation, housing and other fundamental needs. If an employee of the Center experiences hardship, they have access to all of our services to assist with this hardship. If an employee is in need of mental health, literacy, budgeting or other particularized assistance, we will help them to obtain that support. We believe that this is the only way to build a long-term, sustainable workforce by supporting our employees as whole people with complex needs. Sustainability is inherent in the social enterprise model. Although the government may help us to initiate the creation of this social enterprise, ultimately our business will be self-funding through revenue. A successful business in the 24th St. neighborhood will contribute to a sustainable community through ongoing job creation, attraction of consumer activity, beautification of the neighborhood and creation of social cohesion through the fulfillment of the Center's mission.

Best Practices/Innovation Before opening our Fresh Start Laundromat in 2020, the Center staff visited Homeboy Industries in Los Angeles, CA. Homeboy is widely recognized as a pioneer in the social enterprise field as they have been doing the work for over 30 years and currently run 10 social enterprises. Homeboy's overarching goal "is to see individuals heal from trauma, allowing them to contribute fully to their family and community." This principle guides our work in the Fresh Start program as participants face addiction, mental health struggles and issues with toxic relationships. Trauma accompanies all of these struggles and those we serve must have the time, space and support to heal before they can graduate and move to one of our partner community employers. Fresh Start participants find the service they provide to our community members in the food distribution area very healing and learn that assisting another person in need is a very powerful tool for healing and growth. Participants also heal through their daily work with their assigned Fresh Start Facilitator as they pursue personalized goals related to their specific needs. A few of the questions we must ask ourselves to determine whether we are following best and proven practices related to social enterprise are: Is our enterprise solving a social problem while also meeting a

genuine need in the market? With respect to our Fresh Start Laundromat, we knew that lack of transportation and a lack of clean clothes were the top two reasons that children missed school. Our guiding principle of "Dignity for all" guides us in our decision making and we know that a child can only have a dignified experience at school if they feel confident. We also know that an adult can only have a dignified employment experience if they have that same opportunity to gain and maintain confidence. Our laundromat provides free and reduced laundry for those who need it, provides jobs for Fresh Start graduates and also generates revenue from those customers who can afford to pay. Our new social enterprise ventures will utilize the same model to meet needs identified in the North Omaha Visioning Workshop. We must also ask if our venture is building on our strengths, assets, and core competencies. The Center staff is made up of individuals with strong for-profit and nonprofit business backgrounds. This uniquely positions us to launch businesses that utilize the social enterprise model. In those areas where we are not as knowledgeable, we are able to leverage existing partnerships. Expanding our social enterprise also builds on the success that we have already achieved in our Laundromat. Thirdly we must assess whether the venture energizes board members, senior managers, and stakeholders. Our board members, senior managers, and stakeholders have seen positive results from our Fresh Start Laundromat social enterprise and all are supportive of the expansion of this aspect of our business. As mentioned above, this venture was in the planning stages before the availability of ARPA funding. The ARPA funding simply aligned with the planning that was already in the works. Lastly, we must ask if our enterprise will make enough money to achieve realistic financial goals. When we started our laundromat business, we partnered with a laundromat business owner in the area who helped us analyze our business model, financials, equipment, and overall design. With our next social enterprise venture, we will partner with expert business owners in the relevant field and perform the same analysis. Because we will not have the burden of a loan to start the business, this will accelerate our ability to make a profit.

Outcome Measurement

We will measure the outcomes of our new social enterprise in the same way that we have measured the outcomes in our existing social enterprise: Job creation - high-wage jobs will be created at the Center's social enterprise as measured by the employees' ability to balance their household budgets. Marketable skills - All employees at the Center's social enterprise will build marketable hard and soft skills as measured by successful placement in long-term employment with one of the Center's community employer partners. Stimulate North Omaha - The Center's social enterprise will energize, recharge and spur significant and favorable advancements in North Omaha as measured by community member surveys. Fiscally responsible - The Center's social enterprise will demonstrate fiscal responsibility through reinvestment in our community. This will be measured by reinvestment of revenue in: high wage positions; free and reduced cost services for community members; and training on marketable skills for social enterprise employees.

The outcomes listed above will be measured by the Center's social enterprise management staff. We will utilize the same methods utilized in our Fresh Start Laundromat. In the Laundromat, we collect feedback from community members through social media, Google Form surveys, and verbal conversations. We keep track of financial performance through spreadsheets and financial software in collaboration with our Chief Financial Officer and bookkeeper. We manage matters related to Human Resources in collaboration with our Chief Resource Officer and HR-related software.

Yes. For example, one of the potential social enterprises the Center is considering is a restaurant. While the Center is aware of the high failure rates associated with restaurants, the Center would have support from Flagship Group LLC if a social enterprise restaurant was created. Flagship is a local restaurateur who both owns and manages close to 50 restaurants across the country. The group's initial concept was Blue Sushi Saki Grill. This concept has been duplicated in 20 different locations, spanning across 10 states, during the Flagship Group's 20 years in business. The principal of this group is a high school classmate of the Center's CEO. The Center's CEO was a commercial banker for 15 years and also the Flagship Group's banker from inception through their first nine years in business. If this venture moves forward, the Flagship Group would both create and oversee the concept as

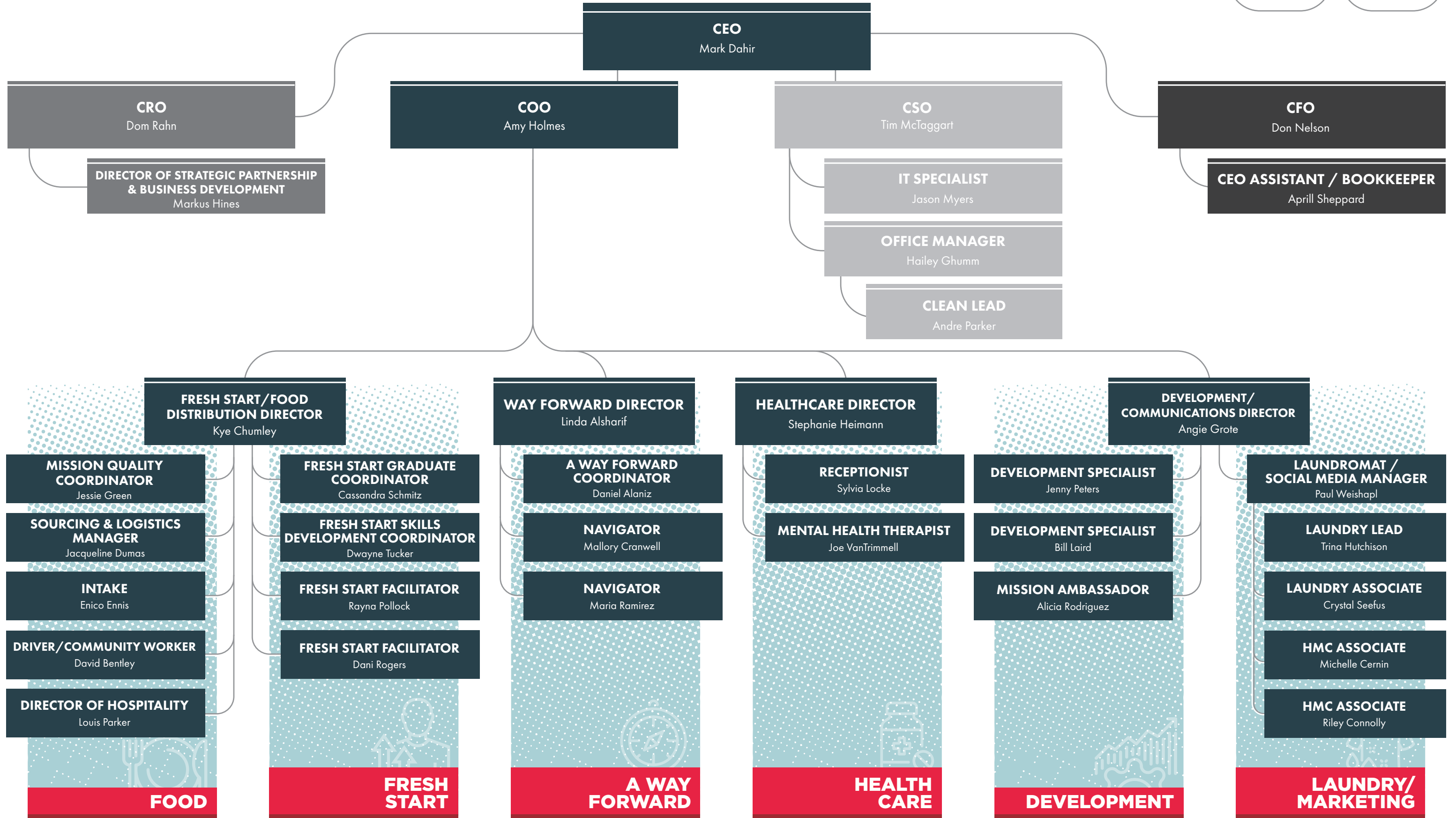
a part of their Flagship umbrella with the Center providing the labor and ensuring collaboratively with the group that this new concept is North Omaha-centric as a part of the Center's existing campus. However, Flagship Group would not secure any profits as all profits would be reinvested in the community through the Center's other operations. The Flagship Group has been looking to develop a philanthropic concept to give back to the city of Omaha, the city where its roots lie. It will also give Flagship Group the ability to centralize the training of labor, which the Center could distribute on an ongoing basis to the 100-plus jobs at their other concepts across Omaha. If we pursue a different business, we will secure a similar partner that is a proven expert in the relevant area.

Partnerships	Yes
	In progress
	None
Displacement	No
Displacement explanation	
Physical Location	The Center owns the lot at 2934 N. 24th St. and is under contract with the Land Bank for the lot at 3002 N. 24th St. and should close on that property by year-end 2022. The Center intends to purchase additional land at 3006 N 24th St. and 3022 N. 24th St., and has been in preliminary negotiations with the owners for approximately two years. Though no decision has been made, the Center would most likely demolish the building at 3006 N 24th St. and renovate the building at 3022 N. 24th St. depending on which social enterprises are created. These locations are directly across 24th St. from the Center's current location. If the Center is unable to acquire the lots at 3006 and 3022, we would look at additional locations within a six block radius of our campus. The Center is working with Alley Poyner to develop concepts and layouts for the social enterprises. This is a work in progress but Alley Poyner can provide more details and answer any specific questions in the upcoming months.
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	Please see uploads. The properties are not brownfield sites.
Property Zoning	No
Is the project connected to utilities?	Yes
	Yes
Design, Estimating, and Bidding	No
	No
	Through work with Alley Poyner. Please see attached budget.
General Contractor	No
Request Rationale	Please see uploaded budget information including a breakdown of overall project costs. The Center will secure additional funding as outlined below.
Grant Funds Usage	If awarded, all funds from LB1024 would go toward construction costs associated with the project. Though our plans are not fully formed at this point, we anticipate these costs would be associated with site demolition and the construction. As we make progress on the project's plans, a more detailed

description of how funds will be specifically allocated toward these construction costs will be provided upon request.

Proposal Financial Sustainability	Yes
	Revenue generated from the social enterprise will cover the majority of the social enterprise budget. The Center will use General Operating funds to cover any remaining gaps in funding.
Funding Sources	Olson Foundation/Bridges Trust – \$1,000,000 - currently pending William and Ruth Scott Foundation – \$1,500,000 - anticipate exploring for this proposal Lozier Foundation – \$1,000,000 - anticipate exploring for this proposal Sherwood Foundation – \$500,000 - anticipate exploring for this proposal Hawks Foundation – \$250,000 - anticipate exploring for this proposal Peter Kiewit Foundation – \$250,000 - anticipate exploring for this proposal Heider Family Foundation – \$250,000 - anticipate exploring for this proposal Mutual of Omaha Foundation – \$250,000 - anticipate exploring for this proposal
	Olson Foundation/Bridges Trust – \$1,000,000 – Pending (Expected Decision Date 12/1/2022) William and Ruth Scott Foundation – \$1,500,000 – Have not yet submitted request. (Expected Decision Date 12/1/23) Lozier Foundation – \$1,000,000 – Have not yet submitted request. (Expected Decision Date 2/1/24) Heider Family Foundation – \$250,000 – Have not yet submitted request. (Expected Decision Date 6/1/24) Hawks Foundation – \$250,000 – Have not yet submitted request. (Expected Decision Date 6/1/24) Mutual of Omaha Foundation – \$250,000 – Have not yet submitted request. (Expected Decision Date 6/1/24) Peter Kiewit Foundation – \$250,000 – Have not yet submitted request. (Expected Decision Date 9/1/24) Sherwood Foundation – \$500,000 – Have not yet submitted request. (Expected Decision Date 10/1/24)
	If the Center does not receive full funding from LB1024, the Center will seek additional funding sources from local foundations. The Center has a great reputation in Omaha and has worked hard to build relationships with local foundations and corporations. The Center was recently able to complete a \$6,100,000 capital campaign to construct a new 17,000 square foot building and renovate its existing structure, which were completed in September of 2019 and August of 2020, respectively. The Center's board and leadership team feel confident we could cover any funding gap though this may push back our timeline.
Scalability	Yes
	We can do one or more social enterprises depending on funding and results of our community survey.
Financial Commitment	The Center will contribute \$5,000,000 to the project, which we intend to secure from foundations, corporations, and individual donors. A breakdown of anticipated funding sources is detailed above.
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
ARPA Reporting and Monitoring Process Acknowledgme	<input checked="" type="checkbox"/>
LB1024 Funding Sources Acknowledgment	<input checked="" type="checkbox"/>
Public Information	<input checked="" type="checkbox"/>
File Uploads	Additional Location Documents (see application for list) Data table of uses (breakdown of how the requested funds will be used for your proposal) Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement) Organizational Chart Plans and detailed descriptions, including pictures and a map of the site

location/surrounding area Proposal Budget/Sources and Uses
Request Rationale Documentation Schedule



Karen Waldman - Owner
Party Properties
Dennis Hardt - Buyer

Real Estate Purchase and Sale Agreement

Date: 04/22/2020

Seller: Omaha Municipal Land Bank
1141 North 11th Street
Omaha, NE 68102

Purchaser: Name: Eric Crawford
Address: 2222 Binney Street
City, State, Zip: Omaha, NE, 68116

NOTICE: This is a legal and binding contract for the purchase and sale of real estate. It is appropriate for most, BUT NOT ALL real estate transactions. If this form does not appear to either Buyer or Seller to be appropriate for your transaction, you are urged to discuss your transaction with an attorney BEFORE YOU SIGN. Most, but not all, provisions of this Agreement are subject to negotiation prior to execution.

1. Address information:

Parcel Number 2328880000
Address: 3002 N 24 ST
County: DOUGLAS
City: OMAHA **State:** NE **Postal Code:** 68110

- 2. Legally described as:** Lots 5 and 6, Troups Subdivision, an addition to the city of Omaha, as surveyed, platted, and recorded in Douglas County, NE, including all fixtures and equipment permanently attached to the property.
- 3. Personal Property:** The only personal property included is as follows: All existing lighting, plumbing and heating/cooling fixtures, screens, storm windows, TV antenna, ceiling fans, awnings, security, fire and smoke alarms, garage door openers with controls, venetian blinds, curtain/drapery rods, wall to wall carpet, built-in appliances, pool/spa equipment, mailbox, in ground landscaping, and shrubbery and plants. Unless mentioned below, all personal property is excluded.

ADDITIONAL PERSONAL PROPERTY, if any, to be included:

-
- 4. Conveyance:** Provided that the seller (whether one or more) has good, valid and marketable title, in fee simple, Seller agrees to convey title to Property to Purchaser or his nominee by **Special Warranty Deed** free and clear of all liens, encumbrances or special taxes levied or assessed, no exceptions, subject to all building and use restrictions, utility easements abutting the boundary of the Property, and covenants now of record. **FURTHER**, the seller covenants with the purchaser a complete renovation for the improved property that will make the property safe and return the property to a habitable condition in at least nine (9) months from closing or two (2) years in the case of a vacant lot or commercial or industrial building. Seller will monitor redevelopment compliance throughout redevelopment and will release the Special Warranty Deed only upon completion of redevelopment and the receipt of a summary of redevelopment costs from the purchaser. Purchaser may not resell the property until the seller has confirmed redevelopment is complete. Failure to complete the agreed-upon redevelopment plan within the specified redevelopment timeline for the property shall cause the property to revert to the seller at no cost.
 - 5. Assessments:** Seller agrees to pay any assessments for paving, curb, sidewalk, or utilities previously constructed, or ordered or required to be constructed by the public authority, but not yet assessed. Upon notification, Seller agrees to notify Purchaser of any additional assessments ordered but not yet assessed.
 - 6. Consideration:** Purchaser agrees to pay \$3000.00 (purchase price) on the following terms: **\$750.00** (Deposit in guaranteed funds—cashier's check, certified check, or money order) deposited herewith as evidenced by the receipt attached below, due by the property application due date. The Deposit shall be made payable to the Escrow Holder (Charter Title, see paragraph 13). In the event that multiple bids are received for this property, an auction will be held on the first (1st) Wednesday following the application due date. In the event this offer is not accepted by the Seller of the Property within

Buyer's Initials (EJC) Seller's Initials (KDD)

pg. 1

the time specified, or in the event there are any defects in the title which cannot be cured as specified below, the Deposit shall be refunded. In the event of refusal or failure of the Purchaser to consummate the purchase, the Seller may, at their option, retain the Deposit for failure to carry out the terms of this Purchase Agreement.

7. FINANCING (Check one):

- A. All Cash:** Balance of \$2250.00 shall be paid in cash, or guaranteed funds: certified or cashier's check within 30 days from OMLB Board acceptance and at the time of delivery of the deed, no financing being required.
- B. Conditional Upon Financing:** Balance of \$ _____ shall be paid in guaranteed funds—cashier's check, certified check, or money order within 60 days from OMLB Board acceptance and at the time of delivery of the deed, conditioned upon Purchaser's ability to use pre-approved financing to be secured by a first mortgage, or deed of trust on the above-described property. Loan origination/service fee to be paid by the Purchaser. Purchaser agrees to have pre-approved financing prior to acceptance of this offer by the OMLB Board of Directors, to sign all papers and pay all costs in connection therewith, and to establish escrow reserves as required. If the financing is not pre-approved prior to the presentation of this offer to the OMLB Board of Directors, this offer shall be null and void, and the deposit will be returned to the Purchaser. If the original loan application is denied, the Purchaser authorizes and instructs the Lender to notify the Purchaser, the Seller and all real estate licenses involved in the transaction, in writing. Upon notification of denial, this Purchase Agreement shall be void and the Deposit will be refunded to the Purchaser.

8. Additional Provisions: _____

9. Taxes: **Douglas County Taxes:** All consolidated real estate taxes which become delinquent in the year in which closing takes place shall be treated as though all are current taxes, and those taxes which were exempt for the Seller will be reassessed in the first (1st) year of ownership.

10. Rents, Deposits and Leases, if rented: All leases and rent shall be current and not in default at closing. Any tenant deposits and leases shall be assigned to Purchaser at no cost. All rents shall be prorated to date of closing. Copies of all current leases shall be provided to the Purchaser within ten (10) days of acceptance of this Agreement. In the event that any condition of an existing lease is unacceptable to Purchaser, Purchaser may terminate this Agreement by written notice to Seller within ten (10) days of Purchaser's receipt of the copies of leases, and Purchaser shall be entitled to be paid the Deposit with no further agreement or release required at the time of closing.

11. Conveyance of Title: Seller shall through Seller's Agent or closing agent furnish a Title Certificate to Purchaser as soon as practical. If title defects are found that Seller and Purchaser cannot cure, this Purchase Agreement shall be void. Approximate closing date to be 6/1/2020, and possession date shall be 6/1/2020, at 5 p.m. The Real Estate Settlement Procedures Act ("RESPA") 14 U.S.C. 2681 et. seq. and its accompanying regulations make clear that if the Purchaser(s) pay any part of the title insurance policy, the Seller(s) cannot make the sale conditioned on the use of a particular title insurance company. A real estate agent or lender cannot require the use of an affiliated title company nor can their fees be based on such a choice. The cost of any title insurance policies and endorsements shall be equally divided between Purchaser and Seller. The type of title insurance required is (select one): a) standard title insurance coverage, or b) extended title insurance coverage.

12. Escrow Closing: Purchaser and Seller acknowledge and understand that the closing of the sale may be handled by an Escrow Agent. The parties designate Title One National to be their escrow holder and settlement agent (The "Escrow holder" or "Settlement Agent" or "Escrow/Settlement Agent") for the purpose of acting as a fiduciary for both Seller and Purchaser for those actions instructed to be completed by the Escrow/Settlement Agent in this Agreement receiving as a depository the funds paid in the sale contemplated by this Agreement. Escrow Agent's costs of the closing shall be paid by the Purchaser. It is understood the Purchaser will designate Charter Title as the escrow agent. At closing Purchaser is required to have cash or certified or cashier's check for the balance of amounts due.

13. Utilities: Purchaser agrees to have all utilities transferred from Seller's name to Purchaser(s) name, as of the date of closing or possession, whichever is earlier.

Buyer's Initials (ETC) Seller's Initials (KDD)

14. **Homeowners Association and Protective Covenants:** Purchaser acknowledges that the Property may be subject to protective covenants that govern Purchaser's use of the Property, and that may be enforced by the homeowner's association or its members. Purchaser can obtain a copy of the protective covenants from the designated title insurance company. Seller shall pay all homeowner's and neighborhood association assessments levied and due as of closing. Homeowner's or neighborhood association dues shall be prorated to the date of closing. Purchaser shall be responsible for all future homeowner's or neighborhood association dues, if any.
15. **Insurance:** Any risk of loss to the Property shall be borne by the Seller until title has been conveyed to the Purchaser. In the event, prior to closing, the structures on the Property are materially damaged by fire, explosion or any other cause, Purchaser shall have the right to rescind this Purchase Agreement, and Seller shall then refund the Deposit to Purchaser. Purchaser agrees to provide their own hazard insurance at closing.
16. **Condition of the Property:** Seller agrees to sell property "as is" including the heating, air conditioning, water heater, sewer, plumbing, electrical systems and any built-in appliances in whatever functional and operable condition they are found at closing of the sale. Seller will allow the Purchaser to walk through property 24 hours before closing to confirm compliance with this Purchase Agreement.
17. **Wood Infestation:** Purchaser agrees to pay the cost of a wood destroying insect inspection of the building and attached and detached structures if desired, and Purchaser agrees to pay for any treatment or repair work found necessary for the issuance of a wood destroying insects warranty.
18. **Smoke Detectors:** Purchaser agrees to install, at Purchaser's expense, smoke detectors and carbon monoxide detectors as required by law if applicable.
19. **Survey:** Purchaser agrees to pay for a Plot Plan Survey, but will waive if not required by lender, if applicable.
20. **Seller Property Condition Disclosure Statement:** Purchaser acknowledges receipt of Seller Property Condition Disclosure Statement as required by Nebraska State Law.
21. **Purchaser's Personal Inspection:** This offer is based upon Purchaser's personal inspection or investigation of the property and not upon any representation or warranties of condition by Seller or any limited agents involved in this transaction. If finished square feet, age, location of property lines, lot size, condition of improvements are important to the Purchaser's decision to purchase, Purchaser is advised to make independent investigations.
22. **Lead-Based Paint Addendum:** If the residential dwelling/improvements on the Property were constructed prior to 1978, Sellers agree to execute a Lead-Based Paint Addendum (Addendum #2), to be attached to this Uniform Purchase Agreement.
23. **Access to Property:** Purchaser agrees to allow OMLB staff and partners access to the property throughout the redevelopment period for redevelopment compliance monitoring and to capture images and video for marketing purposes.
24. **Modification in Writing:** Any modification of the terms of this agreement must be in writing and signed by all parties.
25. **Equal Opportunity:** It is unlawful to discriminate against any person in the terms, conditions or privileges of sale, purchase or lease of a dwelling or in the division of services or facilities in connection therewith because of race, color, religion, national origin, ethnic origin, familial status, sex, handicap, disability, or sexual orientation, or age in the City of Omaha if an individual is forty (40) years of age or older.

Buyer's Initials (EJC) Seller's Initials (KDD)

26. **Offer Expiration:** This offer to purchase is subject to acceptance by the Seller on 4/23/2020, at 5 p .m., Central Standard Time. Purchaser acknowledges receipt of a signed copy of this offer to purchase.

27. **Purchaser:**

<u><i>Eric Crawford</i></u> Purchaser Signature	<u>4-22-2020</u> Date	<u>4816</u> Purchaser SSN#/FEI# (last 4 digits only)
 Purchaser Signature	 Date	 Purchaser SSN#/FEI# (last 4 digits only)
 Purchaser Address	<u>402-934-8641</u> Phone #	<u>eric@heartministrycenter.org</u> E-mail address
<u>Heart Ministry Center Inc.</u> Names for Deed (Print)		

28. **Receipt:** Received this 22 day of April, 2020 from Eric Crawford of Heart Ministry Center the sum of \$ _____ for the down payment/full payment of said property. Guaranteed funds #: 3966

29. **Omaha Municipal Land Bank Staff and Board Acceptance:**

The Seller accepts the foregoing offer to purchase on the terms stated, and agrees to convey title to the Property pursuant to Omaha Municipal Land Bank Board approval, deliver possession, and perform all the terms and conditions set forth, except:

Kent Duncanson

Staff

04/22/2020

Date

1141 N 11th Street, Omaha, NE 68102

Seller Address

402-800-1240

Phone #

info@omlb.org

E-mail address

SPECIAL WARRANTY DEED

Record and return to:
Charter Title and Escrow Services INC
407 N 117th Street
Omaha, NE 68154
402-934-7871

The Grantor, **Omaha Municipal Land Bank, a municipal corporation**, whether one or more, in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, conveys to

Heart Ministry Center, Inc., a Nebraska corporation

Grantee, whether one or more, the following described real estate (as defined in Neb. Rev. Stat. ss76-201) in **Douglas County, Nebraska**:

The North 44.17 feet and East 107 feet and 3 feet on East of Lot 107, Gises' Addition, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

Grantor covenants (jointly and severally, if more than one) with the Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons claiming the same or any part thereof by, through, or under Grantor.

Executed this 10th day of **December, 2021**.

Omaha Municipal Land Bank, a municipal corporation



By **Shannon Snow, Authorized Agent**

STATE OF **Nebraska**
COUNTY OF **Douglas**

The foregoing instrument was acknowledged before me this 10th day of **December, 2021**, by Omaha Municipal Land Bank, a municipal corporation.

Notary Public, State and County aforesaid

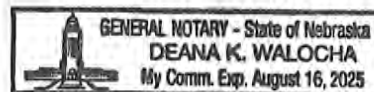


Notary Signature

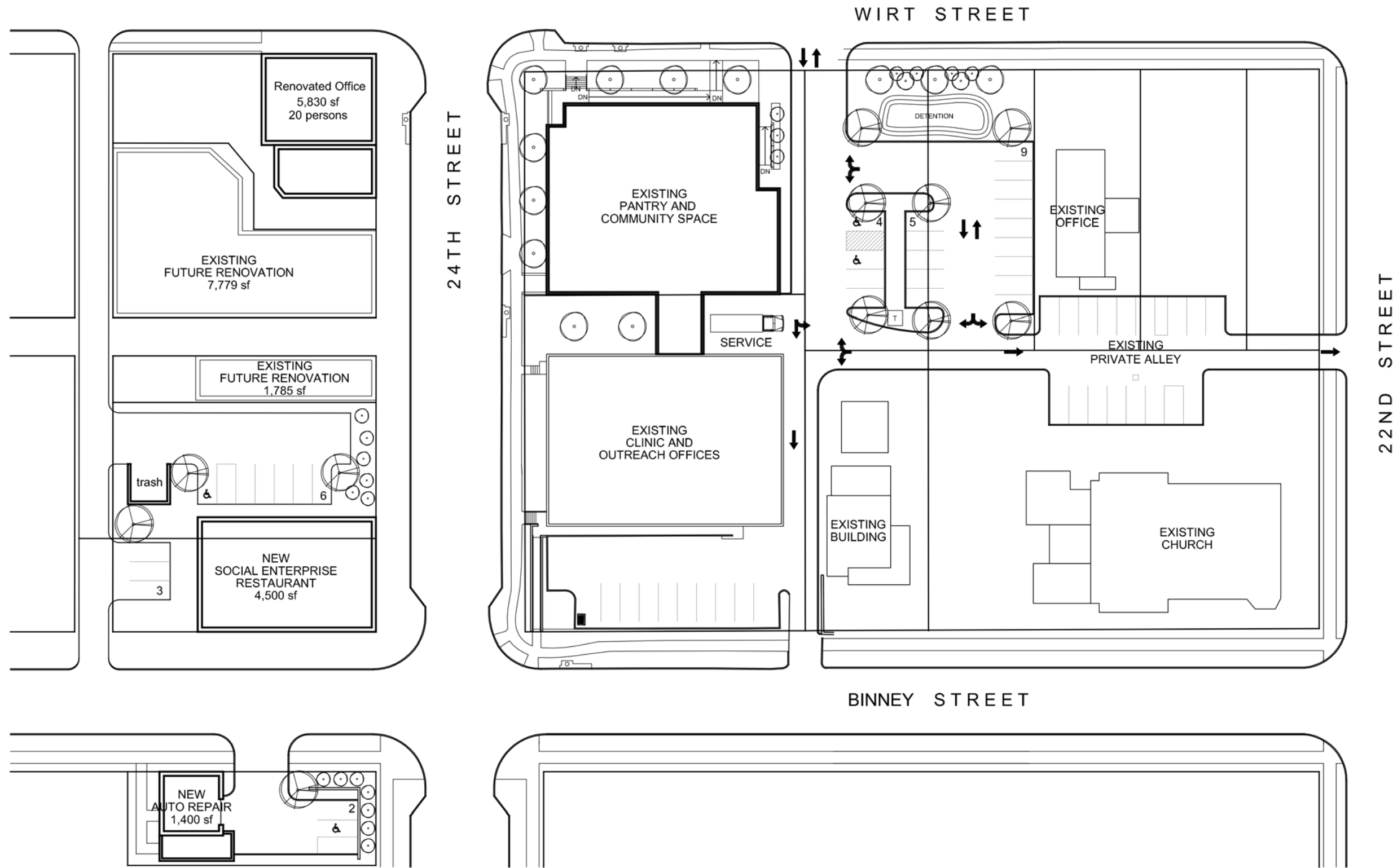
Deana K. Walocha


Notary Printed Signature

My commission expires: 8-10-25

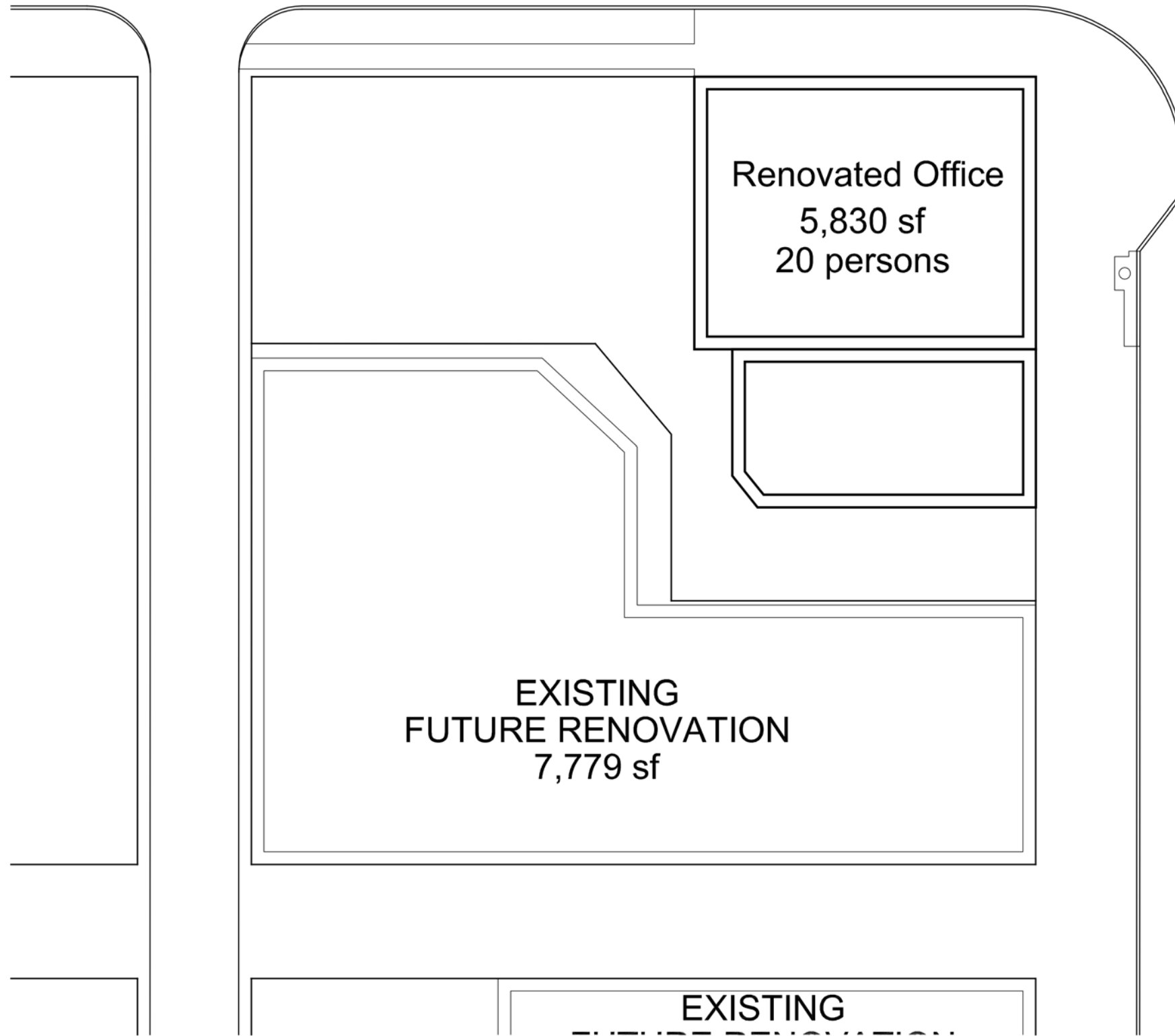


Masterplan

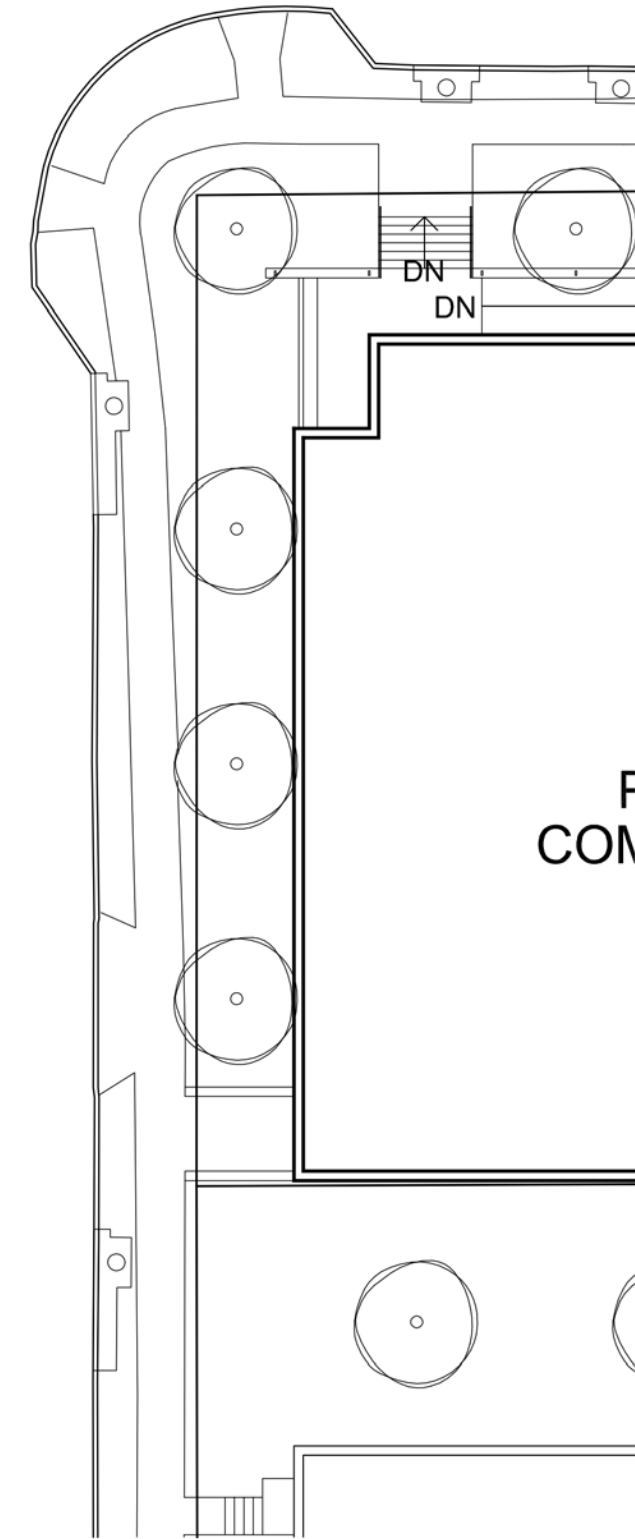


Master Plan
1" = 50' 

Site Plan



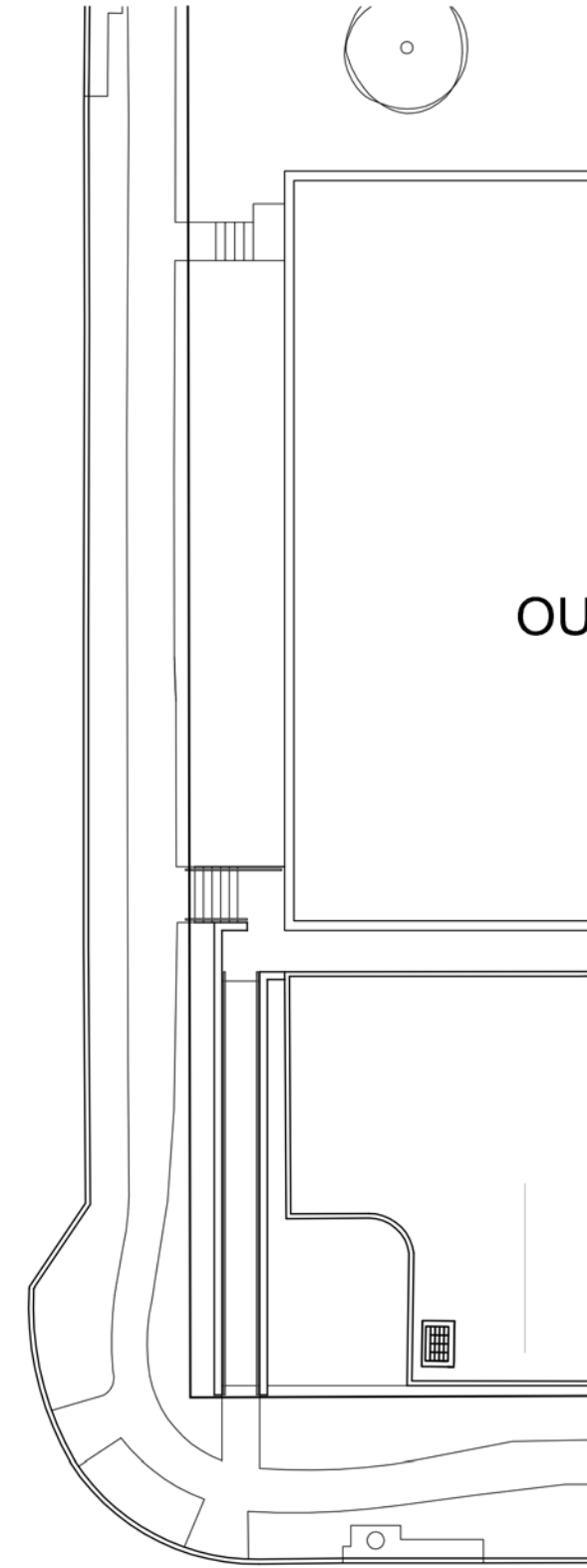
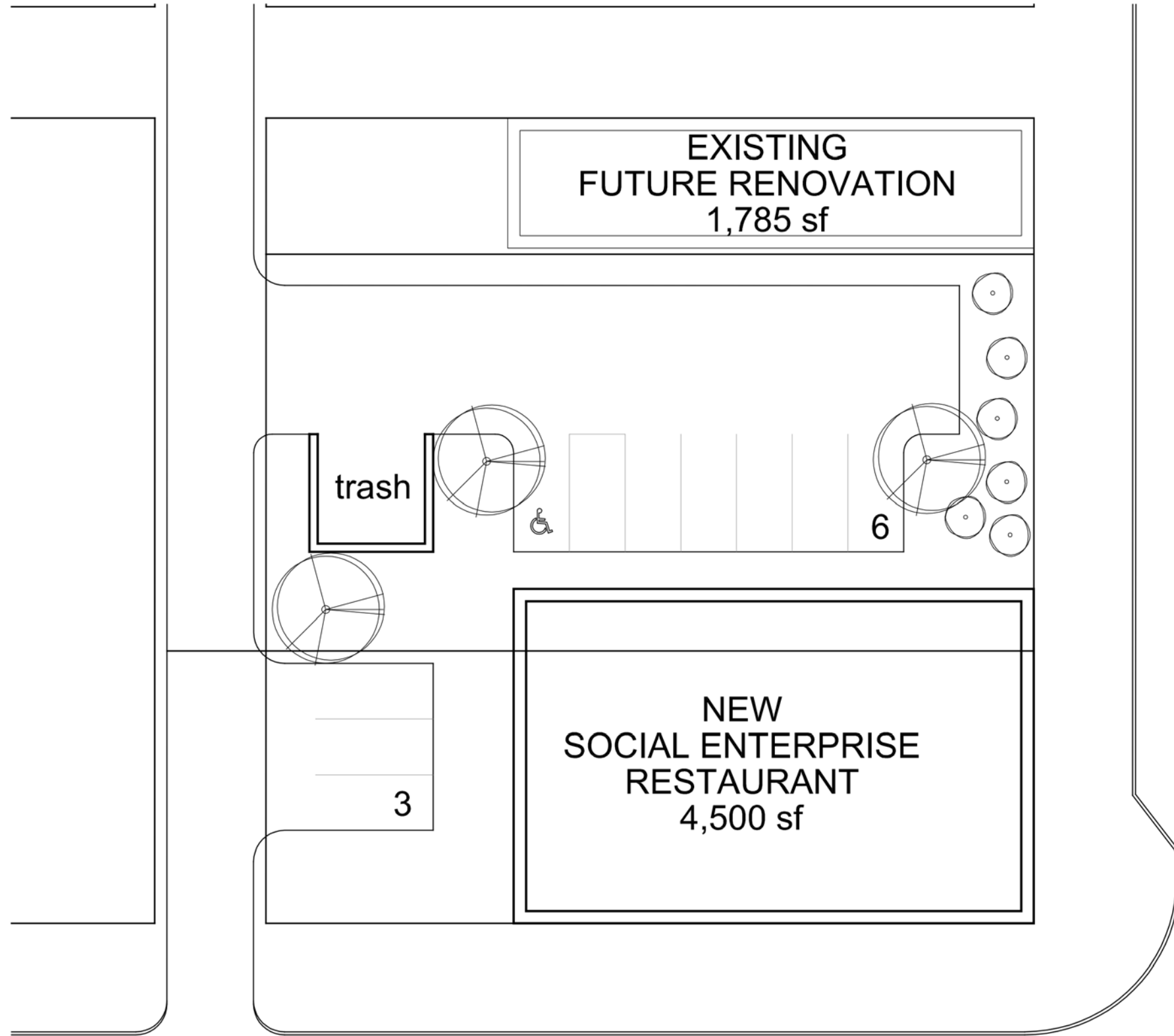
24TH STREET



Site Plan
1" = 20'



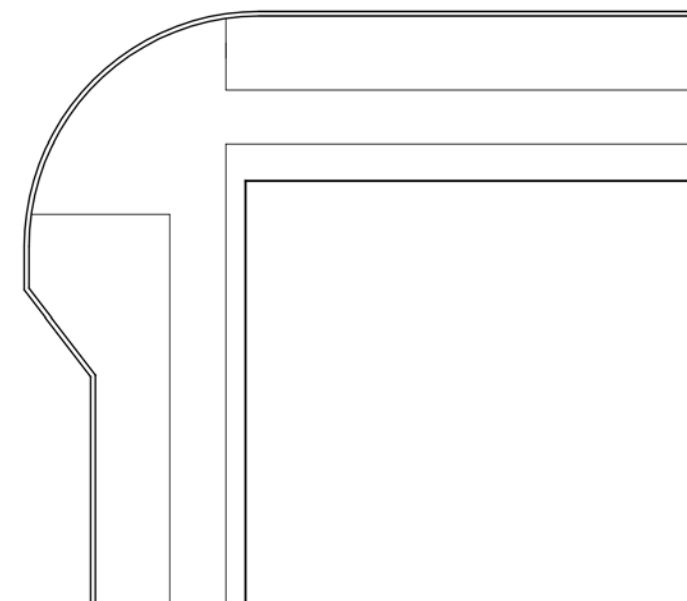
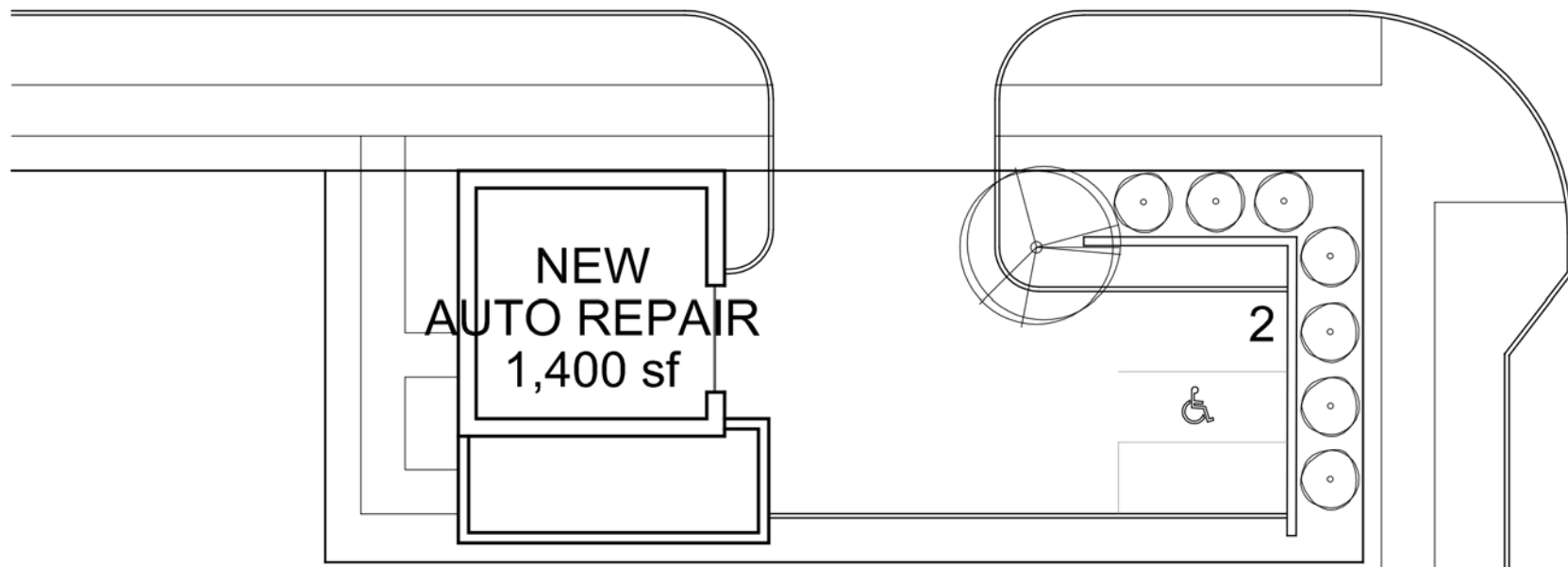
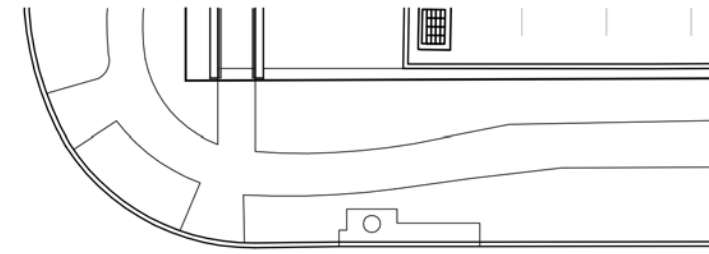
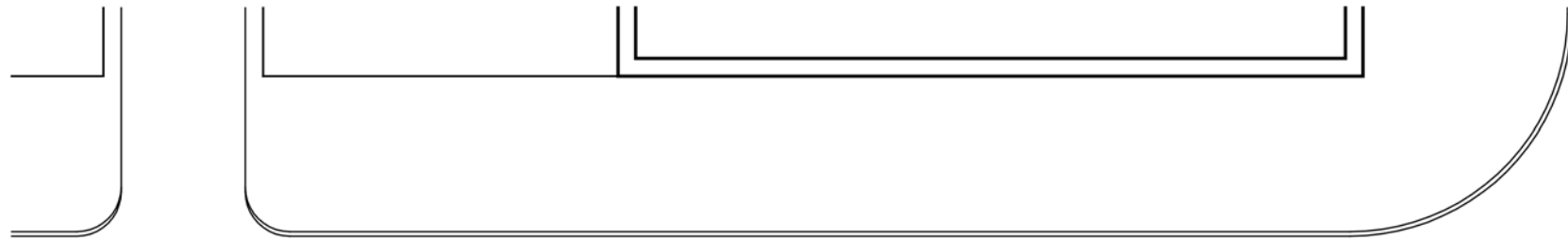
Site Plan



Site Plan
1" = 20'



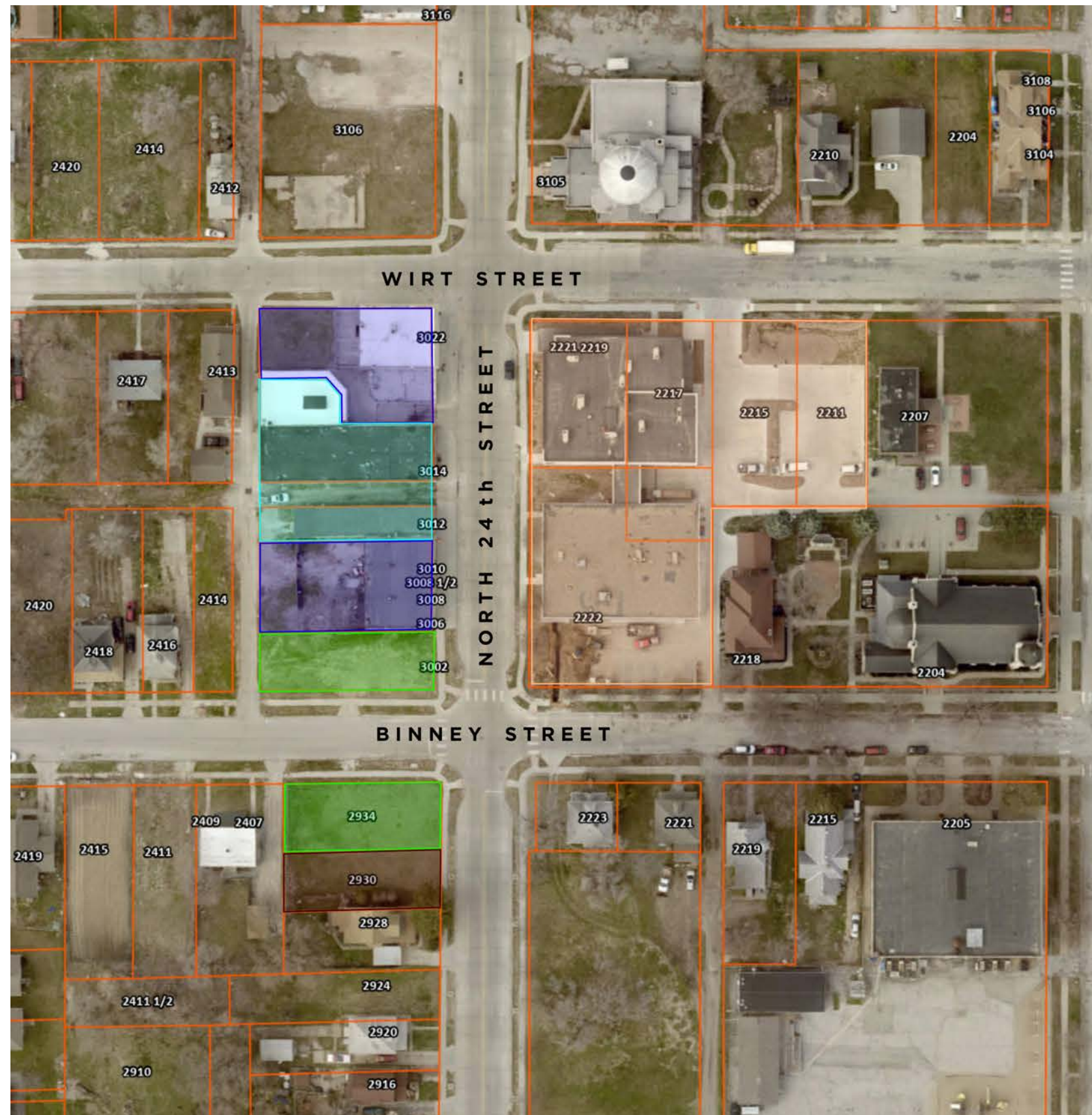
Site Plan



Site Plan
1" = 20'



Aerial Map Key



-  future building acquisition - 3022 N. 24th Street
existing building renovation
(2) Stories 5,834 GSF
-  future site acquisition - 3006 N. 24th Street
new building site
-  site under contract - 3002 N. 24th Street
new building site
-  site currently owned - 2934 N. 24th Street
new building site
-  optional future site acquisition - 2930 N. 24th Street
new building site
-  optional future acquisition - 3012-3014 N. 24th Street
scope TBD
-  Existing Heart Ministry Center Campus -
2222 Binney Street
2211-2221 Wirt Street
No Proposed Work

Area Tabulation

Property	Renovation	New Construction
Office Building	5,830 SF	
Social Enterprise Restaurant		4,500 SF
Auto Repair		1,400 SF
Future Renovation	7,779 SF	
Future Renovation	1,785 SF	
Total Proposed + Future Renovation	15,394 SF	
Total Proposed New Construction		5,900 SF
Total Proposed New + Renovation	21,294 SF	

Heart Ministry Center Expansion and Social Enterprise

Comprehensive Community Assessment (based on need and viability) - completed by June 2023

Research and Planning Phase - completed by October 2023

Required Real Estate Purchase and Execution of Necessary Zoning - completed by January 2024

Contractor Bidding Phase in partnership with an owner's representative to finalize the entire scope of project - completed by April 2024

Construction Begins - beginning by June 2024

Capital Campaign Completion - completed by October 2024

Construction Completion - completed by December 2025



Memorandum

Date: 2022-10-07
Project: Heart Ministry Center Social Enterprise Block
Subject: Summary of project budget

Proposed Project Sites

3022 North 24th Street

5,834 GSF Renovation

Construction Budget	\$ 1,310,000
<u>Site and Streetscape</u>	<u>\$ 150,000</u>
Total Construction	\$1,460,000

FFE Budget	\$ 350,000
<u>Fees and Due Dilligence</u>	<u>\$ 300,000</u>
Total	\$ 650,000

Total Project Cost **\$2,110,000**

3002 North 24th Street

4,500 GSF Social Enterprise Restaurant

Construction Budget	\$ 1,700,000
<u>Site and Streetscape</u>	<u>\$ 400,000</u>
Total Construction	\$ 2,100,000

FFE Budget	\$ 650,000
<u>Fees and Due Dilligence</u>	<u>\$ 450,000</u>
Total	\$ 1,100,000

Total Project Cost **\$3,200,000**

2934 North 24th Street

1,400 GSF Social Enterprise Auto Shop

Construction Budget	\$ 540,000
<u>Site and Streetscape</u>	<u>\$ 160,000</u>
Total Construction	\$ 700,000

FFE Budget	\$ 390,000
<u>Fees and Due Dilligence</u>	<u>\$ 250,000</u>
Total	\$ 640,000

Total Project Cost **\$1,340,000**

Total Program Cost

Master Planning and due diligence	\$ 120,000
Project Management	\$ 300,000
Land Acquisition Budget	\$ 750,000
Project Costs	\$6,650,000
<u>Program Contingency</u>	<u>\$ 180,000</u>
Total Program Budget	\$8,000,000

Grant Application

Row 68

Organization Name (if applicable)	Chicken Bucket
Physical Address	NA
Mailing Address	5613 Grand Ave Omaha Ne 68104
Website	NA
Social Media Accounts	NA
Name	Jeremey Wentland
Title	Boiler Chef
Email Address	jwentland85@gmails.com
Phone	+1 (531) 255-5165
Team	No
Organizational Chart	
Other Completed Projects and/or Accomplishments	
Proposal Title	Chicken Bucket Catering Services
Total Budget (\$)	\$200,000.00
LB1024 Grant Funding Request (\$)	\$200,000.00
Proposal Type	Service/program
Brief Proposal Summary	<p>Chicken Bucket is a catering company that gives every family a way to provide a home-style cooked meal for the whole family to enjoy. If you work, normally you don't have time to provide meals for your family. That's where we come in. Every order is prepared with your family in mind. Chicken Bucket offers you choices of whole chicken or two Cornish Hen meals. Each meal is prepared how you like with choices of braised, rotisserie, fried, smoked, and roasted. If you have dietary restrictions let us know. All chicken is prepared to 165 degrees before being sent out to customers. All orders come with sides portioned to your family size. Chicken Bucket offers 32 different sides. Our main protein is chicken. Again, if you have any dietary restrictions feel free to let us know in any and every comment box provided. Chicken Bucket believes we can take care of your family five day a week and give you two days to spend family time. Chicken Bucket is not the average catering company. We believe in giving back to the neighborhood that helps us obtain our goals. We plan on saving 3.5 percent of yearly profits for the first three years. Once our goal is reached, we plan on giving the saved profit to rent relief for the customers. Everyone that joins the Chicken Bucket group will be eligible to be put in the drawing. The Chicken Bucket is a family-owned business that offers more than great tasting food, we also offer relief. The goal is to be in the Leavenworth area to be able to serve both North and South Omaha, by 2023.</p>
Timeline	Please See Attachment
Percentage completed by July 2025	100%

Funding Goals Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)

Community Needs Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

"other" explanation

Proposal Description and Needs Alignment

Visioning Workshop Findings Alignment

Priorities Alignment

Economic Impact

15 to 20

\$20+

Community Benefit

Best Practices/Innovation

Outcome Measurement

Partnerships No

Displacement No

Displacement explanation

Physical Location The goal is to be in the Leavenworth area to be able to serve both North and South Omaha, by 2023.

Qualified Census Tract

Additional Location Documents

Property Zoning

Is the project connected to utilities?

Design, Estimating, and Bidding

General Contractor

Request Rationale

Grant Funds Usage

Proposal Financial Sustainability

Funding Sources

Scalability

Financial Commitment Please See Attached

ARPA Compliance Acknowledgment

ARPA Reporting and Monitoring Process Acknowledgme

LB1024 Funding Sources Acknowledgment

Public Information

File Uploads Proposal Budget/Sources and Uses Schedule

Chicken Bucket

Projected Expenses	Cost
Total Expense	\$22,606.00
Equipment and Supply	Cost
Cleaning Supplies	\$200.00
First Aid Equipment	\$500.00
Total	\$700.00
Business Formation Fees	Cost
Set up business: LLC & Corporations	\$500.00
Small Business Insurance	\$2,000.00
Certification and License Fees	\$700.00
Laywer Fees	\$1,500.00
Total	\$4,700
Software	Cost
Email market tool	\$100.00
Accounting & Invoicing Software	\$50.00
Internal Communication Tool	\$20.00
IT Support	\$2,000.00
Social Media Management Tool	\$50.00
Payroll	\$200.00
Total	\$2,420.00
Office Space	Cost
Rent	\$5,750.00
Utlity Cost For Office Space	\$1,150.00
WiFi & Internet	\$100.00
Total	\$7,000
Website	Cost
Domain	\$200.00
Website Hosting	\$300.00
Website Builder	\$500.00
Web Designer	\$2,500.00
Total	\$3,500
Marketing	Cost
Business Cards	\$50.00
Customer Research and Surveys	\$300.00

Business Signage	\$2,486.00
Direct Campaigns, Printing and Mailing	\$300.00
Press	\$500.00
Google Ads	\$300.00
Facebook & Instagram Ads	\$350.00
Total	\$4,286.00

Grant Application

Row 68

Organization Name (if applicable)	Chicken Bucket
Physical Address	NA
Mailing Address	5613 Grand Ave Omaha Ne 68104
Website	NA
Social Media Accounts	NA
Name	Jeremey Wentland
Title	Boiler Chef
Email Address	jwentland85@gmails.com
Phone	+1 (531) 255-5165
Team	No
Organizational Chart	
Other Completed Projects and/or Accomplishments	
Proposal Title	Chicken Bucket Catering Services
Total Budget (\$)	\$200,000.00
LB1024 Grant Funding Request (\$)	\$200,000.00
Proposal Type	Service/program
Brief Proposal Summary	<p>Chicken Bucket is a catering company that gives every family a way to provide a home-style cooked meal for the whole family to enjoy. If you work, normally you don't have time to provide meals for your family. That's where we come in. Every order is prepared with your family in mind. Chicken Bucket offers you choices of whole chicken or two Cornish Hen meals. Each meal is prepared how you like with choices of braised, rotisserie, fried, smoked, and roasted. If you have dietary restrictions let us know. All chicken is prepared to 165 degrees before being sent out to customers. All orders come with sides portioned to your family size. Chicken Bucket offers 32 different sides. Our main protein is chicken. Again, if you have any dietary restrictions feel free to let us know in any and every comment box provided. Chicken Bucket believes we can take care of your family five day a week and give you two days to spend family time. Chicken Bucket is not the average catering company. We believe in giving back to the neighborhood that helps us obtain our goals. We plan on saving 3.5 percent of yearly profits for the first three years. Once our goal is reached, we plan on giving the saved profit to rent relief for the customers. Everyone that joins the Chicken Bucket group will be eligible to be put in the drawing. The Chicken Bucket is a family-owned business that offers more than great tasting food, we also offer relief. The goal is to be in the Leavenworth area to be able to serve both North and South Omaha, by 2023.</p>
Timeline	Please See Attachment
Percentage completed by July 2025	100%

Funding Goals Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)

Community Needs Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

"other" explanation

Proposal Description and Needs Alignment

Visioning Workshop Findings Alignment

Priorities Alignment

Economic Impact

15 to 20

\$20+

Community Benefit

Best Practices/Innovation

Outcome Measurement

Partnerships No

Displacement No

Displacement explanation

Physical Location The goal is to be in the Leavenworth area to be able to serve both North and South Omaha, by 2023.

Qualified Census Tract

Additional Location Documents

Property Zoning

Is the project connected to utilities?

Design, Estimating, and Bidding

General Contractor

Request Rationale

Grant Funds Usage

Proposal Financial Sustainability

Funding Sources

Scalability

Financial Commitment Please See Attached

ARPA Compliance Acknowledgment

ARPA Reporting and Monitoring Process Acknowledgme

LB1024 Funding Sources Acknowledgment

Public Information

File Uploads Proposal Budget/Sources and Uses Schedule

Grant Application

Row 69

ID number	69
Organization Name (if applicable)	Omaha Arts Council
Physical Address	1723 north 33rdr street Omaha Nebraska 68131
Mailing Address	
Website	oamhaartscouncil.org
Social Media Accounts	
Name	Alvin Harper
Title	CEO
Email Address	alvintheartist15@gmail.com
Phone	+1 (402) 452-9064
Team	No
Organizational Chart	
Other Completed Projects and/or Accomplishments	Omaha did not have an arts council for over 23 years so we made one
Proposal Title	Art Tank Omaha
Total Budget (\$)	\$100,000.00
LB1024 Grant Funding Request (\$)	\$90,000.00
Proposal Type	I do not know
Brief Proposal Summary	<p>we have gone through some very hard times in the past few years, lets call it the dark ages of modern times/ now is the time to have a resonance and Omaha Nebraska is the perfect place and this is the perfect time. we have everything we need to start a movement which will sweep across the country like wild fire . we can make great things happen and it will not cost much at all. we have almost every thing we need to do Art Tank already in place and most of it is Free to the general public . we have the tech. and we have the people . By networking with local</p>

none profits DO SPACE and Metro community college we can do great things. ART TANK is a show like shark tank but with art and music. Talented people from all over the world will make their way to our city to See And Fill their dreams using the local rich people and successful businesses will be our sharks in ArtTank

Timeline	January 2023
Percentage completed by July 2025	-100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	We will help to keep our most talented here, While bringing high quality people from all over the world
Proposal Description and Needs Alignment	When we can bring in more good people every thing gets better for the community
Visioning Workshop Findings Alignment	For the past 80 or so years our best people have left Omaha to seek fame and fortune else where. Art Tank will be the start of a new Resonance right here in Omaha
Priorities Alignment	By giving good people from all over the world a good reason to come to Omaha and hopefully settle here we can restore Our Great City
Economic Impact	More high quality people, means more money to help stimulate the economy and hopefully branch out
	That's Open, I don't know at this date
	That's Open, I don't know at this date
	That's Open, I don't know at this date

We will host Art Tank at local venues *** North Omaha Art an

Music at 24th and lake and at 75 North

Community Benefit	We will bring business to North Omaha Businesses Districts
--------------------------	--

	Art tank will bring people from all over the world to North Omaha To Share their Ideals and Skills from the World's Best And Brightest Artists
--	--

Best Practices/Innovation	Artist have always needed patrons of the arts to help them be successful, Also to show their work. The Art Tank will provide that platform
----------------------------------	--

Outcome Measurement	the best artist from all over will flock to north Omaha to be constants on Art Tank because the big money people will be our source to get started and finish the program before branching out to other Avenues
----------------------------	---

	We will help to bring north 24 street back to life. The public will be our measurement by their feed back
--	---

	I don't know yet. I'm sure it will do good things for north Omaha, The City and State
--	---

Partnerships	Yes
---------------------	-----

	75 North the Highlander** North Omaha Arts and Music *** The Arts Union The Culture House*** Buzz Crawford
--	--

	I've talked to them for Several years now, We have a working relationship
--	---

Displacement	No
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Displacement explanation	
---------------------------------	--

Physical Location	I will be broadcasting from many different locations. The Omaha Arts Council at 1723 North 33rd St will be The Headquarters for Art Tank
--------------------------	--

Qualified Census Tract	Within one or more QCTs
-------------------------------	-------------------------

Additional Location Documents	ok
--------------------------------------	----

Property Zoning	Yes
------------------------	-----

Is the project connected to utilities?	
---	--

	Yes
--	-----

	Yes
--	-----

Design, Estimating,	No
----------------------------	----

and Bidding

Yes

General Contractor Yes

Yes

Request Rationale I don't know

Grant Funds Usage Event planning, video and internet marketing, venue rental advertising, branding, marketing, Catering, Transportation, as well as Salary for Staff

Proposal Financial Sustainability Yes

When we get the Art tank up and running we should not need any more financial help. We hope to be self sustaining in the community

Funding Sources Art Tank will make money as we go and get membership dues and donations and art sales and sponsorships and corporate backers to sponsor our operation, as well as volunteers

Not Apply

We can make This happen even if we don't get any money from this recovery grant hopefully we can get a grassroots organization started

Scalability yes

we will start small and grow

Financial Commitment I sold my house to get the money to do this

ARPA Compliance Acknowledgment

ARPA Reporting and Monitoring Process Acknowledgme

LB1024 Funding Sources Acknowledgment

Public Information

File Uploads

Grant Application

Row 70

Organization Name (if applicable)	Rabble Mill
Physical Address	1111 N. 13th St., Suite 407, Omaha, NE 68102
Mailing Address	
Website	rabblemill.org
Social Media Accounts	https://www.instagram.com/rabblemill/ https://www.facebook.com/rabblemill/ https://twitter.com/rabblemill?lang=en
Name	Morgan Ormsby
Title	Development Director
Email Address	morgan@rabblemill.org
Phone	+1 (856) 905-8116
Team	Yes

Andrew Norman: Co-Executive Director/Co-Founder, Rabble Mill. Mike Smith: Co-Executive Director/Co-Founder, Rabble Mill. Aaron Markley: Operations Director, Rabble Mill. Morgan Ormsby: Development Director, Rabble Mill. Mackenzie Zastrow-Speicher: Finance Manager, Rabble Mill. Dr. Cheryl Logan: Superintendent, Omaha Public Schools. The Bay OMA Committee Member. Ryan Ellis: CEO and Co-Owner, PJ Morgan Real Estate. The Bay OMA Committee Member. Anne Meysenburg: Director of Community Investment, Omaha Community Foundation. The Bay OMA Committee Member. Kristine Hull: Administration Senior Director, Nebraska Appleseed. The Bay OMA Committee Member. Nic Siwercek: Development and Engagement Senior Director, Nebraska Appleseed. The Bay OMA Committee Member. Kate Bolz: Former State Senator. The Bay OMA Committee Member.

Organizational Chart	Our Co-Executive Directors each manage staff within their respective focus. Andrew Norman oversees business management, including development, finance, marketing and project management. Mike Smith oversees program and operations staff, which are split between Omaha and Lincoln. In total, we have 15 full-time staff, and 32 part-time staff.
-----------------------------	--

Other Completed Projects and/or Accomplishments	Our most significant completed project is our Lincoln youth center, The Bay Lincoln (LNK). The Bay LNK is a 20,000-square-foot youth center, featuring Nebraska's only public indoor skatepark, a digital media lab, and a music venue. Lincoln's only youth-serving organization open late, The Bay helps young people dream bigger by providing opportunities, exposure, and career pipelines within skateboarding, music, and digital art through our workforce development program and Bay High, a Lincoln Public Schools focus program high school. Through our Bay High public school at The Bay LNK, we provide 75 junior and senior high school students with future-forward education in: coding/development; design and digital asset creation; digital storytelling and podcasting; and photography and videography. With a student body that comprises 45% racial or ethnic minority students and 51% that qualify for free and reduced lunch, Bay High is Lincoln Public Schools' second-most-diverse school. Additionally, The Bay LNK is the educational home to 40 18-21-year-old LPS students with special needs through our partnership with LPS' Independence Academy. Youth get to our space through various means: their parents/guardians; our vans; partner and school transport; and by bus, board, bike and foot! With a full schedule of uniquely compelling programming — often co-produced with partners — The Bay is where even the hardest-to-reach youth choose to spend their time. Our ability to connect and engage with this demographic has also led to us building strong partnerships with Lancaster County Human Services, who, in addition to financially supporting The Bay
--	--

LNK, have denoted us as a diversion referral site. Recently we have been the recipient of the Nebraska Innovator Award (Beyond School Bells, 2022), Stellar Pioneer Award (Star City Pride, 2022), Larry Enersen Urban Design Award (Mayor's Arts Awards, 2022), Lincoln Community Foundation Kid's Arts Award (Mayor's Arts Awards, 2021), Lincoln Small Business of the Year (Lincoln Chamber of Commerce, 2021), and were recognized as a Center of Excellence in Virtual Learning (Beyond School Bells, 2021). Additionally, we are a Best Practices Partner of Nonprofit Association of the Midlands, and have a GuideStar Gold Seal of Transparency. Concurrent with our strategic plan, we have built our operations and programming for the last five years to scale to Omaha. Our model for The Bay Omaha includes both a career academy, which has received a letter of intent from OPS Superintendent Cheryl Logan, and a formal workforce development program. Additionally, we've been very successful in engaging program partners and youth throughout North and South Omaha. Just in 2022, we've provided 330 programming sessions across 45 clubs to over 750 youth in these communities. Collectively, 87.5% of these kids qualify for free and reduced lunch and/or live in a qualified census tract, and 84.3% identify as a racial or ethnic minority. A number of our partners have informed us that they have never seen their kids as engaged with a provider as they are with Rabble Mill. We've been so successful in creating and providing unique and engaging programming for youth in North and South Omaha that we had to make a waiting list for future partnerships.

Proposal Title	The Bay Omaha — a uniquely relevant, modern, inclusive youth-engagement space
Total Budget (\$)	\$2,575,783.00
LB1024 Grant Funding Request (\$)	\$808,773.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	Rabble Mill requests \$808,773 over three years to support the creation and launch of The Bay Omaha (OMA). The Bay OMA is the product of our 24 collective years of nonprofit development and management — including 12 years of operating The Bay LNK. It's the living manifestation of our mission to help youth statewide achieve belonging, purpose, and upward mobility necessary to grow, achieve, and reinvest in their community. Strategically targeting community needs, The Bay OMA's economic and community development benefits range from juvenile justice diversion and college and career-readiness, to arts infrastructure and tourism. The Bay OMA will provide an accessible place to be; culturally relevant, in-demand experiences; and peer support and mentorship for K-12 youth, during at-risk hours. From digital media and esports to arts and skateboarding, our subject-matter and youth engagement experts help kids dream bigger.. At The Bay LNK, our college- and career-readiness program creates upward mobility for high school students by preparing them for the jobs of tomorrow — and to be the leaders our communities need. Through after-school clubs targeting Gen Z's unique interests, 16-24-year-olds develop fundamental, transferable life and career skills, obtain valuable certifications and college credits, and get to truly experience — firsthand from real-world employers — in-demand, future-forward jobs. We are bringing these same programs to Omaha. With our own home in the Mastercraft building of the Millwork Commons development, we will be able to host up to 75-100 youth at a time, seven days a week. This space will ensure our ability to program despite inclement weather, is conveniently located for public transportation, and also allows us close proximity to the outdoor Millwork Commons Skate Spot, as well as to other partners. As part of this request, we aim to purchase two passenger vans to help further address any transportation barriers through daily transportation to/from the space. We expect our lease to be finalized, and construction to begin, in Q4 of 2022. We plan to begin programming out of this space by spring 2023, with the intention to evolve and grow programs and hours through the following years.
Timeline	2022 Q4 - Sign 3-year lease with Millwork Commons and build out The Bay Omaha at Mastercraft - Continue delivering music and skate programming through off-site clubs. - Fall partners include: Gifford Park Elementary; Girls Inc. North; Girls Inc. South; InCommon North; Child Saving Institute; Jackson Elementary; Completely Kids; Lothrop Elementary; Sherman

Elementary; Belvedere Elementary 2023 Q1-Q3 - Launch programming at The Bay Omaha at Mastercraft - Begin with after-school clubs from 3-5 p.m. in music and skate, and Skate School on Saturdays and Sundays - Add additional drop-in hours by summer - Tentatively, OPS buses students to The Bay Omaha for field trips during the school day 2023 Q4-2024 Q4 - Expand programming at Bay Omaha at Mastercraft - Add additional hours (nights and weekends) - Provide after-school clubs, formal instruction ("school") and drop-in hours for esports, music and skateboarding - Formalize partnerships for The Bay Omaha, including Omaha Public Schools, Civic Nebraska, national skateboarding competitions, One Percent Productions, and Knitting Factory

Percentage completed by July 2025 100%

Funding Goals Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)

Community Needs Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

"other" explanation

Proposal Description and Needs Alignment Sustainable Community: Currently, The Bay LNK is home to the only regularly scheduled, public indoor skatepark in Nebraska. The Bay OMA will create a place in Omaha for young people to participate in recreational skateboarding that doesn't require them traveling to another city. Additionally, The Bay OMA will provide extracurricular educational opportunities, as well as civic uses through partnerships. Multimodal Transportation: A skateboard is a relatively inexpensive, sustainable transportation vehicle. Through skate clubs, workshops, contests, private lessons, and board and helmet giveaways, we increase transportation opportunities for youth. Other Infrastructure: We bring unique services and programs — public skatepark, and youth programming — to Millwork Commons' burgeoning business district. We provide a place to be, something to do and someone who cares for youth in the community. Quality of Life: The space we will be utilizing for programming in the Mastercraft building is currently an unoccupied 11,000 sq. ft. warehouse that has not yet been renovated for occupancy. As part of our lease agreement, Mastercraft will outfit the space with two single-use ADA restrooms, ceiling fans, AC and heat, seal the roof, and replace the windows, among other improvements. Rabble Mill will be responsible for building out separate spaces for skateboarding (with skate elements), esports, and music, along with a lounge/check-in area, and storage.

Visioning Workshop Findings Alignment The Bay OMA addresses a number of prioritized opportunities and threats, as well as community needs, in North Omaha. The space and programming will add to the uniqueness, diversity, and positivity of the area, while also providing an opportunity to add a more nuanced, positive, and productive narrative to the historically crime-focused media coverage of North Omaha. There are a number of identified community needs across Uses, Transportation, Infrastructure and Quality of Life that The Bay OMA helps fulfill, including: destination business/events entertainment; develop and open businesses that offer a variety of services while supporting existing businesses; substantial employers with career path opportunities; arts as an awesome driver; more advanced education opportunities for youth, including better technology, courses, and training resources; educational development on the North Omaha community youth; safe places for young adults to "DO" something; invest in future community leaders; and internship opportunities for high school youth. Through our public events, in tandem with the

singularity of our offerings within Omaha, we are a destination for events and entertainment. In the last year, 34% of individuals that visited our Lincoln location came from outside of Lincoln, and 6% came from outside of Nebraska. In Lincoln, we partner with some of the city's biggest employers to develop educational pathways, career pipelines, and internships for our youth, including University of Nebraska-Lincoln, ALLO/Netnet, Crete Carrier (Acklie Charitable Foundation), Lincoln Public Schools, Duncan Aviation, Ameritas, NEBCO (Abel Foundation), and Spreetail. We intend to take this same approach in Omaha while developing our college- and career-readiness program and OPS career academy. We have existing relationships with Mutual of Omaha, Union Pacific, and First National Bank (all of which are in the list of top 10 largest employers in Omaha), along with a number of other businesses and organizations, including Medical Solutions. These partnerships connect youth with career path opportunities to, and internships with, substantial employers. And youth are uniquely drawn to engage with our programming because it is culturally relevant to them. Our career academy and workforce development program will provide North Omaha youth with access to state-of-the-art technology and equipment, along with specialized education. Being open and available during crucial after-school and weekend hours means youth that often feel out of place in traditional spaces will have a safe place to spend high-risk hours. Every aspect of Rabble Mill's programming is intended to help us further our mission of helping Nebraska youth achieve the belonging, purpose, and upward mobility necessary to grow, achieve, and reinvest in their community. We know the youth we serve will be the adults running the city and state in the future, and that when we invest in them, they invest in Omaha.

Priorities Alignment LB1024 identifies that the North and South Omaha communities have been disproportionately affected by the COVID-19 public health emergency, and prioritizes grantmaking that supports the economic recovery of these communities, particularly within qualified census tracts. Crime prevention within these tracts is also highlighted as a strategic priority. The qualified census tracts adjacent to The Bay OMA (tracts 8, 12, and 16) are illustrative of the communities in which LB1024 is intended to impact. Tracts 8 and 12 experience higher rates of 18-24-year-olds that haven't obtained a high school diploma compared to the county, state, and national average. Alarmingly, all three tracts experience significantly higher rates of individuals living below the poverty level — while the national average is 14.1%, and the average for Nebraska is 11.6%, tracts 8, 12, and 16 experience rates of 26.3%, 32.5%, and 45.1%, respectively. Additionally, the unemployment rates are markedly higher. The unemployment rate for the 20-64-year-old population in Nebraska is 3.1%. In tracts 8, 12, and 16, however, it is 8.4%, 12.6%, and 7.5%. These differences are only exacerbated when looking at the 16+ population. While the statewide unemployment rate is not drastically different at 3.5%, the rates for tracts 8, 12, and 16 increase to 15.1%, 13.2%, and 8.2%, respectively. When analyzing this population's race, these tracts have significantly more Black or African American individuals — tracts 8 and 12 comprise ~55% Black or African American people, compared to the state's average of 4.9%. This statistic becomes incredibly important when evaluating rates of chronic absenteeism and juvenile crime. In Douglas County, Black youth (along with Hispanic/Latino, and American Indian youth) experience chronic absenteeism at disproportionately higher rates compared to their white counterparts, with these rates only increasing over the past five years. Children of color are also statistically more likely to be charged in adult criminal court, and/or be detained, and Black youth are overrepresented at all system points. The Douglas County Comprehensive Juvenile Service Community Plan identifies Education, Peer Relationships, and Personality/Behavior as being the highest areas of risk/need, which are all areas that The Bay OMA addresses. "What would be most helpful to prevent delinquency would be to make sure [youth] have an opportunity for education, after-school programs, and for cultural advancement," says Shay Bilchik, who runs the Center for Juvenile Justice Reform at Georgetown University's Public Policy Institute. The Bay OMA will provide these exact opportunities.

Economic Impact During the buildout phase, we expect to create around 20 temporary jobs for construction and renovation. Once buildout is complete, our expected job creation and staffing are as follows: Fall 2022 - Spring 2023: 166 hours/week, an estimated 7 part-time associate level positions, paying \$17/hr (\$122,080 total in gross wages and 401k contributions) Summer 2023: 395 hours/week, an estimated 13 part-time associate level

positions, paying \$17/hr (\$55,332 total in gross wages and 401k contributions) Fall 2023 - Spring 2024: 483 hours/week, an estimated 18 part-time associate level positions, paying \$17/hr (355,208 total in gross wages and 401k contributions) Summer 2024: 565 hours/week, an estimated 17 part-time associate level positions, paying \$17/hr (\$79,145 total in gross wages and 401k contributions) Fall 2024 - Spring 2025: 528 hours/week, an estimated 18 part-time associate level positions, paying \$17/hr (\$388,302 total in gross wages and 401k contributions) Summer 2025: 583 hours/week, an estimated 17 part-time associate level positions, paying \$17/hr (\$81,667 total in gross wages and 401k contributions)

18-35

~20

The permanent jobs that The Bay OMA will create will be part-time Program Associate positions, paying \$17/hr.

Our Program Associates will have the ability to build partnerships with local businesses and organizations to help inform programming, ensuring the skills that program youth are acquiring fill a need for local employers, and helping to create career pipelines.

Community Benefit

The Bay OMA is simply a positive addition — a recreational, educational, entertainment destination for youth, parents and other program providers citywide, but especially in North Omaha. Our location puts us within a 15 minute drive from 48 OPS schools (~51% of the entire district), and over the next three years, we expect to serve over 5,000 young people, and expect ~45,000 visits total. The Bay OMA is operated by Rabble Mill's talented team of dreamers, creators and hustlers, committed to our organizational core values: Dream Differently; Celebrate Each Other; Honor Relationships; Focus on Solutions, Not Problems; Raise the Tide; and Make it Fun. As a business, The Bay OMA will embody these values for its community, as our staff instill them into our youth.

More than 38% of current Rabble Mill staff are between the ages of 17-24, including some who came up through our program. We will continue hiring young people, teaching them to reinvest as they gain critical workforce skills. This will help address our neighborhood's disproportionate rates of unemployment, and add to its economic sustainability. Through year-round community events, The Bay OMA adds energy, vitality, quality of life. By encouraging physical education and clean transportation, it adds to the community's sustainability. By giving parents a place to engage their kids during work hours, it adds livability. By serving underserved youth, we add an alternative to the options kids in our community face, decreasing the likelihood a youth enters the juvenile justice system.

Best Practices/Innovation

We are largely modeling The Bay OMA off of The Bay LNK. While each city and neighborhood has its own unique needs and interests, The Bay LNK is located in a neighborhood that experiences around triple the poverty rate as compared to the rest of the city, and its residents identify as a racial or ethnic minority at more than double the city average. Between check-ins from the general public, and the youth we serve through after-school programming, Bay High, and our workforce development program, the majority of all program participants reside in a qualified census tract and/or qualify for free and reduced meals, and identify as a racial or ethnic minority. The population we currently serve in Lincoln is essentially parallel to the population we will serve at The Bay OMA. As a physical space, The Bay LNK is unique not only to Lincoln, but to the country. With an indoor skatepark, content creation space, and digital music area, The Bay OMA will also fill a currently unmet need and desire in the North Omaha community. Our secular and focus on subculture programming sets us apart from more traditional social service organizations, and while ally organizations such as Omaha Girls Rock, Maha Music Festival, Union for Contemporary Arts, Culxr House and Film Streams use music and/or art to positively affect young people's lives, we are unique in using skateboarding and the arts to teach valuable digital skills that are translatable across industries. Our programming and relationship-building strategies (and future space aesthetic) — while non-traditional — incorporate modern research and best practices to specifically reach young people the way they're most effectively reached. This allows us to cultivate relationships and create significant moments of impact

and growth for our community’s hardest-to-reach youth. With numerous awards attributed to The Bay LNK, and a waitlist for programming in Omaha, we feel we have been successful in showing proof of concept.

Outcome Measurement We currently measure change in adult and peer relationships, goal setting, confidence, attitude, and desire to learn. For an OPS Career Academy, we will also measure upward mobility of students post-graduation, as well as conventional school assessment metrics like attendance, GPA, and graduation rates.

Our Education Program Manager observes each site and instructor, and also has ongoing conversations with site directors and collaborators, youth participating in clubs, and when available, the parents and guardians. We administer pre- and post-assessments, with a goal to show an increase in confidence, and improved responses to “I have positive experiences with adults,” “I set goals for myself,” “I feel accepted by my peers,” “I have a positive attitude,” and “I want to learn.” We also ask if participants made any friends through the club, and if they would recommend the club to a friend. Our 2022 assessment results from Omaha programming are as follows: - “I have positive experiences with adults.”: “Very Often” and “Always” responses increased from 64% to 74%. - “I set goals for myself.”: “Very Often” and “Always” responses increased from 56% to 66%. - “I feel accepted by my peers.”: “Very Often” and “Always” responses increased from 62% to 74%. - “I have a positive attitude.”: “Very Often” and “Always” responses increased from 67% to 79%. - “I want to learn.”: “Very Often” and “Always” responses increased from 73% to 79%. - On a scale of 1 to 5, 5 being the most confident, 4 and 5 responses increased from 65% to 69%. - Only 3% of participants said they wouldn’t recommend the club to a friend, and 61% said they made a new friend in the club. Surveys administered to Omaha site directors at partner organizations also reflect overwhelmingly positive experiences with our programming.

Yes, this Omaha Economic Recovery Act grant would act as a catalyst for securing matching funds from current and prospective supporters. While we have already secured ~54% of our total anticipated expenses for year one, we would leverage this grant to secure increased and multi-year gifts.

Partnerships Yes

We currently partner with 25 organizations and schools in Omaha to provide after-school programming on-site, including: Belvedere Elementary, Central Park Elementary, Child Saving Institute, Completely KIDS, Conestoga Elementary, Gifford Park Elementary, Girls Inc. North, Girls Inc. South, Gomez Heritage Elementary, inCOMMON Development North, inCOMMON Development South, Jackson Elementary, King Elementary, Latino Center of the Midlands, Lewis and Clark Middle, Liberty Elementary, Lothrop Elementary, Lynch Park, Marrs Middle, Millwork Commons, Nelson Mandela Elementary, Sherman Elementary, and Wakonda Elementary. Once we begin occupying our own programming space at The Bay OMA, we expect many of these partnerships to continue. For the design of The Bay OMA space, we are partnering with Alley Poyner Macchietto Architecture, who are providing in-kind services to help bring the space to life. As a diversion referral site, we’ve built strong relationships with the Lancaster County Human Services department through our prevention and promotion programming for the juvenile justice system, and are building similar relationships with the Douglas County Juveniles Services department. Our ability to engage with some of the hardest-to-reach youth in our community allows us to make an impact on the growth and future trajectory of kids who often fall through the cracks.

We have a letter of support from Omaha Public Schools Superintendent Dr. Cheryl Logan committing to partner on an OPS Career Academy (modeled off of our Lincoln focus program, Bay High), as well as a commitment to bus youth from OPS schools to The Bay OMA.

Displacement No

Displacement explanation

Physical Location The Bay Omaha location is a currently unoccupied, 11,000 sq. ft. warehouse at 1111 N. 13th St., attached to the north end of the Mastercraft building. The building has numerous qualities conducive to a skatepark, including a concrete floor, 18-foot-high ceiling, and the absence of obstructions such as pillars, decreasing construction costs. It is located in Census Tract 5, where the percentage of adults without a high school diploma is ~7% higher than the state average, the poverty rate is over 9% higher than the state average, and unemployment rates are around double the state average. The Mastercraft building features tenant companies that currently are, or have the potential to be, partner organizations, including Prairie Stem, Webberized Podcast Production, Women’s Fund of Omaha, Field Day Development, Mentor Nebraska, Flatwater Free Press, Nonprofit Association of the Midlands, Metropolitan Community College Community and Workforce Education, Torchwerks, and more.

Qualified Census Tract Adjacent to one or more QCTs

Additional Location Documents

Property Zoning Yes

Is the project connected to utilities?

Yes

No

Design, Estimating, and Bidding No

No

We will begin developing a construction bid package in October when our design is completed. Our Operations Director, Aaron Markley, has been managing a \$600,000 building renovation at The Bay LNK since January 2022. He used an analogous estimation process to determine future expenses for this project based on actual labor, materials, and procurement expenses from The Bay LNK project. Estimates also take into account potential price increases due to inflation, and market variables like supply, demand, and shipping congestion.

General Contractor No

Request Rationale Our initial lease (included with this application) was priced at \$14/sq. ft. in Year 1, \$14.50/sq. ft. in Year 2, and \$15/sq. ft. in Year 3. We have countered this offer, and our request reflects an aim to negotiate our rent to \$11/sq. ft. in Year 1, \$11.50/sq. ft. in Year 2, and \$12/sq. ft. in Year 3. Cleaning supplies and tech expenses have been determined based on current prices from Uline and Target. We have budgeted Program Associate wages at \$17/hr, plus an additional 3% for 401(k) matching, along with payroll taxes, our payroll system cost per employee (\$12/monthly), and providing Nonprofit Association of the Midlands Employee Assistance Program benefits to each employee (\$48.37/year/employee). The majority of our Program Associates are younger staff, often having been through our programming, and we know the importance of compensating these positions and individuals at a rate that is more reflective of actual living costs, as well as helping set them up for success by investing in their retirement savings.

Grant Funds Usage Funding from an LB1024 grant would support capital, tech, and facility expenses in Year 1, and facility and program expenses in Years 2 and 3. Capital expenses include the initial buildout of the warehouse, along with purchasing furniture to outfit the space, and purchasing two passenger vans to transport youth to and from the space daily. Tech expenses include multimedia programming equipment (projectors, iPads, etc.). Facility expenses include rent and recurring expenses like cleaning supplies. Program expenses are primarily wages for Program Associates.

Proposal Financial Sustainability Yes

Despite not previously having a physical location in Omaha, a number of our largest, and most consistent, funders are Omaha-based, and have increased their giving year-over-year as our Omaha programming has grown. We have kept these partners engaged throughout the process of ideating and planning The Bay OMA, and are confident they will continue supporting the organization long-term, as well as adjust their giving to reflect our increased presence and impact in Omaha. We also expect to identify and secure new sources of contributed income once we have a dedicated facility in Omaha. Since 2017, our development team has consisted on one staff member (with contributions from other teams and our Co-EDs) — earlier this year, we hired a development coordinator, which is allowing us to maintain our existing relationships while also giving our development director the capacity to explore federal funding opportunities, connect with more business donors, and spend more time collaborating with our Co-EDs on annual giving strategies. At this point in the year, we are at ~95% of our total fundraising goal for the fiscal year (January - December). We have secured funding from six new funders, and have pending asks out to an additional eight potential first-time funders. We have also been increasingly securing multi-year funding, we are constantly connecting with new potential donors, and in nearly every meeting, ask our contact if there's other individuals or organizations that we should be meeting with and/or that would be interested in our work (for both funding and programming partnership opportunities).

Funding Sources

Craig and Heather Meier; Sherwood Foundation; Lozier Foundation; Bill and Ruth Scott Family Foundation; Peter Kiewit Foundation; Gilbert C. Swanson Foundation; Douglas County Visitors Improvement Fund; Mutual of Omaha Foundation; Alley Poyner Machietto Architecture; Robert B. Daugherty Foundation; First National Bank of Omaha Foundation; Annette and Paul Smith Charitable Fund; Weitz Family Foundation

- Craig and Heather Meier, \$300,000, Confirmed; \$50,000 in Years 2 and 3, Not Yet Requested, Expected Decision September 2023 and September 2024 - Sherwood Foundation, \$70,000, Confirmed; \$100,000 in Years 2 and 3, Not Yet Requested, Expected Decision March 2024 and March 2025 - Lozier Foundation, \$60,000, Confirmed; \$75,000 in Year 2, Not Yet Requested, Expected Decision May 2023; \$100,000 in Year 3, Not Yet Requested, Expected Decision May 2024 - Bill and Ruth Scott Family Foundation, \$40,000, Confirmed; \$50,000 in Year 2, Pending, Expected Decision January 2022; \$75,000 in Year 3, Not Yet Requested, Expected Decision January 2023 - Peter Kiewit Foundation, \$20,000 in Years 1 and 2, Confirmed; \$20,000 in Year 3, Not Yet Requested, Expected Decision April 2024 - Gilbert C. Swanson Foundation, \$10,000 in Year 1, Confirmed; \$10,000 in Y2-3, Not Yet Requested, Expected Decision February 2023 and February 2024 - Douglas County Visitors Improvement Fund, \$4,510, Confirmed; \$10,000 in Year 2, Not Yet Requested, Expected Decision July 2023; \$15,000 in Year 3, Not Yet Requested, Expected Decision July 2024 - Mutual of Omaha Foundation, \$2,500 in Year 1, Confirmed; \$10,000 in Year 2, Not Yet Requested, Expected Decision April 2023; \$25,000 in Year 3, Not Yet Requested, Expected Decision April 2024 - Alley Poyner Machietto Architecture, \$15,000, Confirmed - Robert B. Daugherty Foundation, \$50,000 in Year 1, Not Yet Requested, Expected Decision June 2023; \$75,000 in Year 2, Not Yet Requested, Expected Decision June 2024; \$100,000 in Year 3, Not Yet Requested, Expected Decision June 2025 - First National Bank of Omaha Foundation, \$50,000 in Year 1, Pending, Expected Decision May 2023; \$50,000 in Years 2 and 3, Not Yet Requested, Expected Decision May 2024 and May 2025 - Annette and Paul Smith Charitable Fund, \$20,000 for Years 1-3, Pending, Expected Decision December 2022 - Weitz Family Foundation, \$15,000 in Year 1, Pending, Expected Decision December 2022; \$25,000 in Year 2, Not Yet Requested, Expected Decision December 2023; \$50,000 in Year 3, Not Yet Requested, Expected Decision December 2024

Because we have/are approaching a number of different potential funders, we are not reliant on one single supporter to ensure the success of The Bay OMA proposal.

Scalability

The Bay OMA cannot be completed in smaller components. We have been intentional about building The Bay LNK to be

scalable to other communities, including Omaha, but because the entirety of The Bay OMA is being built out of one existing space, we are unable to complete construction and renovation in separate components without disrupting programming. Because the scale of the buildout is also not extensive, we expect to be able to finalize the lease, renovate the space for our needs, and begin programming in less than six months total.

N/A

Financial Commitment proposal. Nearly \$500,000 of our secured funding for year one of our proposal comes from general operating grants. While we could allocate these funds to any expenses in our organizational budget of ~\$2M (exclusive of The Bay OMA expenses), we are committed to ensuring the success of The Bay OMA. Additionally, we are committing staffing, fundraising efforts, and relationships to support this proposal.

ARPA Compliance Acknowledgment

ARPA Reporting and Monitoring Process Acknowledgme

LB1024 Funding Sources Acknowledgment

Public Information

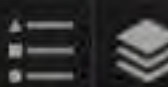
File Uploads Data table of uses (breakdown of how the requested funds will be used for your proposal) Organizational Chart Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Pro Forma Proposal Budget/Sources and Uses Request Rationale Documentation Schedule

THE BAY OMA

RABBLE MILL - DATA TABLE OF USES

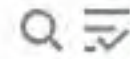
FALL 2022-SPRING 2025

	Year 1 (Fall 2022 - Summer 2023)	Year 2 (Fall 2023 - Summer 2024)	Year 3 (Fall 2024 - Summer 2025)	Total	Notes
Expenses					
Capital Expenses	\$150,000	\$0	\$0	\$150,000	2 passenger vans, space buildout (including anti-microbial surface installation), furniture
Facility Expenses	\$118,521	\$100,000	\$100,000	\$318,521	Facility overhead (rent, taxes, cleaning)
Tech	\$15,000	\$0	\$0	\$15,000	Multi-media programming equipment (ipads, beat-making software, Nintendo Switches, wifi, P.A, projectors, TVs, printer, check-in system)
Program Expenses	\$0	\$198,025	\$127,227	\$325,252	Transportation of youth, vehicle maintenance, program taff (includes training and EAP)
Total Expenses	\$283,521	\$298,025	\$227,227	\$808,773	



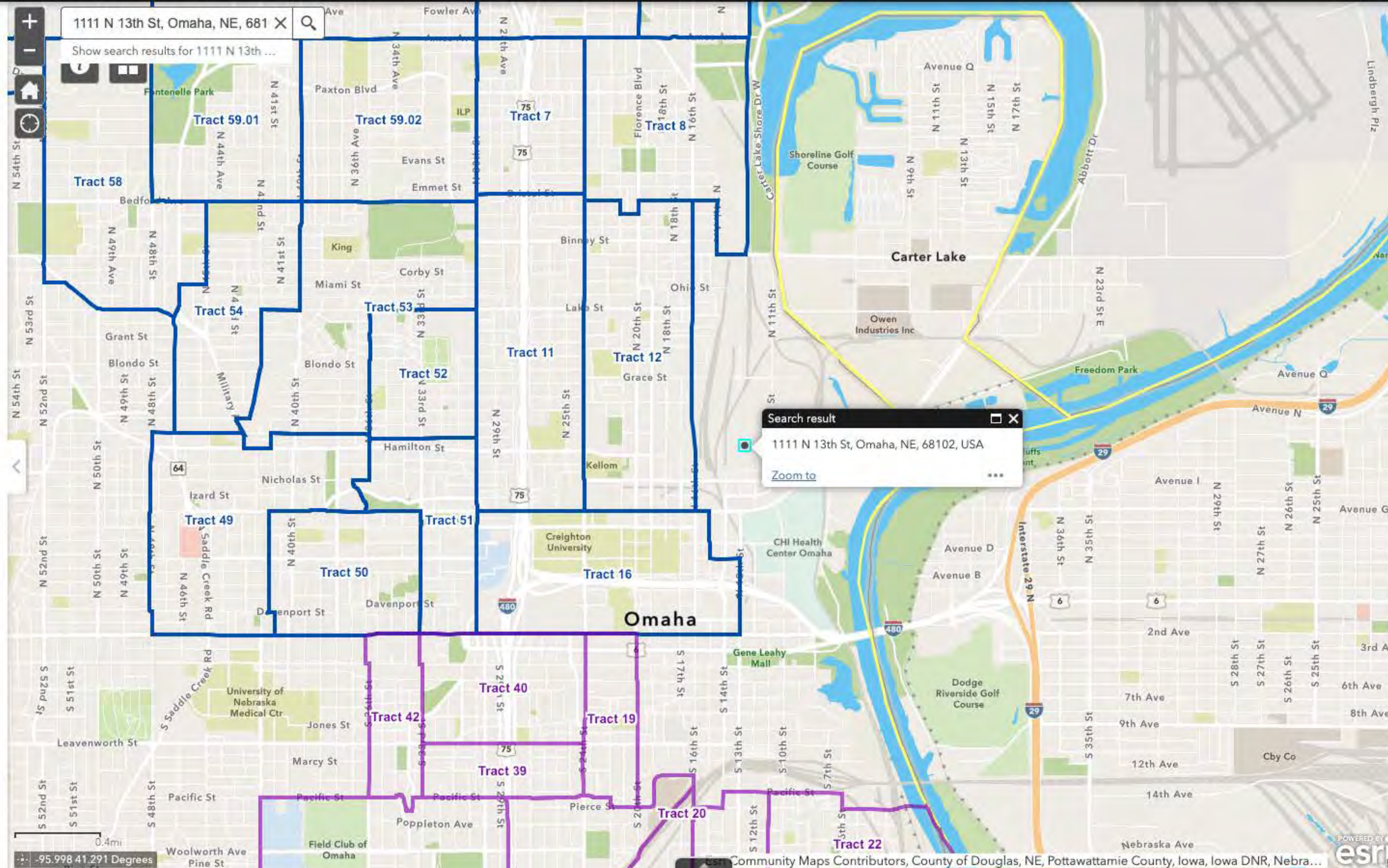
Layers

- South Omaha Qualified Census Tracts
- North Omaha Qualified Census Tracts
- City Limits



1111 N 13th St, Omaha, NE, 681 X

Show search results for 1111 N 13th ...



Search result

1111 N 13th St, Omaha, NE, 68102, USA

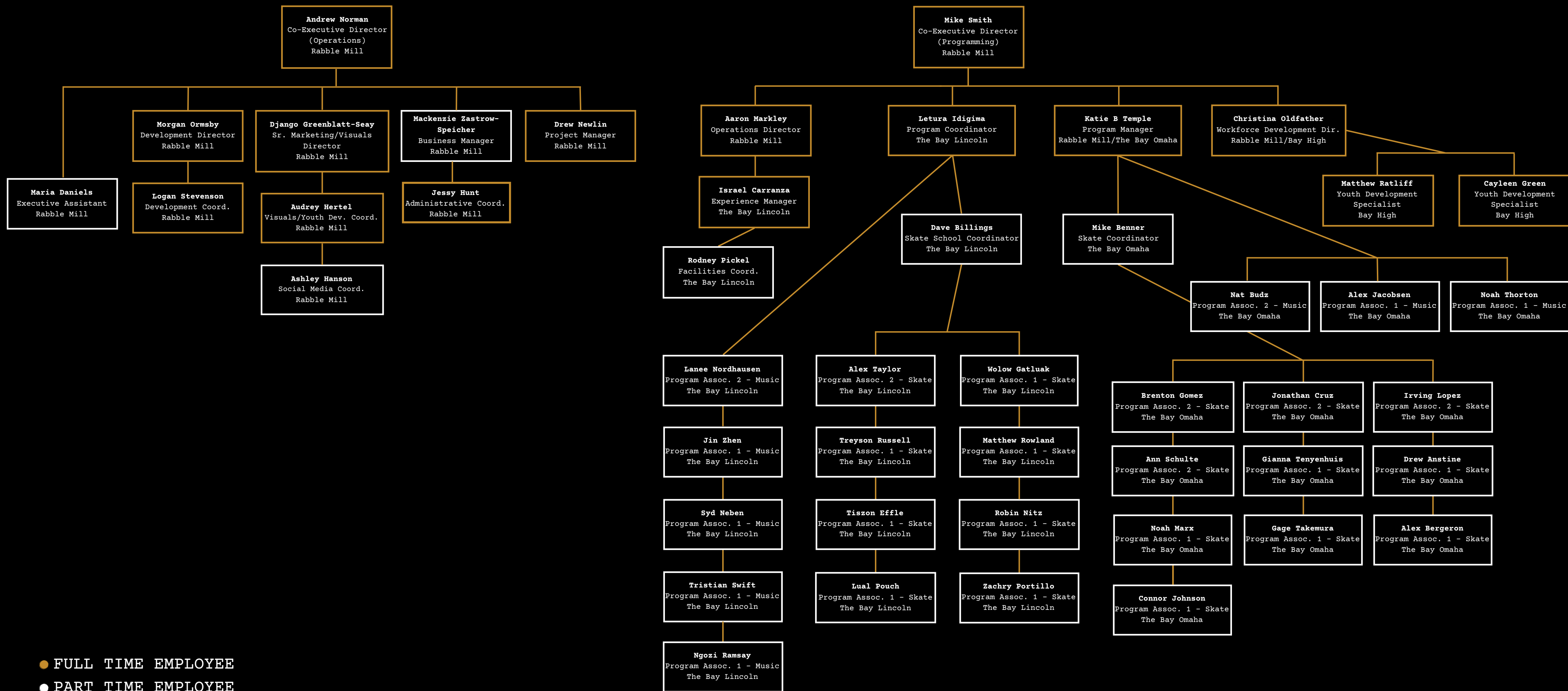
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0.4mi
-95.998 41.291 Degrees



RABBLE MILL

ORGANIZATION REPORTING CHART



- FULL TIME EMPLOYEE
- PART TIME EMPLOYEE

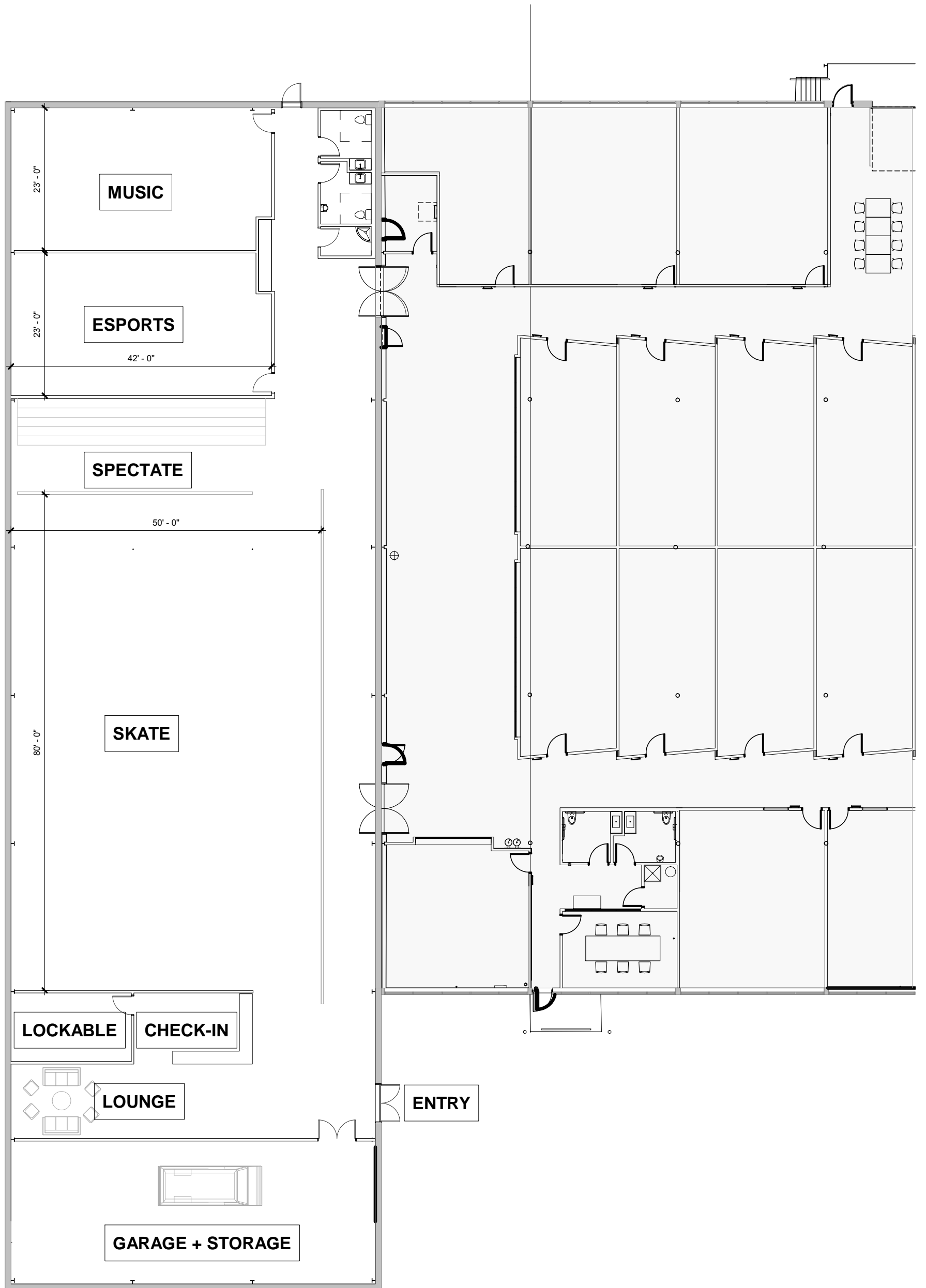




NO SMOKING


FIRE DOOR





1 Concept Sketch 02

SK1.2 SCALE: 1/16" = 1'-0"

1/8" = 1'-0" 

**Rabble Mill
The Bay OMA**

	Year 1 (August 2022 - July 2023)	Year 2 (August 2023 - July 2024)	Year 3 (August 2024 - July 2025)	Total
Income				
Direct Public Support				
Foundation Gifts	40,000.00	50,000.00	75,000.00	165,000.00
Grants	585,531.00	693,025.00	717,227.00	1,995,783.00
Individ, Business Contributions	315,000.00	50,000.00	50,000.00	415,000.00
Total Direct Public Support	\$ 940,531.00	\$ 793,025.00	\$ 842,227.00	\$ 2,575,783.00
Total Income	\$ 940,531.00	\$ 793,025.00	\$ 842,227.00	\$ 2,575,783.00
Gross Profit				
	\$ 940,531.00	\$ 793,025.00	\$ 842,227.00	\$ 2,575,783.00
Expenses				
Building and maintenance				
Building and Maintenance	258,403.00	0.00	0.00	258,403.00
Building Materials and Supplies	6,840.00	6,840.00	6,840.00	20,520.00
Total Building and Maintenance	\$ 265,243.00	\$ 6,840.00	\$ 6,840.00	\$ 278,923.00
Rent and Utilities	184,470.00	189,970.00	195,470.00	569,910.00
Gas/Electric/Garbage				
Telephone/Internet/Network				
Total Rent and Utilities	\$ 184,470.00	\$ 189,970.00	\$ 195,470.00	\$ 569,910.00
Total Building and maintenance	\$ 449,713.00	\$ 196,810.00	\$ 202,310.00	\$ 848,833.00
Business Expenses				
Marketing Expenses	10,000.00	7,500.00	7,500.00	25,000.00
Total Business Expenses	\$ 10,000.00	\$ 7,500.00	\$ 7,500.00	\$ 25,000.00
General Operations	85,503.00	72,184.00	76,566.00	234,253.00
Equipment				0.00
Total General Operations	\$ 85,503.00	\$ 72,184.00	\$ 76,566.00	\$ 234,253.00
Other Types of Expenses				
Insurance - Liability, D and O	22,452.00	22,452.00	22,452.00	67,356.00
Total Other Types of Expenses	\$ 22,452.00	\$ 22,452.00	\$ 22,452.00	\$ 67,356.00
Payroll Expenses				
401k	1,152.00	2,568.00	2,568.00	6,288.00
Gross Wages	5,168.00	12,651.00	13,689.00	31,508.00
NAM EAP Benefits	172,244.00	421,702.00	456,280.00	1,050,226.00
Payroll Taxes	629.00	871.00	871.00	2,371.00
Total Payroll Expenses	\$ 18,947.00	\$ 46,387.00	\$ 50,191.00	\$ 115,525.00
Program Related Expenses				
Supplies	35,723.00	0.00	0.00	35,723.00
Cleaning/Cleanliness Supplies				
Total Supplies	\$ 35,723.00	\$ 0.00	\$ 0.00	\$ 35,723.00
Total Program Related Expenses	\$ 35,723.00	\$ 0.00	\$ 0.00	\$ 35,723.00
Sales Tax				
Vehicle Expenses	130,000.00	900.00	800.00	131,700.00
Gas & Oil	8,000.00	8,000.00	8,000.00	24,000.00
Repairs & Maintenance	1,000.00	1,000.00	1,000.00	3,000.00
Total Vehicle Expenses	\$ 139,000.00	\$ 9,900.00	\$ 9,800.00	\$ 158,700.00
Total Expenses	\$ 940,531.00	\$ 793,025.00	\$ 842,227.00	\$ 2,575,783.00
Net Operating Income	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Net Income	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

THE BAY OMA

RABBLE MILL - PROGRAM BUDGET

FALL 2022-SPRING 2025

	Year 1 (Fall 2022 - Summer 2023)	Year 2 (Fall 2023 - Summer 2024)	Year 3 (Fall 2024 - Summer 2025)	Total	Notes
Revenue					
Craig and Heather Meier	\$300,000	\$50,000	\$50,000	\$400,000	Secured Y1, Protected Y2-3
Sherwood Foundation	\$70,000	\$100,000	\$100,000	\$270,000	Secured Y1, Projected Y2-3
Lozier Foundation	\$60,000	\$75,000	\$100,000	\$235,000	Secured Y1, Projected Y2-3
Bill & Ruth Scott Family Foundation	\$40,000	\$50,000	\$75,000	\$165,000	Secured Y1, Projected Y2-3
Peter Kiewit Foundation	\$20,000	\$20,000	\$20,000	\$60,000	Secured Y1-2, Projected Y3
Gilbert C. Swanson Foundation	\$10,000	\$10,000	\$10,000	\$30,000	Secured Y1, Projected Y2-3
Douglas County Visitors Improvement Fund	\$4,510	\$10,000	\$15,000	\$29,510	Secured Y1, Projected Y2-3
Mutual of Omaha Foundation	\$2,500	\$10,000	\$25,000	\$37,500	Secured Y1, Projected Y2-3
Alley Poyner Machietto Architecture	\$15,000	\$0	\$0	\$15,000	Secured, in-kind services
Robert B. Daugherty Foundation	\$50,000	\$75,000	\$100,000	\$225,000	Projected
First National Bank of Omaha Foundation	\$50,000	\$50,000	\$50,000	\$150,000	Projected
Annette and Paul Smith Charitable Fund	\$20,000	\$20,000	\$20,000	\$60,000	Projected
Weitz Family Foundation	\$15,000	\$25,000	\$50,000	\$90,000	Projected
Omaha Economic Recovery Act	\$283,521	\$298,025	\$227,227	\$808,773	Projected
Total Revenue	\$940,531	\$793,025	\$842,227	\$2,575,783	
Expenses					
Capital Expenses	\$373,403	\$0	\$0	\$373,403	2 passenger vans, space buildout (including anti-microbial surface installation), furniture
Facility Expenses	\$191,310	\$196,810	\$202,310	\$590,430	Facility overhead (rent, taxes, cleaning)
Tech	\$35,723	\$0	\$0	\$35,723	Multi-media programming equipment (ipads, beat-making software, Nintendo Switches, wifi, P.A, projectors, TVs, printer, check-in system)
Program Expenses	\$207,140	\$494,079	\$533,399	\$1,234,618	Transportation of youth, vehicle maintenance, program taff (includes training and EAP)
Marketing/Recruitment	\$10,000	\$7,500	\$7,500	\$25,000	Youth recruitment and retainment
Architecture	\$15,000	\$0	\$0	\$15,000	In-kind services provided by Alley Poyner Machietto Architecture
Insurance	\$22,452	\$22,452	\$22,452	\$67,356	General Liability, Worker's Comp, Officers & Directors
Administrative Support	\$85,503	\$72,184	\$76,566	\$234,253	Administrative support (10%)
Total Expenses	\$940,531	\$793,025	\$842,227	\$2,575,783	
Net Income	\$0	\$0	\$0	\$0	



PJ MORGAN
REAL ESTATE

***DRAFT* THIS LEASE IS STILL UNDER NEGOTIATION.**

August 9th, 2022

Building: The Mastercraft
1113 N 13th Street
Omaha, NE 68102

Tenant: Rabble Mill

Use: Indoor Skate School

Premises: 11,000 SF

Term: Three (3) year term.

Term Commencement: Upon substantial completion of construction.

Rent: Year One (1) - \$14.00/SF, NNN
Year Two (2) - \$14.50/SF, NNN
Year Three (3) - \$15.00/SF, NNN

Operating Expenses: NNN costs approximately \$5.77 per square foot, to be paid in monthly installments due and payable in advance, along with rent payments, with reconciliations performed annually following year-end.

Tenant Improvements: Landlord to provide improvements to include:

- 2 single use ADA restrooms
- Code required Exit Doors
- 3 hour fire rating between buildings
- 2- 12.5 Tons RTUs. Branch ductwork to be done by tenant.
- 16 existing fiberglass panels replaced with clear polycarbonate panels. Boarded up sidelight to remain as is
- 1- 200 amp panel. Distribution to be done by tenant
- 2 - Big Ass fans, including controls
- Pat, seal and coating on existing roof
- Plywood - 8 feet up on walls with exposed insulation

Access: Tenant shall have access twenty-four (24) hours per day, seven (7) days per week, fifty-two (52) weeks per year to the Premises, the building and the parking facilities.

Parking: Landlord shall provide a parking ratio of four parking stalls per each 1,000 square feet leased. For the first year of the lease term, surface parking shall be provided at no charge. After the first year, parking shall be on surface lots in the district at market rate to Tenant's employees. Landlord is working with the City of Omaha to build a parking garage in nearby proximity and parking rates shall be at market rates for garage parking. Should Parking Garage be built, Landlord to provide Tenant

three (3) reserved parking stalls in the garage at market rate. Subject to the City of Omaha making such available.

Security Deposit: Tenant agrees to pay a security deposit equal to the last month's rent.

Liability Insurance: Tenant agrees to procure, maintain, and provide written verification of insurance coverage in a combined single limit per occurrence of at least \$2,000,000.00 insuring tenant with Landlord and Landlord's Managing Agent as additional Insured.

Representation: Landlord is represented by Ryan Ellis and Eric Juszyk of PJ Morgan Real Estate.

This proposal does not create any legally binding obligations on either Party or any Third Party. Such obligations shall arise only if and when a Lease is fully executed by both parties.

ACCEPTED AND AGREED THIS ____ DAY OF _____, _____

TENANT: _____

BY: _____

SIGNED: _____

ACCEPTED AND AGREED THIS ____ DAY OF _____, _____

LANDLORD: _____

BY: _____

SIGNED: _____

RABBLE MILL | THE BAY OMA | PROPOSAL TIMELINE

2022 Q4

- Sign 3-year lease with Millwork Commons and build out The Bay Omaha at Mastercraft
- Continue delivering music and skate programming through off-site clubs.
- Fall partners include: Gifford Park Elementary; Girls Inc. North; Girls Inc. South; InCommon North; Child Saving Institute; Jackson Elementary; Completely Kids; Lothrop Elementary; Sherman Elementary; Belvedere Elementary

2023 Q1-Q3

- Launch programming at The Bay Omaha at Mastercraft
- Begin with after-school clubs from 3-5 p.m. in music and skate, and Skate School on Saturdays and Sundays
- Add additional drop-in hours by summer
- Tentatively, OPS buses students to The Bay Omaha for field trips during the school day

2023 Q4-2024 Q4

- Expand programming at Bay Omaha at Mastercraft
- Add additional hours (nights and weekends)
- Provide after-school clubs, formal instruction ("school") and drop-in hours for esports, music and skateboarding
- Formalize partnerships for The Bay Omaha, including Omaha Public Schools, Civic Nebraska, national skateboarding competitions, One Percent Productions, and Knitting Factory

Grant Application

Row 71

Organization Name (if applicable)	North Omaha Rising LLC (NOR)
Physical Address	1702 N. 24th Street, Omaha, NE 68110
Mailing Address	1702 N. 24th Street, Omaha, NE 68110
Website	https://www.northorising.realestate/home
Social Media Accounts	
Name	Jonathan Nash, Jr.
Title	Principal, Esq.
Email Address	jonathannashjr@gmail.com
Phone	+1 (402) 204-1650
Team	Yes

Jonathan Nash, Jr., Esq., (UPenn '94) – Jonathan is managing the Development Team. Jonathan was born and raised in North Omaha, attended Belvedere Elementary School, McMillan Junior High School (now McMillan Magnet School), Northwest High School (now Northwest High Magnet School). Throughout his childhood, he was an active member of the Boys & Girls Clubs of Omaha, the North Club, and later served as a Boys & Girls Clubs of Omaha Board Member while working for Kutak Rock law firm in the 1990s. Jonathan is a licensed Nebraska real estate broker and has been involved in real estate acquisitions and redevelopment projects in North Omaha going on thirty (30) years. Tim Holland, AIA, (Harvard School of Design '85) - Tim Holland is the principal of Holland Basham Architects and will be the Project Architect and Project Manager. Tim was born and raised in Omaha, was an active member of the Boys & Girls Club as a youth and now serves as Chairman of the Board. Tim brings over thirty (30) years of architectural and city planning experience to the team. Davielle Phillips, Associate AIA, MBA, (UNL '19) - Davielle Phillips is an Associate at Holland Basham Architects and will work with Tim as the Project Architect. Davielle was born and raised on the Southside of Chicago and studied architecture and business at the University of Nebraska – Lincoln. As a resident of Omaha for the past 5 years, he is heavily involved in the North Omaha community from participating in community clean-ups to serving as a board member for groups such as The Urban League of Nebraska Young Professionals and The Great Plains Black History Museum. Ben Gray is a North Omaha Economic Strategic Advisor, Consultant and Development team member. Ben championed economic development in North Omaha and was responsible for several noteworthy real estate development projects in North Omaha when he represented District 2. Michael Maroney is the CEO of Omaha Economic Development Corporation and serves as a Community Partner to the Development Team. Mike has been part of the transformational change and growth that North Omaha has gone through for over 40 years. He brings a wealth of knowledge and connections to the community that is needed and desired for this project to be successful.

Organizational Chart

Other Completed Projects and/or Accomplishments	Holland Basham Architects has a wealth of knowledge in numerous project types, especially in housing and master plan development. The building types of duplexes, townhomes, rowhomes, and apartments are a specialty at Holland Basham. Featured Projects include Forty9Place Rowhomes, Capitol Rows, and master planning such as Midtown Crossing at Turner Park and Crossroads. https://hollandbasham.com/
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Proposal Title	The Dreamland Project
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Total Budget (\$)	\$48,601,558.00
LB1024 Grant Funding Request (\$)	\$48,601,558.00
Proposal Type	Capital project
Brief Proposal Summary	The Dreamland is a collection of three impactful community housing developments with a goal to create a transformational result. We will support the community by creating new housing solutions, including bike, running, and walking paths, providing green space and pocket parks/play areas for kids and adults, and by using passive energy solutions for reduced utility expenses for residents. Miami Place is an affordable housing development consisting of 40 to 50 new units just north of 30th and Lake Streets. This site is between 31st Street and 32nd Street to the east and west, and from Ohio Street to Miami Street to the south and north. A majority of the lots are currently vacant. Kountze Place is also an affordable housing development on vacant lots. This infill development consists of 50 to 60 new units primarily concentrated in a 2-square block area with Corby Street to the north, 25th Street to the east, Ohio Street to the south, and 26th Street to the west. Kountze Place is also located along the new North Omaha Trail. Optima is a multistory commercial office space at 1702 N. 24th Street. It has a poised and strategic position along North 24th Street as it serves as a gateway into the Historical District towards 24th & Lake. This is a great project for an exterior façade upgrade and restoration as part of the North Omaha Business Improvement District. These three projects are scheduled for completion in 2025.
Timeline	These three development projects can start immediately upon receipt of ARPA funding. All projects can yield quick, impactful, and sustainable community wins. This sets us at target completion of 2025.
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	The DREAMLAND Project addresses the following issues deliberately as described below: Sustainable Community – We are enhancing housing by infilling over 40 vacant lots and modernizing the living experience in an area where many of the houses were built in the 1940s. Additionally, with adding recreational spaces such as pocket parks and open green space, we are supporting community growth and bonding. We also will provide some seating and public trash collection to keep the neighborhood clean. Multimodal Transportation – We are connecting to an existing new bike route called The North Omaha Trail. Connecting our project to this route allows us to access the businesses on North 24th Street and North 30th Street without a car or bus pass. There are electric bikes and scooters along the route that allow pedestrians to access these forms of transportation at an affordable cost. For instance, this new bike route allows our site to connect the historical district at 24th and Lake to services such as The Urban League of Nebraska on 30th. Other Infrastructure – Since this is an older area of town, we believe that some of the vacant lots had

houses on them and that their foundations are buried. This may create some infrastructure and remediation improvement efforts. Quality of Life - We aim to create open space and areas for recreation for residents. It is important for families to feel safe in their communities and to have amenities to get exercise, and fresh air. Our development supports this type of community engagement and will help improve the landscape for new and emerging business to engage with our residents.

Visioning Workshop Findings Alignment Our proposal aims to assist in remedying issues identified in the Visioning Workshop such as outdated infrastructure, negative media perception and community beauty, and abundance of vacant lots and disinvestment. Additionally, we want to take advantage of the opportunity to create and support public and private partnerships, create community cohesiveness and consensus, and community connectivity/access to goods and services.

Priorities Alignment We have acquired large amounts of vacant lots over time to create cohesive block developments that are transformational and good for the community, will elevate perceptions and wealth in North Omaha, and will create an environment that will have long lasting economic effects just as other areas of Omaha are, such as Dundee and Aksarben.

Economic Impact We anticipate retaining 60-70 full-time construction contractor jobs for 30 months, 8-12 full-time engineers and architects for 12 months, and 6-8 part-time development team and professional consultants.

We believe 45 of the anticipated 90 jobs will be permanent.

We believe 45 of the anticipated 90 jobs will be temporary, 70 of the 90 jobs will be construction related.

We will pay wages that are competitive with today's market. We will also make a deliberate effort to create economic growth in the area by engaging with residents and employees to educate and provide opportunities regarding financial and mental wealth.

Construction will be competitively bid with a focus on engaging local Minority and Women Owned Businesses. Also, design engineers will be local and competitively selected. We want to prioritize engaging people who live in and are from North Omaha. This project is important to us and the community, we want to ensure that we bring on team members that share this passion.

Community Benefit The DREAMLAND Project aims to create mixed income, affordable housing. We will also include community amenity spaces and street cameras to protect residents and the general public in these community areas.

This proposal's goal is to uplift, improve, impact and positively change the perception of North Omaha and the lives of North Omaha residents by providing quality affordable housing and a commercial business ecosystem designed to spark business growth and job growth.

Best Practices/Innovation 1. Passive Energy Solutions include 2x6 exterior wall construction to allow for thicker insulation and 1" insulating sheathing to bridge studs, R-39 roof insulation, high quality Low-E, insulated windows. 2. Active Energy Solutions include 6 Photovoltaic solar panels per home to generate power onsite to reduce demand on North Omaha OPPD power generation plant. Home will continue to be connected to OPPD grid. Panels will also be included at the Pocket Park gazebo to generate local power for lighting and phone charging 3. Componentized wood frame construction: Walls and roof framing will utilize off-site manufacturing of wood wall panels. Each home's framing can be erected in a matter of days as the panels are delivered to the sites. 4. Architecture and Engineering BIM: Design and construction drawings will utilize the latest 3D design and drawing standards to improve design communication (3D headset walk-throughs), construction estimating, material conflict resolution and opportunities for greater construction efficiencies (componentized construction).

Outcome Measurement We are firm believers in our communities supporting our growth in education and opportunity. Many areas that experience the level of disinvestment that North Omaha has, end up with high

crime rates, scared and worrying residents, and poor living conditions. We believe that with creating new and exciting places to live, our residents will experience improved crime rates, better educational experiences, and feel safe to hang out in the community with neighbors and friends.

We aim to create a program to measure our desired outcomes. These programs could range for simple tasks such as sending out resident surveys, to hosting community town halls and establishing or joining a neighborhood association that assists residents and takes requests for assistance. Additionally, we will create an online resident portal and maintenance request system and hire specialists to facilitate these tasks.

Yes, once businesses see the investment in the area and new and improved conditions, we believe that they will come here. Our goal is to see a grocery store and fresh market in North Omaha.

Partnerships Yes

NOR is minority owned and has had positive discussions with OEDC about joint venturing and/or partnering on projects in this proposal. NOR is also open to working with other community partners.

None

Displacement No

Displacement explanation

Physical Location Each site has unique characteristics and at the same time, are very similar. There are large amounts of vacant lots in the Miami Place (16) area and Kountze Place (27) locations. Our goal is to infill these lots, potentially renovate or reconstruct the occupied lots, and create common community space such as pocket parks and open green space. Nearby each of the three sites, there are schools, businesses, non-profits, and transportation lines along 30th and 24th Streets, and Lake Street. Specifically, each site is also conveniently located along the new North Omaha Trail. Below are the addresses to the land NOR owns and some Pending Partnership or sale: 1. 1720 N. 24th Street – Owned 2. 2620 North 26th Street – Pending Partnership 3. 2518 Ohio Street – Pending Partnership 4. 2520 Ohio Street – Pending Partnership 5. 2526 Ohio Street – Pending Partnership 6. 2601 North 26th Street – Pending Partnership 7. 2603 North 26th Street – Pending Partnership 8. 2529 Miami Street – Pending Partnership 9. 2525 Miami Street – Pending Partnership 10. 2523 Miami Street – Pending Partnership 11. 2703 North 26th Street – Pending Partnership 12. 2707 North 26th Street – Pending Partnership 13. 2709 North 26th Street – Pending Partnership 14. 2711 North 26th Street – Pending Partnership 15. 2713 North 26th Street – Pending Partnership 16. 2715 North 26th Street – Pending Partnership 17. 2723 North 26th Street – Pending Partnership 18. 2519 Corby Street – Pending Partnership 19. 2517 Corby Street – Pending Partnership 20. 2513 Corby Street – Pending Partnership 21. 2802 North 25th Street – Pending Partnership 22. 2804 North 25th Street – Pending Partnership 23. 2806 North 25th Street – Pending Partnership 24. 2814 North 25th Street – Pending Partnership 25. 2519 Ohio Street – Pending Partnership 26. 2523 Ohio Street – Pending Partnership 27. 2423 Ohio Street – Pending Partnership 28. 2620 North 25th Street – Pending Partnership 29. 3101 Miami St – Owned 30. 3102 Miami St – Owned 31. 3106 Miami St – Owned 32. 3107 Miami St – Owned 33. 3111 Miami St – Owned 34. 3112 Miami St – Owned 35. 3114 Miami St – Owned 36. 3115 Miami St – Owned 37. 3124 Miami St – Owned 38. 3126 Miami St – Owned 39. 3102 Ohio St – Owned 40. 3104 Ohio St – Owned 41. 3112 Ohio St – Owned 42. 3131 Ohio St – Owned 43. 3135 Ohio St – Owned 44. 3229 Ohio St – Owned 45. 3233 Ohio St – Owned 46. 3018 Ohio St – Owned

Qualified Census Tract Within one or more QCTs

Additional Location Documents Please see attached.

Property Zoning Yes

Is the project connected to utilities?	Yes
	Yes
Design, Estimating, and Bidding	No
	No
	We engaged with our contractor partners and architects to determine rough square footage costs.
General Contractor	No
Request Rationale	Our rationale for the dollar amount of our request is to offset construction cost including Passive and Active Energy solutions, Infrastructure upgrades (MUD, OPPD, Alley development), Parcel purchases, Site demolition and preparation, Pocket Park development, and Soil remediation.
Grant Funds Usage	LB1024's grant funds will be used to fully fund the project and offset construction costs on site work and professional service fees.
Proposal Financial Sustainability	Yes
	The real estate development will begin.
Funding Sources	We anticipate going for TIF funding and are exploring other funding sources at the City and State level.
	We expect to have a greater sense of funding sources during the design process, to begin after notification of acceptance or rejection of this proposal.
	If this proposal is not accepted for ARPA funding, this will drastically delay our project start and completion dates. We feel that our proposal will create transformative change in the area; we will continue to pursue the project if denied ARPA funding.
Scalability	Yes, The Dreamland is designed to happen in phases or simultaneously at the three sites.
	Our Capitalized Costs Statement separates each project's construction cost.
Financial Commitment	To the point of submitting this proposal, we have committed funds, time and work into the planning of DREAMLAND. We have purchased the properties, created a specific LLC for management of the project and properties, held a pre-application meeting with the City, created a new website landing page, engaged architects and engineers to provide drawings and preliminary project costs, engaged with lawyers and accountants to work through compliance and planning, and met with community leaders and residents to inform and gather support.
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
ARPA Reporting and Monitoring Process Acknowledgment	<input checked="" type="checkbox"/>
LB1024 Funding Sources Acknowledgment	<input checked="" type="checkbox"/>
Public Information	<input checked="" type="checkbox"/>

File Uploads

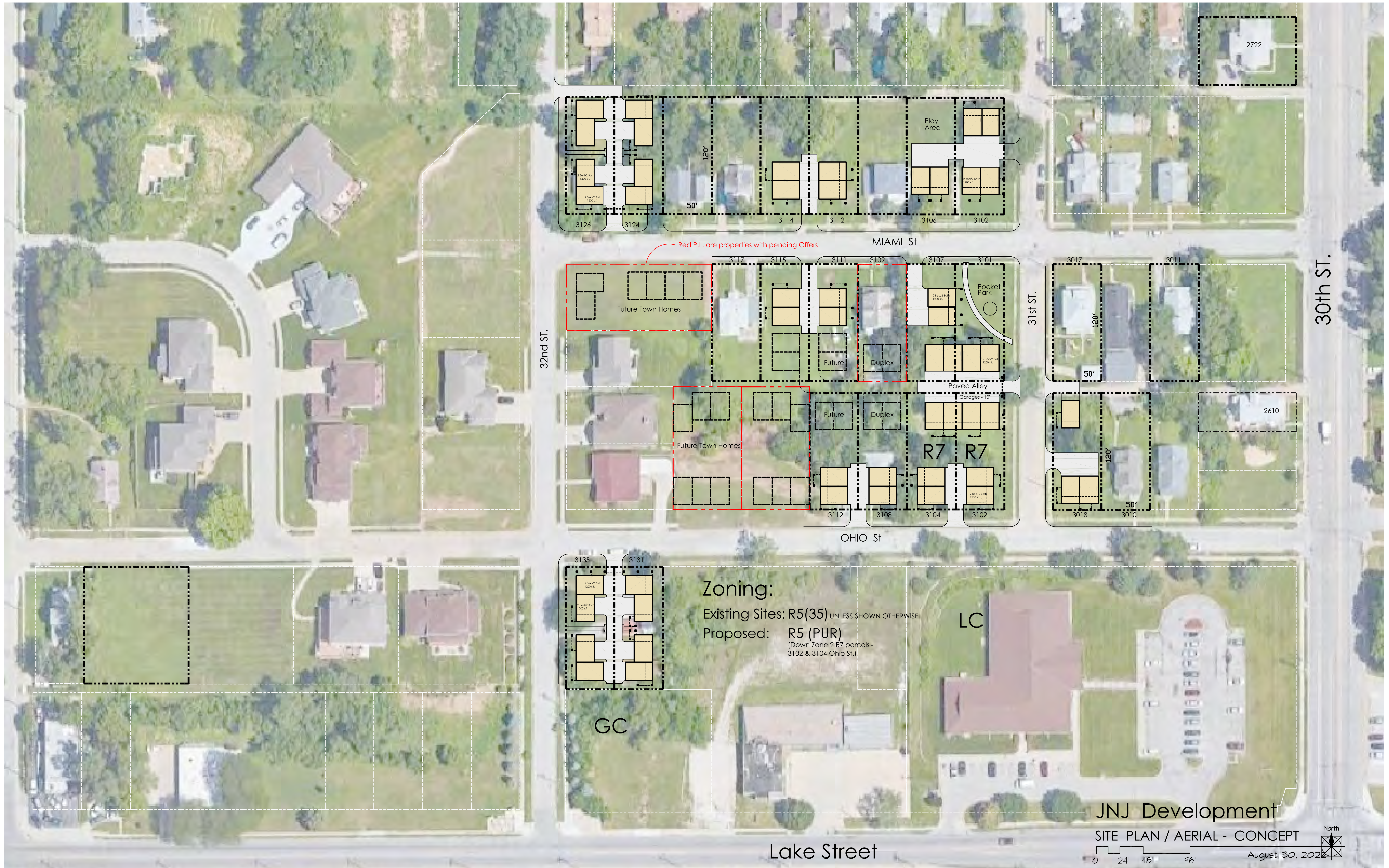
Additional Location Documents (see application for list) Data table of uses (breakdown of how the requested funds will be used for your proposal) Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement) Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Pro Forma Proposal Budget/Sources and Uses Request Rationale Documentation



EXISTING CONDITIONS

JNJ NORTH OMAHA DEVELOPMENT







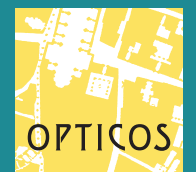
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.



Missing Middle Housing Lot Test Study

AARP

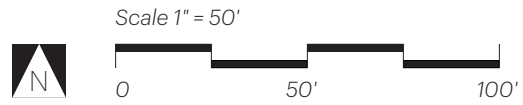
Corby Street
Omaha, Nebraska
May 13, 2022



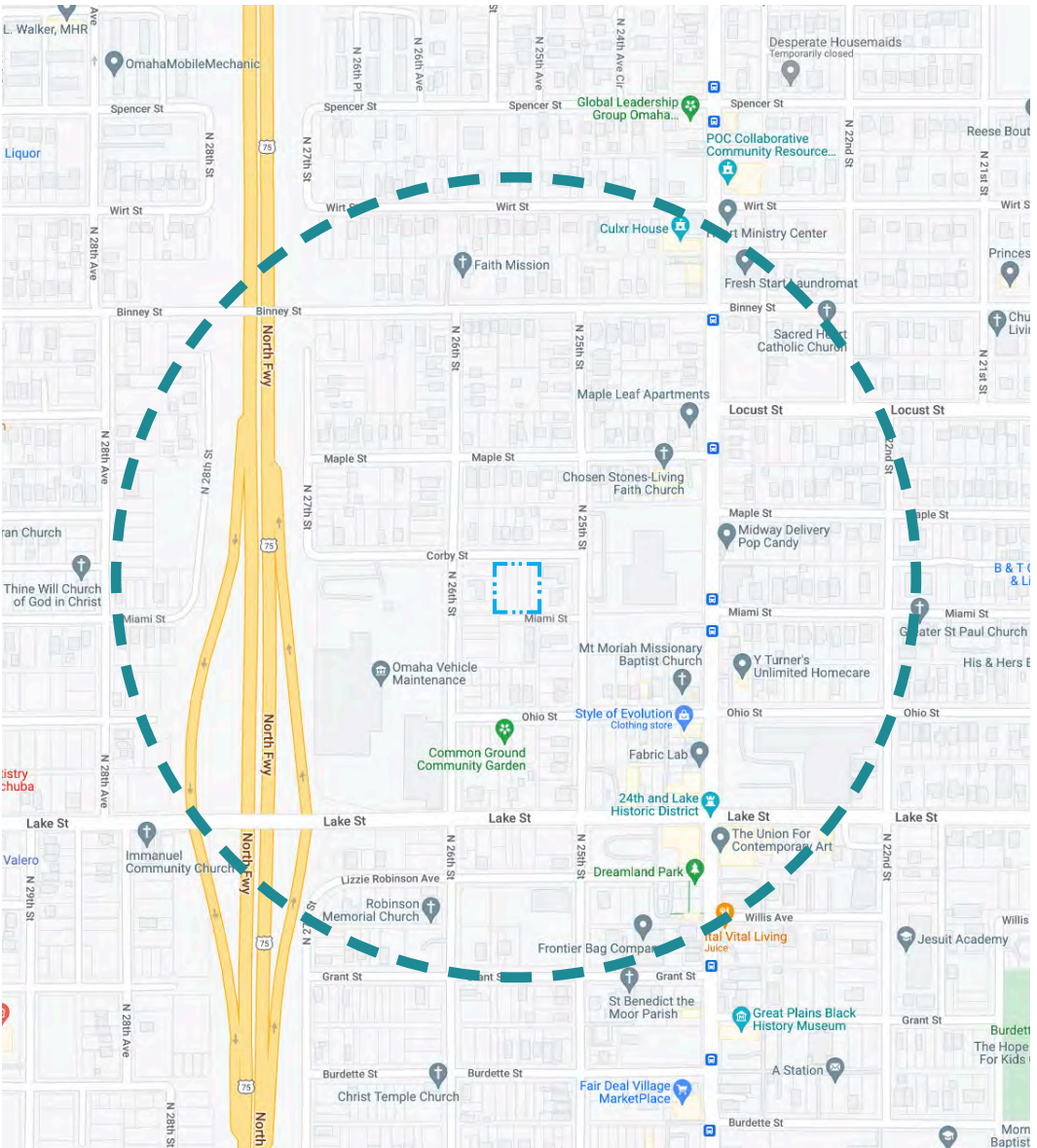
Site Plan



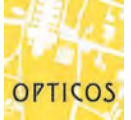
Note: For this study, the site specific lot sizes have been adjusted to a typical lot size of 50' x 160' in order to demonstrate the approach is replicable across the neighborhood.



Context Map (Not To Scale)



— 1/4 Mile Ped Shed
 - - - Project Site



Building Type Test Fits: Program Information

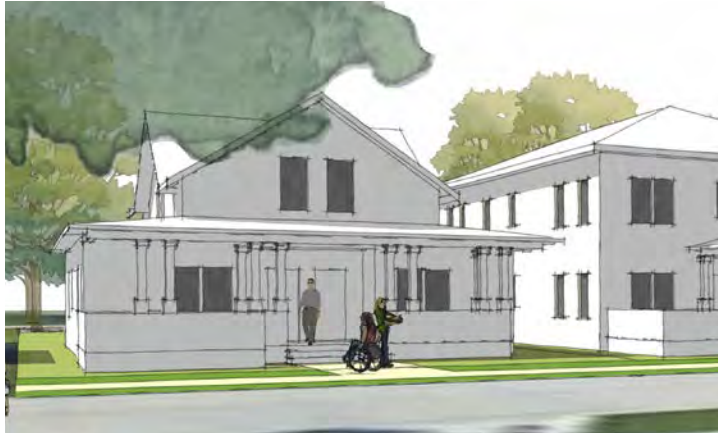


Single Family Lot Prototype

Description
Single family building with carriage house ADU on 50 x 160 lot.

Site Info	50 x 160 ¹	
Width	50 ft	
Depth	160 ft	
Area	8,000 sf	(0.18 ac)
Density	10.9 du/ac	
Building Coverage	39%	
Impervious Coverage	6%	
Building Info	SF Building	ADU
Stories	2	1
Unit Count	1	1
Unit Size	2,730 gsf	600 gsf
Total Building Area	3,330 gsf	
Parking Info	SF Building	ADU
Off-Street Count	2	1

¹Commonly occurring lot size in neighborhood.

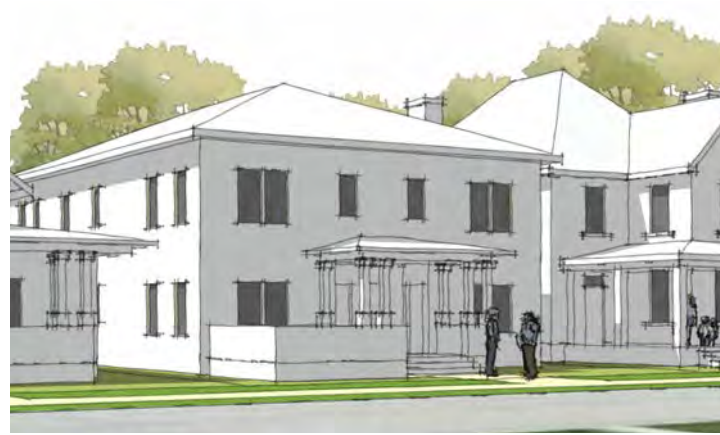


Duplex Lot Prototype

Description
Side-by-side duplex with carriage house ADU on 50 x 160 lot.

Site Info	50 x 160 ¹	
Width	50 ft	
Depth	160 ft	
Area	8,000 sf	(0.18 ac)
Density	16.3 du/ac	
Building Coverage	40%	
Impervious Coverage	7%	
Building Info	Duplex	ADU
Stories	1.5	1
Unit Count	2	1
Unit Size (Average)	1,325 gsf	600 gsf
Total Building Area	1,925 gsf	
Parking Info	Duplex	ADU
Off-Street Count	2	1

¹Commonly occurring lot size in neighborhood.



Fourplex Lot Prototype

Description
Fourplex with carriage house ADU on 50 x 160 lot.

Site Info	50 x 160 ¹	
Width	50 ft	
Depth	160 ft	
Area	8,000 sf	(0.18 ac)
Density	27.2 du/ac	
Building Coverage	41%	
Impervious Coverage	24%	
Building Info	Fourplex	ADU
Stories	2	2
Unit Count	4	1
Unit Size (Average)	1,175 gsf	670 gsf
Total Building Area	1,845 gsf	
Parking Info	Fourplex	ADU
Off-Street Count	4	1

¹Commonly occurring lot size in neighborhood.

Key Code Barriers in R5 Zone

- 1 No more than 2 units allowed
- 2 Limited site area per unit (3,000 square feet minimum)
- 3 High setback minimums (Front = 25 ft, Side = 5 to 10 ft, Rear = 25 ft)
- 4 Restrictive parking requirements (Duplex = 1.5 sp/du and Multifamily = 1 to 2 sp/du)
- 5 60' minimum lot width

Potential Solutions

- 1 Expand R-WRM zone to include this neighborhood given the the present walkability, access to commercial uses, and proximity to bus lines.
- 2 Modify R5 development standards.



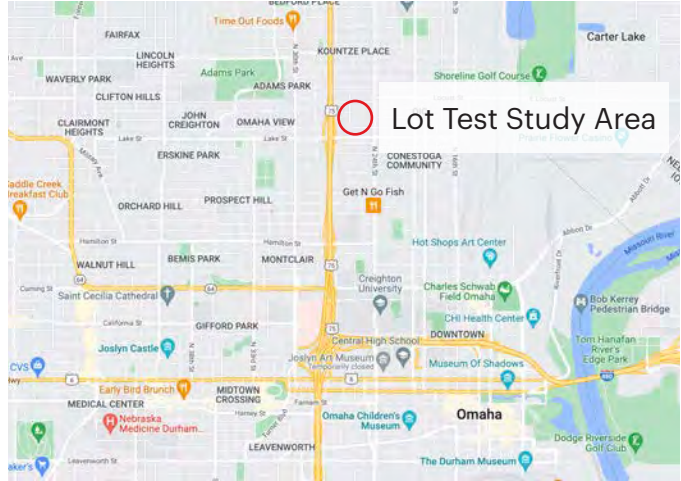
Key Benefits and Opportunities of Missing Middle Housing



View down Corby Street

Key Benefits and Opportunities

- 1 Increases the diversity of choice in home sizes at a lower cost than a single family home
- 2 The building size and form is similar to a single family home
- 3 Typically designed to have street front entrances, like a single family home which supports an active street life
- 4 Provides options for accessible housing
- 5 These housing types contribute to walkable communities whose residents support local retail and nearby amenities
- 6 Housing types suitable for incremental and infill development
- 7 Encourages good neighbors and safer environments through informal interaction



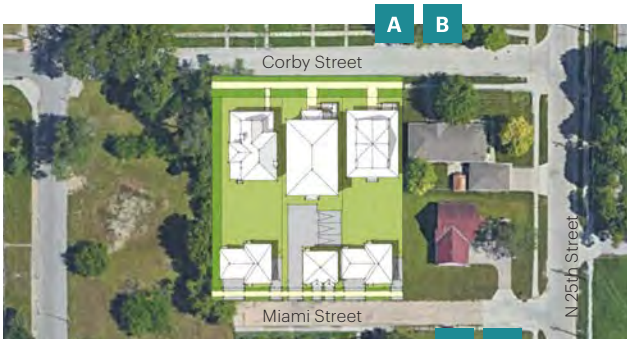
MMH Perspectives and Aerials



A Aerial looking SW



B View along Corby Street



Key Map (Not To Scale)



C Aerial looking NW



D View along Miami Street



TOWNHOUSE (4 MAX ALLOWED)

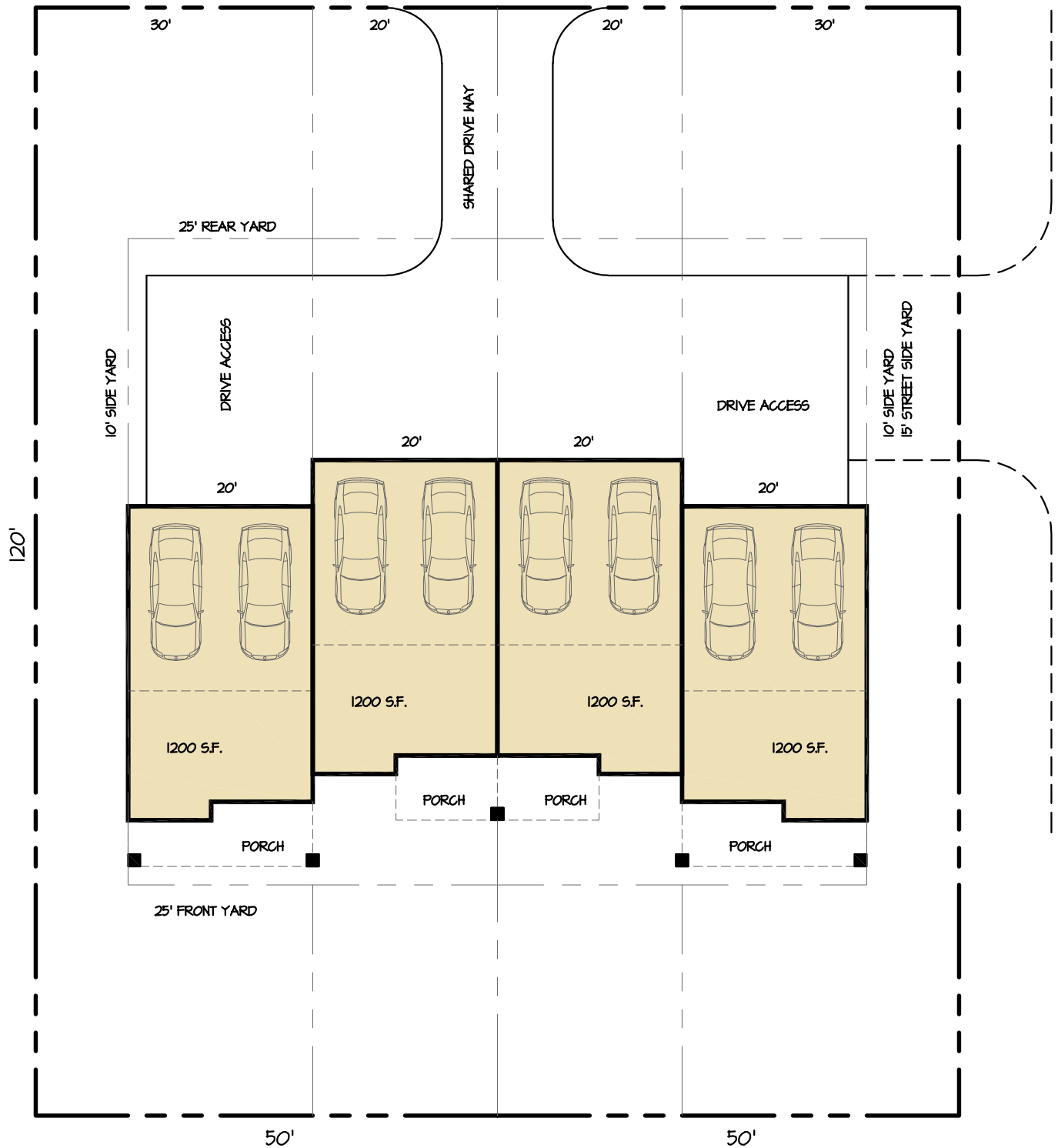
R5 ZONING

	REQUIRED	PROVIDED
LOT AREA	2000	2400/3600
AVG. AREA/UNIT	3000	3000
LOT WIDTH	20'	20'/30'
BLDG COV.	50%	TBD
IMPERV. MAX	60%	TBD
FRONT YARD	25'	MATCH EXT'S
STREET SIDE YD	15'	10'
INT. SIDE YARD	10'	10'
REAR YARD	25'	50'+
MAX. UNITS	4	4
PARKING	2/UNIT	2/UNIT

RE-PLATTING:
 COMBINE INTO ONE LOT OR SUB-DIVIDE INTO 4 LOTS
 MAY BE ADMINISTRATIVE

SHARED DRIVE = EASEMENT

ALLEY - PRIVATE DEVELOPMENT PER CITY REGS.



TOWNHOUSE

R5 ZONING

	REQUIRED	PROVIDED
LOT AREA	6000	3000' EA
LOT WIDTH	40'	50'
BLDG COV.	50%	TBD
IMPERV. MAX	60%	TBD

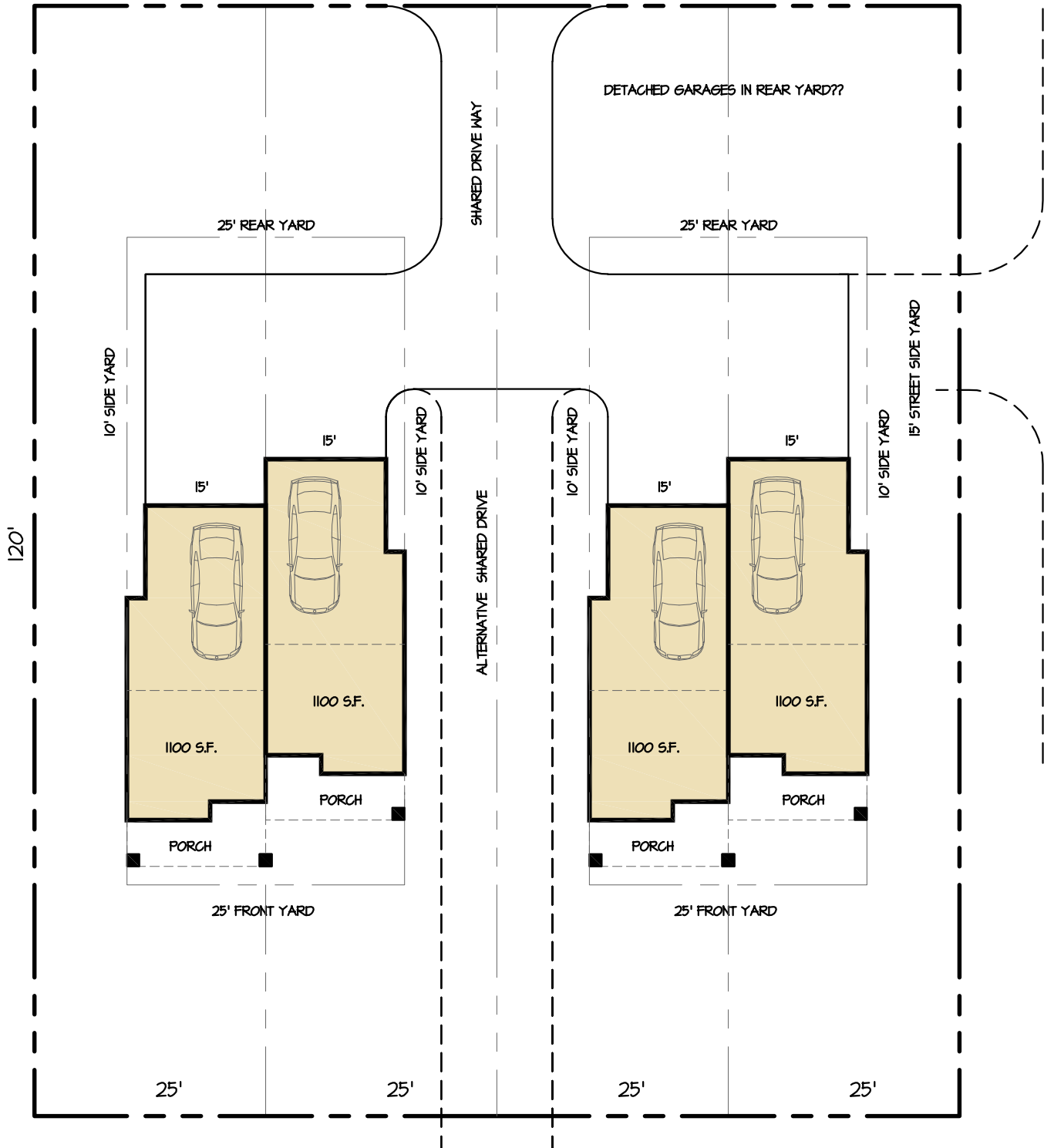
FRONT YARD	25'	MATCH EXT'G
STREET SIDE YD	15'	
INT. SIDE YARD	7'	10'
REAR YARD	25'	50'+

RE-FLATTING:
TOWNHOME ON INDIVIDUAL LOTS = SUB-DIVIDE EACH LOT
MAY BE ADMINISTRATIVE

Waivers:

PARKING 2/UNIT 1/UNIT
SHARED DRIVE = EASEMENT & WAIVER??

ALLEY - PRIVATE DEVELOPMENT PER CITY REGS.

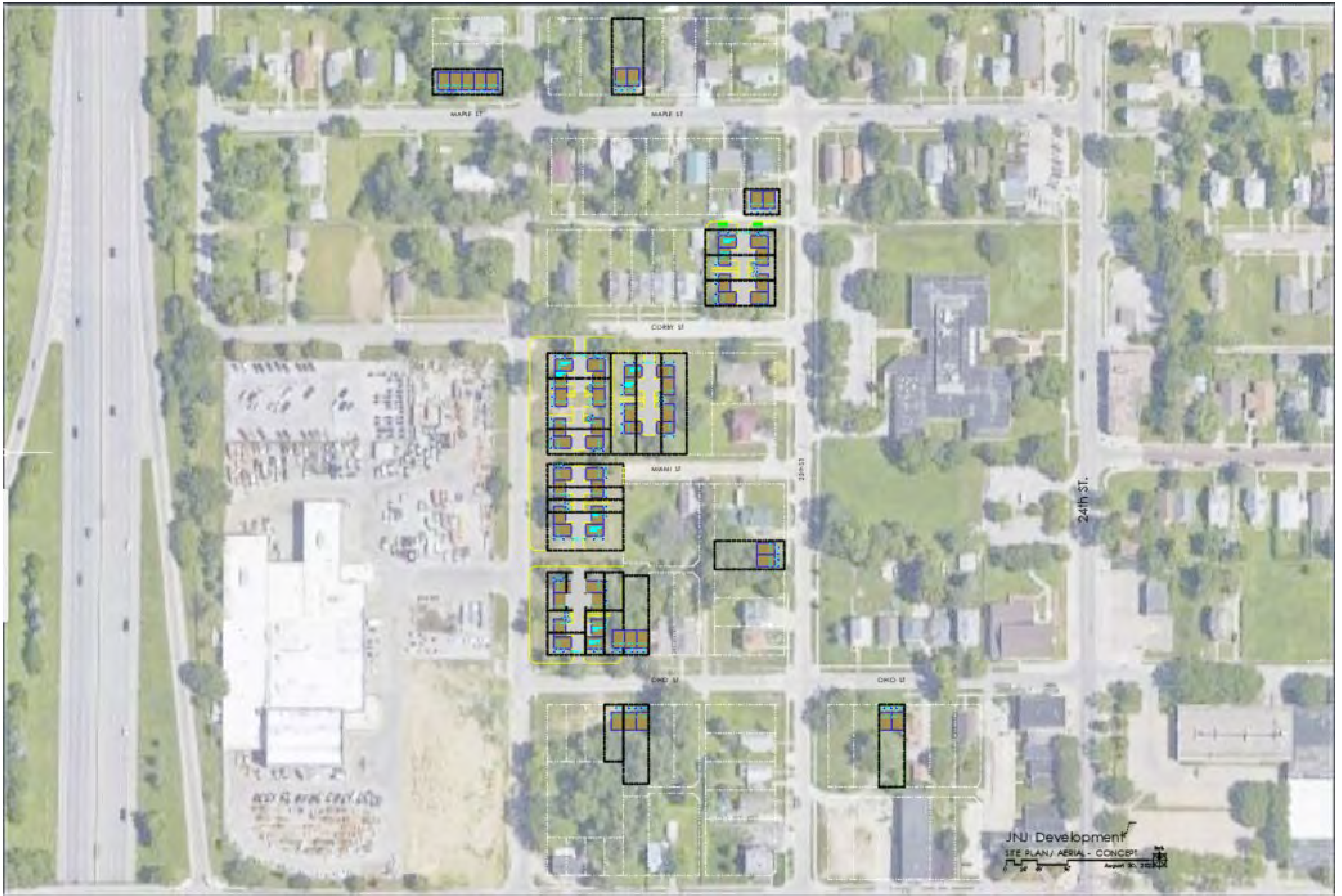


R5 ZONING

SINGLE FAMILY (attached) & ZERO LOT LINE

	REQUIRED	PROVIDED
LOT AREA	4000	6000
LOT WIDTH	40'	50'
BLDG COV.	50%	TBD
IMPERV. MAX	60%	TBD
FRONT YARD	25'	MATCH EXT'G
STREET SIDE YD	15'	
INT. SIDE YARD	0/10'	0/35'
REAR YARD	25'	50'+





DUPLEX

R5 ZONING

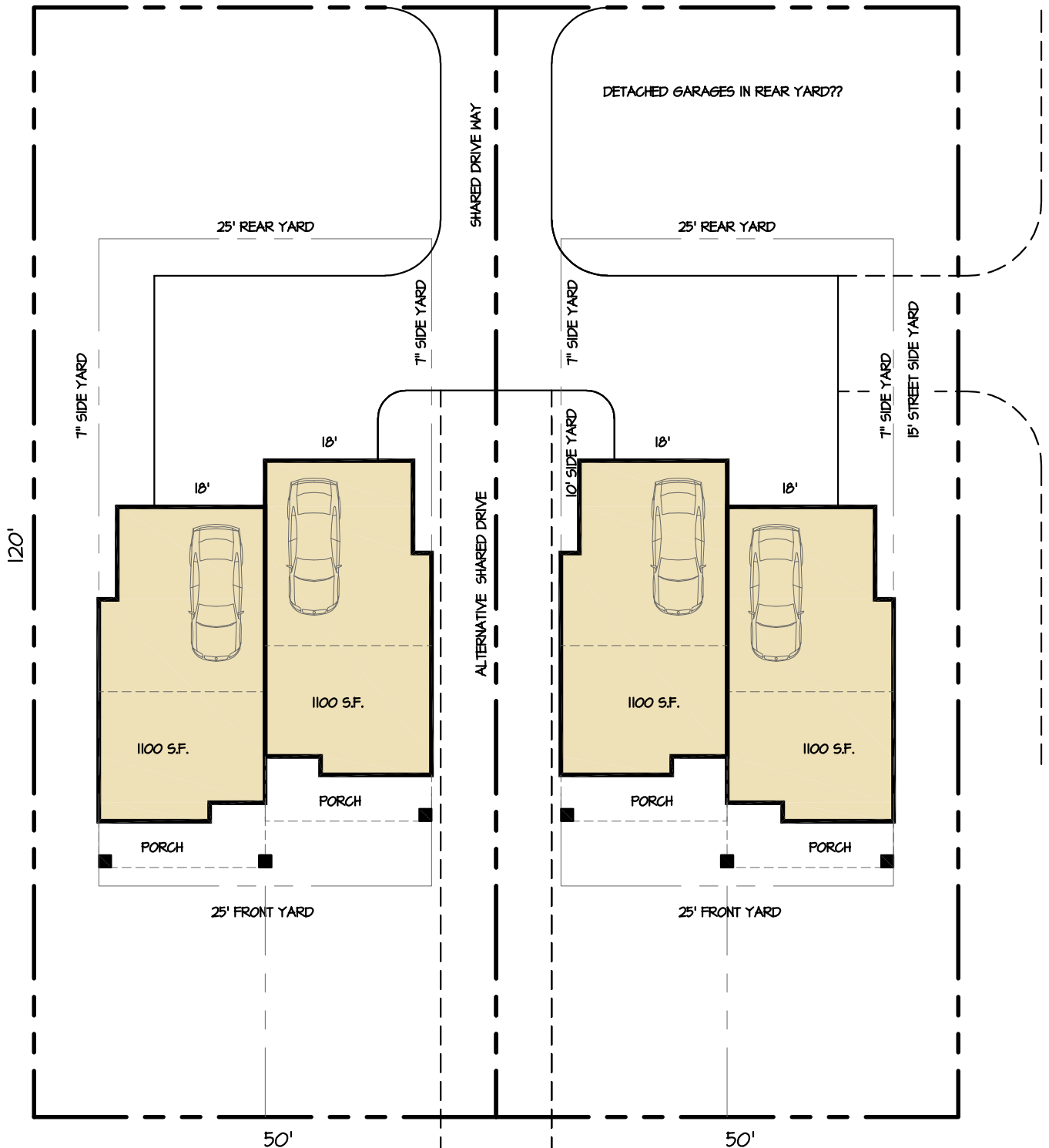
	REQUIRED	PROVIDED
LOT AREA	6000	3000' EA
LOT WIDTH	60'	50'
BLDG COV.	50%	TBD
IMPERV. MAX	60%	TBD
FRONT YARD	25'	MATCH EXT'G
STREET SIDE YD	15'	7'
INT. SIDE YARD	7'	10'
REAR YARD	25'	50'+

RE-PLATTING:
NON REQUIRED

Waivers:

MIN. LOT WIDTH	60'	50'
PARKING	1 1/2 UNIT	1/UNIT
SHARED DRIVE = EASEMENT & WAIVER		

ALLEY - PRIVATE DEVELOPMENT PER CITY REGS.



DUPLEX or TOWNHOUSE

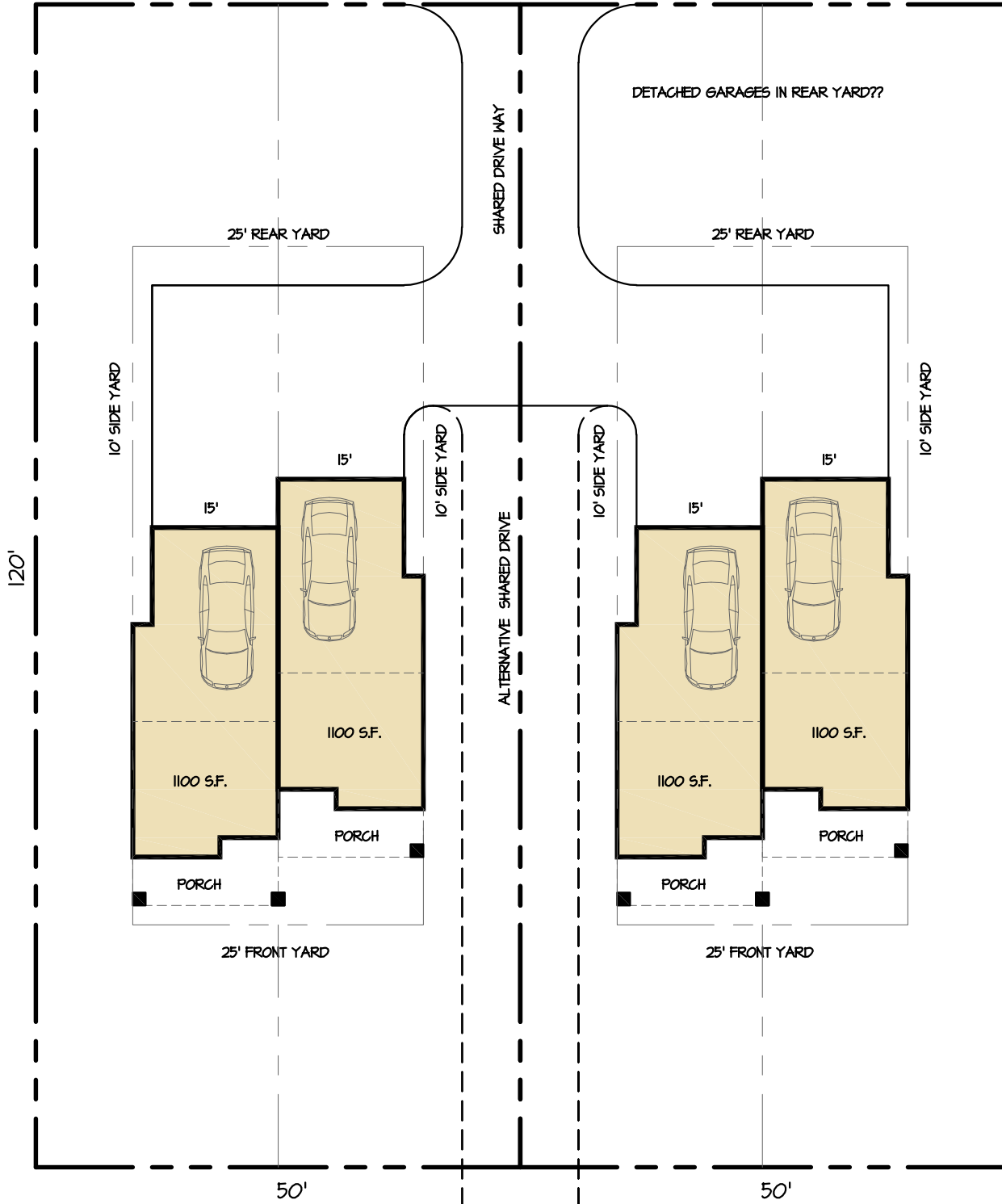
	REQUIRED	PROVIDED
LOT AREA	6000	3000' EA
LOT WIDTH	60'	50'
BLDG COV.	50%	TBD
IMPERV. MAX	60%	TBD
FRONT YARD	25'	MATCH EXT'G
STREET SIDE YD	15'	
INT. SIDE YARD	10'	10'
REAR YARD	25'	50'+

Waivers:

MIN. LOT WIDTH	60'	50'
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SHARED DRIVE = EASEMENT

ALLEY - PRIVATE DEVELOPMENT PER CITY REGS.



The Dreamland Project

Estimate of Development Costs (2023-24 Construction)

Capitalized Costs		\$	33,516,090
Testing	\$	234,000	
(Envir., Soils & Construction)			
Land Purchase			
Miami Place	\$	2,000,000	
Optima (1702 N. 24th)	\$	250,000	
Kountze Place	\$	3,000,000	
Site Infrastructure			
(MUD, OPPD, Bonds, Easements, Alley development)	\$	708,000	
Construction			
Miami Place (50 townhomes)	\$	12,418,560	
Optima (Façade Improvement at 1702 N. 24th)	\$	500,000	
Kountze Place (58 townhomes)	\$	14,405,530	
Expenses		\$	5,933,227
Professional Services	\$	290,400	
(Legal, General & ARPA Accounting, Insurance, Title)			
Community Advisors	\$	250,000	
Developer Fee	\$	2,450,000	
TIF Fees (City)	\$	35,192	
TIF Consultant	\$	100,548	
A/E Fees	\$	1,541,765	
Owner's Rep (Design and Construction)	\$	565,322	
Closing Costs	\$	250,000	
Financing			
Interim Financing	\$	450,000	
Net Total		\$	39,449,316
Construction Escalation (12% to mid-point of construction)		\$	4,733,918
Project Contingency	10%	\$	4,418,323
Total Estimated 2023 Costs		\$	48,601,558

Grant Application

Row 72

Organization Name (if applicable)	Boston School of Cosmetology
Physical Address	5425 N. 103rd Street, Omaha, NE 68134
Mailing Address	5338 N. 25th Street, Omaha, NE 68111
Website	www.bostonschoolofcosmetology.com
Social Media Accounts	Facebook and Instagram-Boston School of Cosmetology
Name	Brooke Boston
Title	Owner/Director
Email Address	brooke@bostonschoolofcosmetology.com
Phone	+1 (531) 466-8444
Team	Yes
	Brooke Boston, Owner/Director/Head Instructor-Kyndra Baring-Gulley, Administrator, Vacant, Assistant-Lynda Robinson, Lead Instructor-Vacant, Part-Time Instructor-Vacant, Financial Aid Director-Vacant, Advertising/Marketing Director- Vacant, Salon Receptionist-Vacant, Part-Time Maintenance/Janitor
Organizational Chart	Not yet available.
Other Completed Projects and/or Accomplishments	Boston School of Cosmetology acquired a lease/building space, completed phase 1 of 2 phases of construction. We are approved by the Nebraska Department of Education and licensed by the Nebraska Department of Health and Human Services. The first two classes are on the Clinical Floor and providing services to the public.
Proposal Title	Boston School of Cosmetology (BSOC)
Total Budget (\$)	\$1,640,000.00
LB1024 Grant Funding Request (\$)	\$1,500,000.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	<p>Overview: Boston School of Cosmetology is an innovative culture that has been developed to train and provide services for all hair types. Specializing in multi-cultural and multi-textural hair types with an emphasis on chemistry and the chemical hair relaxer with education on how to properly maintain and care for chemically treated hair. BSOC will prepare students for an entrepreneurial lifestyle by providing them with financial literacy courses as a part of the curriculum. Teaching students the importance of filing their taxes and being financially responsible enables them to become a part of the growing statistics that prove that the field of cosmetology is a valid and financially lucrative trade. This would allow for students with barriers to employment or education to be financially supported by state and local agencies, as they once were. BSOC's ultimate goal is to develop diverse professional cosmetologists. BSOC will provide graduating students a location to work within the North Omaha area for one year. Location: BSOC is located adjacent to a Qualified Census Tract at 5425 N. 103rd Street. The owner/director, current employees, students trained, and the clients serviced live within multiple Qualified Census Tracts. BSOC's graduate placement salon will be located in North Omaha.</p>
Timeline	Timeline: BSOC was approved and licensed December 2021. We anticipate being accredited through the National Accrediting

Commission of Career Arts and Sciences (NACCAS), making us eligible to offer Pell Grant and Federal Student Aid to our students. We will also secure a salon location for graduating students. Our expected time to meet our objectives is July 2026.

Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha)
Community Needs	Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	BSOC's model addresses the need of policy and sustainable community by providing a much-needed educational experience that has not been available since the closing of LaRose Beauty Academy in 2012. We will train and develop diverse professional cosmetologists living within Qualified Census Tracts with financial literacy as their foundation. This will greatly impact the long-lasting economic growth in communities within Qualified Census Tracts. There is no other culturally diverse school dedicated to training and developing professionals in the whole of the state of Nebraska. This gap in curriculum that addresses the unique hair and skin care needs of persons within the black and brown communities needs to be closed. It is imperative that our students graduate and obtain their licenses so that they can serve their own communities with confidence.
Visioning Workshop Findings Alignment	Based upon Visioning Workshop Summaries, North Omaha experiences a need of 37% in policy. BSOC's curriculum, geared toward financial literacy and responsibility addresses the need of policy development that fit within the cultural context of education and finances. Sustainable community needs are addressed through producing Qualified Census Tract stakeholders that are gainfully employed in the service industry and/or successful entrepreneurs in a field that provides sustainable wages.
Priorities Alignment	BSOC's model address two of LB1024's strategic priorities, entrepreneurship and employment. Many cosmetologists are sole proprietors operating small businesses. BSOC has incorporated training in the area of entrepreneurship in order to assist students in the understanding of how to build a business that will enhance their communities. Students that graduate our program are eligible to obtain their licenses and become gainfully employed within a matter of a few months.
Economic Impact	The anticipated job creation for BSOC is estimated based upon our goal of a 75% graduation rate with 60% of students entering into the field. The jobs consist of working as a cosmetologist in an existing salon or building their own small business. Wages vary in the field of cosmetology.
	As a post-secondary school, it is hard to estimate how many permanent jobs will be created because not every cosmetologist desires to be an entrepreneur.
	N/A
	Starting wages are \$15-\$20 per hour.
	BSOC will be educating cosmetology professionals in the care of multi-cultural and multi-textural hair, which will ensure that businesses have a diverse and more appealing job candidate. We will also build relationship and partnership with local businesses to ensure that their talent needs are met.

Community Benefit	<p>BSOC will benefit the community in the following ways. 1) Creating high quality cosmetology professionals that will service the culture with excellence on all levels 2) Providing graduates with a place to work following training for up to one year. 3) Developing students to become entrepreneurs that create jobs 4) Offering a Cosmetology Instructor's program that will foster professionals to continue to educate others to become above-standard professional cosmetologists. 5) Educating on financial literacy to enable our students to create generational wealth for their families.</p> <hr/> <p>BSOC will be a staple in the community and will educate, employ, and develop diverse professional cosmetologists. These professionals will go on to employ others, become gainfully employed, and providing services that will contribute to economic and quality of life sustainability.</p>
Best Practices/Innovation	<p>BSOC is an innovative concept, in that, we are filling a gap that is not addressed anywhere within the state of Nebraska.</p>
Outcome Measurement	<p>BSOC will measure student income and wage outcomes, graduation rates, and job creations through entrepreneurship.</p> <hr/> <p>BSOC will measure the aforementioned outcomes, in accordance with NACCAS, Nebraska Department of Health and Human Services, and Nebraska Department of Education requirements.</p> <hr/> <p>N/A</p>
Partnerships	<p>Yes</p> <hr/> <p>Nebraska Enterprise Fund (small business advisors, Martin Williams International (leadership development), Carver Legacy Bank-American National Bank (banker), Julian Young (business advisor), Local Salons (employ graduates)</p> <hr/> <p>Nebraska Enterprise Fund</p>
Displacement	<p>No</p>
Displacement explanation	
Physical Location	<p>BSOC is located on the Ambassador Worship Center Campus and is adjacent to one or more QCTs. BSOC encompasses approximately 3500 square feet. The address is 5425 N. 25th Street. BSOC will secure a building for employment of graduating students within a QCT in North Omaha.</p>
Qualified Census Tract	<p>Adjacent to one or more QCTs</p>
Additional Location Documents	
Property Zoning	<p>Yes</p>
Is the project connected to utilities?	<p>Yes</p> <hr/> <p>No</p>
Design, Estimating, and Bidding	<p>No</p> <hr/> <p>No</p>
General Contractor	<p>No</p>
Request Rationale	<p>Please see attached.</p>

Grant Funds Usage	LB1024's grant funds will be used to provide funding for overhead costs, training materials costs, construction costs, training costs, accreditation, continuing education, marketing/advertising, retail, payroll, and supportive services.
Proposal Financial Sustainability	Yes
	Funds received will be broken down as needed quarterly and then fiscally. All funds will be deposited into BSOC savings and be distributed each quarter into BSOC checking based upon overhead costs. All funds are reviewed and monitored by Ark Financial Services.
Funding Sources	Nebraska Enterprise Fund has invested in this proposal, and we will be exploring partnerships to assist students with loans for education, and supportive service needs.
	N/A
	No, however, BSOC does need these particular funds to successfully sustain the business for the next three years while preparing for and completing the accreditation process.
Scalability	Definitely scalable.
	N/A
Financial Commitment	The Owner/Director of BSOC has invested approximately \$140,000 into this proposal. BSOC is committed to ensuring that all funds are allocated and spent in the exact manner it has been proposed and in accordance with NACCAS, Nebraska Department of Education, and Federal guidelines. BSOC has sustained, thus far, by being excellent stewards of funds that will add on to the economic development of the community.
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
ARPA Reporting and Monitoring Process Acknowledgme	<input checked="" type="checkbox"/>
LB1024 Funding Sources Acknowledgment	<input checked="" type="checkbox"/>
Public Information	<input checked="" type="checkbox"/>
File Uploads	Proposal Budget/Sources and Uses

Boston School Of Cosmetology Proposed

Estimated Three Year Sustainability Plan of How Funds Will Be Used

PAY ROLL:

1) Cosmetology Director: Untaxed @ \$40,000 a year for three years	\$120,000
2) Administrative Director: Untaxed @ \$40,000 a year for three years	\$120,000
3) Receptionist: Untaxed @ \$34,000 a year for three years	\$102,000
4) Cosmetology Instructor: @ \$40,000 a year for three years	\$120,000
5) Cosmetology Instructor @ \$40,000 a year for three years	\$120,000
6) Financial Aid Director: @\$56,000 a year for one year beginning the 3 rd year	\$56,000

MARKETING AND ADVERTISING:

1) Beauty School Directory.com @ \$3600 a year for three years	\$10,800
2) Social Media Ads @ \$6000 a year for three years	\$18,000
3) Website @ \$400 per year for three years	\$14,400

RENTAL LEASE:

1) Current Year 2022 @ \$3157 per month for one year	\$37,874
2) Year 2023 @ \$3552 per month for one year	\$40,423
3) Year 2024 @ \$3991 per month for one year	\$47,892
4) Year 2025 @ \$4284 per month for one year	\$51,406

MAINTENANCE:

1) A-1 Cleaning Company @ \$24,000 a year for three years	\$72,000
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RETAIL: @ \$6000 per year for three years \$18,000

PRODUCTS: @ \$6000 per month for three years \$18,000

STUDENT KITS: @ \$1300 PER Student/ 15 Students per quarter @ 19,500 per quarter @ \$78,000 a year for three years \$234,000

CONTINUING EDUCATION:

1) @ \$2500 per year for three years	\$7500
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OFFICE SUPPLIES:

1) @ \$1500 per year for three years	\$5,400
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SHIPPING AND MAILING:

1) @ \$250 per year for three years	\$7,500
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LICENSE AND FEES: @ \$4500 per year for three years	\$18,000
INSURANCE/WORK MANS COMP: @ \$4500 for three years	\$13500
CLEANING SUPPLIES: @ \$1200 per year for three years	\$3,600
OFFICE SUPPLIES: @ \$1800 per year for three years	\$5,400
ACCREDIDATION: @ accumulated cost over one year	\$35,000
PHONE SYSTEM: @ \$2400 per year for three years	\$7,200
CAPITOL LOAN: @ \$50,000	\$50,000

TOTAL THREE YEAR ESTIMATE \$ 1,362,245

TOTAL PROPOSAL \$1,500,000

LEAVING \$137,755 FOR A CONTINGENCY FUND

Grant Application

Row 73

Organization Name (if applicable)	Neter Enterprise LLC
Physical Address	5326 HANOVER CIR, Omaha, NE 68152
Mailing Address	5326 HANOVER CIR, Omaha, NE 68152
Website	N/A
Social Media Accounts	N/A
Name	Robert D. Penn
Title	PROJECT MANAGER
Email Address	neter.enterprisellc@outlook.com
Phone	+1 (402) 739-2069
Team	Yes
Organizational Chart	
Other Completed Projects and/or Accomplishments	We have 7 acres of land that needs to be developed in North Omaha area. Said land will produce 40 apartment units and hundreds of jobs and commercial space for businesses
Proposal Title	Project Enhancement Serving North Omaha
Total Budget (\$)	\$8,449,610.00
LB1024 Grant Funding Request (\$)	\$8,449,610.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	Land consists of 7 acres; 6 acres will provide 40 apartment units which include affordable housing. It will have an immediate economic impact with construction jobs in North Omaha. One acre will be rezoned Commercial which includes a 10,800 sq. ft. Commercial building that will include a Digital Laundromat, delivery service, Childcare Center, CDL training and recruiting, management and dispatch for trucking company. This will product 100 permanent jobs. Rental and lease Commerical space of two 20,000 sq. ft. buildings are all included in our preliminary design. Location - 5203 & 5319 Reddick Ave, Omaha, NE 68152. Is adjacent to Habitat for Humanity Omaha, Bluestems Prairie development. This development will spend 25,000,000 much needed affordable housing with 85 multigenerational units to the area of 52nd Sorenson. Timeline - 100% completion by July 2026
Timeline	City Councilmember Juanita Johnson District 2 is in full support of our rezoning and design. We've been told rezoning is a 30-45-day process Our project. We would like to break ground by March 2023 be complete by March 2025. Which will give us an early year completion of July 2026.
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area,

leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)

Community Needs Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

"other" explanation

Proposal Description and Needs Alignment Our Proposal manages its human, natural, and financial capital to meet current needs while ensuring that adequate resources are available for future generations. All forms of public transportation are aligned with Sorenson Parkway and access streets in our design connect Reddick Ave with Sorenson Pkwy eastward toward Metro Community College, highway and airport. Affordable clean housing, efficient effective educational training services occupied by the people in the community. Safe walkability business district and mass transit.

Visioning Workshop Findings Alignment Our Proposal will sustain and promote long lasting economic growth, be transformational and inspire fundamental change.

Priorities Alignment Project Enhancement is directly located in LB1024's economic recovery zone; it will provide housing and employment opportunities and is spearheaded by business entrepreneurs from an in North Omaha. Joeanna Johnson & Robert Penn North Omaha Natives

Economic Impact Temporary up to 100 for constructions ranging from \$15 - \$36 an hr. Permanent 40 truck drivers averaging \$1600 per week. Sixty more jobs between laundromat, childcare center. CDL training and recruiting center will create endless positions.

100 onsite, CDL recruiting and training in perpetuity

up to 100

ranging from \$15 - \$36 an hr

RFP would directly require contractors, subcontractors, employ people from Qualified Census Tracts and will use contactor and subcontractor from the Qualified Census Tracts.

Community Benefit Project Enhancement will produce jobs for large prime contractors, small and emerging businesses of said Qualified Census Tract. Provide needed affordable housing.

Bid letting and employing people from Qualified Census Tract.

Best Practices/Innovation New construction increasing residential and commercial real estate values in Qualified Census Tract.

Outcome Measurement CDL Training will produce gainful employment in the impoverished Qualified Census Tract.

Outcomes will be measured by transitional wealth, gainful employment of the targeted recipients of the Qualified Census Tract.

Project Enhancement's Proposal can be used with other sources funding and qualifies for TIFF.

Partnerships Yes

North Omaha Community Partnership, BAA, UNTAMED. Joint grant writing and recruitment with convicted felons and at-risk youth.

N/A

Displacement	No
Displacement explanation	
Physical Location	Location - 5203 & 5319 Reddick Ave, Omaha, NE 68152. Is adjacent to Habitat for Humanity Omaha, Bluestems Prairie development. This development will spend \$25,000,000 much needed affordable housing with 85 multigenerational units to the area of 52nd Sorenson. Our location has utility, power and completed Environmental Site Assessment Report.
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	
Property Zoning	No
Is the project connected to utilities?	Yes
	No
Design, Estimating, and Bidding	No
	No
	Current Market Labor and Material Cost. In addition to Conceptual Designs.
General Contractor	No
Request Rationale	Purchase land for \$110,000 three years ago. Value has tripled and qualify for TIFF funding which average 13 -16% of cost of project. One acre converted into Commercial. Will range between \$6 - \$14 sq. ft. Comps in the area up to \$600,000.
Grant Funds Usage	It will be used as Seed Capital and completion of project.
Proposal Financial Sustainability	Yes
	Because it is a construction development fiscal operation will be completed in quarters.
Funding Sources	TIFF, NEDCO, PACE, META, WINSLEY DURANT - NEBRASKA CHAMBER OF COMMERCE, ERNEST WHITE - AMERICAN NATIONAL BANK. .
	MARCH 2023
	NO
Scalability	Yes, it's scalable.
	Both sections will qualify for TIFF which average 13-16% of the project.
Financial Commitment	Project Enhancement will report all monies allotted from LB1024 Economic Recovery Act.
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
ARPA Reporting and Monitoring Process Acknowledgme	<input checked="" type="checkbox"/>

LB1024 Funding Sources Acknowledgment

Public Information

File Uploads Data table of uses (breakdown of how the requested funds will be used for your proposal) Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement) Environmental assessment of subject site. Is the property a brownfield site? Organizational Chart Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Proposal Budget/Sources and Uses Schedule

Project Enhancement Organizational Chart

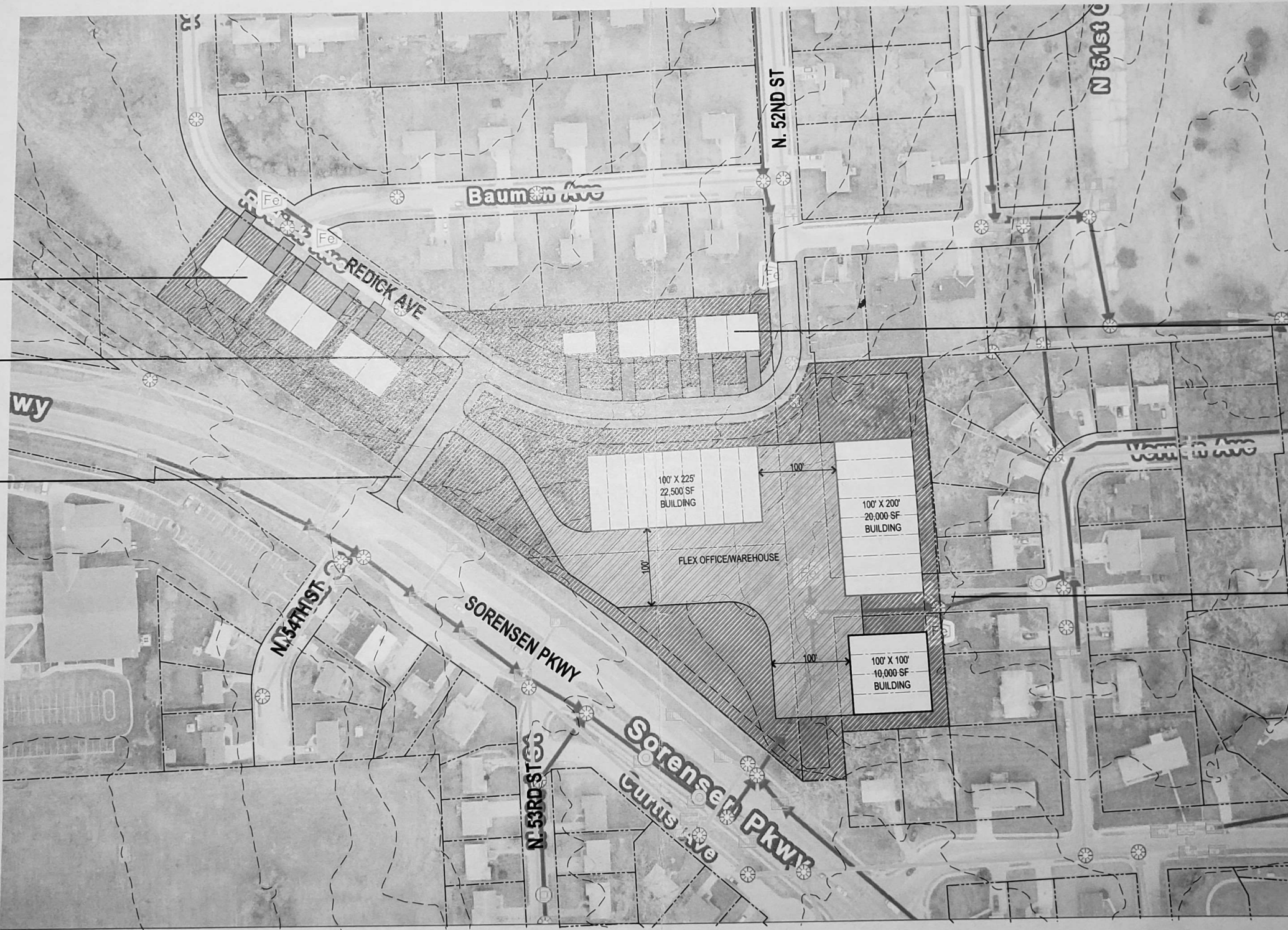
Joeanna Johnson & Robert Penn

General Contractors & Subcontractors

Accountant

Material suppliers

Funding interact with Financer for quarterly completion schedules



Bauman Ave

REDICK AVE

N. 52ND ST

N 51st St

wy

Von Arn Ave

100' X 225'
22,500 SF
BUILDING

100' X 200'
20,000 SF
BUILDING

FLEX OFFICE/WAREHOUSE

100' X 100'
10,000 SF
BUILDING

N 54TH ST

SORENSEN PKWY

N 53RD ST

Sorensen Pkwy
Gurtis Ave



IEA

Phase I Environmental Site Assessment Report

NOVA Therapeutic Community

**5203 & 5319 Redick Avenue
Omaha, Nebraska 68152**

Prepared for:
NOVA Therapeutic Community
Attn: Eleanor Devlin
3483 Larimore Avenue
Omaha, Nebraska 68111

September 29, 2009
TG Project No. 09377.01

THIELE GEOTECH, INC.
13478 Chandler Road
Omaha, Nebraska 68138-3716
402.556.2171 Fax 402.556.7831
www.thielegeotech.com

Project Enhancement Budget Numbers

1. Forty apartments' units \$120,000 per unit -	\$4, 800,000.00
2. \$975/ Linear foot for Street	\$120,000.00
3. Soft Cost	\$344,000.00 (7%)
4. Civil Engineering & Architecture	\$25,000.00
Six Acre Area	Estimate \$5,289,000.00
10, 800 Sq. Ft. Commerical Building \$145 Sq. Ft.	\$1,566,000
Interior Buildout for the laundromat	\$384,000.00
Laundromat Digital Machines	\$673,000.00
Soft Cost	\$183,610.00
Interior Childcare Center Design	\$234,000.00
Parking lot	\$120,000.00
1 Acre Area	\$3,161,610.00

Total \$8,449,610.00

TIFF averages 13-16% of the cost of the project

Six Acre Area 13% of \$5,289,000 is \$687,570.

One Acre Area 13% of \$3,161,610 is \$411,009.30.

Project Enhancement Schedule

Break ground by March 2023 – Completion by July 2026

Quarterly Completion Schedule

Grant Application

Row 74

Organization Name (if applicable)	Tate Janitorial Commercial Cleaning
Physical Address	7125 North 52nd Street, Omaha, NE 68152
Mailing Address	n/a
Website	n/a
Social Media Accounts	https://www.facebook.com/Tatejcc402/
Name	Andrea Tate
Title	Owner Operator
Email Address	tatejcc@gmail.com
Phone	+1 (403) 210-9388
Team	No
Organizational Chart	n/a
Other Completed Projects and/or Accomplishments	<p>Goal #1: Grow Revenue Growing TJCC revenue is the top goal. Increasing my client list and diversify my service package. A. Get more leads. Devising a system that brings leads to TJCC organically as well as, creating marketing and sales funnels that drive leads into my business. • Facebook ads and Facebook Marketplace • Instagram • Mailers • Email marketing • Networking events • Google Reviews • BBB Rating B. Grow current market share. As a small business owner, I am always focusing on ways to get a bigger piece of the pie and maintain my current customer base, maintain stellar customer service, and continue to grow. Some important factors I look at are: What are my competitors doing to get more leads? Why do customers choose them over TJCC? And some research to see what's setting my competition apart without copying them. I use the information to assess areas where my business may need to improve, whether its stepping up my marketing or getting better reviews. C. Expand into additional markets. The forward goal is to expand into offering services to hospitals, Airport Services, Events and Public transportation in the greater Omaha and surrounding areas. To be able to setup remote teams in (if needed) to be responsible for servicing that area.</p> <p>Goal #2: Quality Customer Service I believe that my reputation should precede my business reputation, so if I want TJCC to be known as the best cleaning business in town, I have to earn that reputation. And I can be done with... 1. Better Hires 2. Better service assessments. 3. Better incentives for my clients and employees. I developed a monitoring system that monitors the quality of work provided by the team. A review system for customers to provide feedback/survey of services rendered. I use a Service Form to gather feedback from clients after a service is complete and factor in their feedback to evaluate and/or improve services. This will also show how an employee (or team) is performing. The Service Forms will be reviewed and based of review score; staff/teams will be rewarded for their good work by a compensation plan that revolves around quality survey scores. Goal #3: Community Involvement A janitorial business doesn't exist in a vacuum. From the local region where it operates to the industry it belongs to, a company is part of larger community. Finding ways to give back to and get involved with the community is critical for any business. TJCC Community involvement will support employee volunteerism. And also hopes to be able to give back going forward by sponsoring scholarships to lower income students, in efforts to further foster a sense of unity. Here are some of ideas to foster community involvement: •Host a donation drive: Bring donations to local charitable organization on behalf of TJCC. such as, Homeless shelters, food banks, Senior Citizens advocacy and Youth programs to name a few. Also by</p>

partnering with other organizations to clean up the neighborhood in need of clean up, and disaster help and assist the elderly who do not have the resources to get help to keep their living space safe (clean), •Make TJCC Community Involvement Efforts Public: Make public by social media platforms, emails and business blogs And when possible, attach a dollar amount to TJCC donations so that our customers can clearly see how much TJCC gives to the community. Because getting involved in the community goes a long way toward highlighting my company's values, creating goodwill with your clients, and can attracting and retaining talent. I feel that successful businesses have a responsibility to contribute to their community. Not only is it the noble and right thing to do, it's also a sound business investment.

Proposal Title	Tate Janitorial Commercial Cleaning (TJCC)
Total Budget (\$)	\$69,000.00
LB1024 Grant Funding Request (\$)	\$35,000.00
Proposal Type	Service/program
Brief Proposal Summary	<p>Business Overview - Tate Janitorial Commercial Cleaning service is located in Omaha, NE and was became an LLC in April 2016. And currently has 3 employees, 2 cleaning technicians and myself (owner) performing all other roles such as marketing, back up cleaning technician. Our current target markets are primarily professional offices and schools with cleanable office space of 10,000 square feet minimum. Marketing– TJCC uses Account Based Marketing, what this means is weighting our budget to best payoffs. The strategy is to shift our resources to the biggest payoff and not market to every business equally. TJCC's marketing plan will focus 80% of our effort to 20% of our leads (our Key Accounts) in efforts to reap 80% of the rewards. Management– As TJCC grows as a diverse commercial cleaning service, where it's common for businesses to have 10, 20 and even hundreds of employees. I want TJCC to stay boutique with goals to hire 2 additional cleaning technicians (one full-time and one part-time) to allow me to focus on marketing. Financial– The financial part is the final part of the business plan to map out a long term success. TJCC figures our costs for a job and then add our gross margin. Our gross margin goals will are as follows: •Specialty cleaning jobs including carpet, tile, furniture and VCT- gross profit- 70% •Small cleaning jobs less than \$10k per year- 60% profit •Medium jobs- \$10k – \$30k per year – 50% profit •Large Jobs- \$30k plus- 40% profit The reason is smaller jobs require much more office support, staff supervision, training, supplies, etc. Larger jobs are self-contained on site location typically provides some of the cleaning supplies.</p>
Timeline	<p>By November 1, 2022 - Start screening/hiring process to hire on 2 additional Cleaning Techs (one full time and one part-time) as resources to support and sustain the current spike in business. By December 1, 2022 - Have all employees fully trained in position, and cross trained for other locations (buildings), and in other areas diverse services (i.e. Lawn, moving and disaster clean-up) that TJCC offers By March 2023 - And all staff will be fully versed and trained in current client locations cleaning processes and policy, solidly positioning TJCC with reliable and fully trained professional Cleaning Techs, and be better positioned to bid and great chance of winning large clients such as Parks and Recreation, OPS, hospitals, hotels and retail long term cleaning bids before 1Q2023.</p>
Percentage completed by July 2025	100%
Funding Goals	<p>Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)</p>

Community Needs	Other Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	1) Providing charitable services for various lawn and snow removal and disaster assistance (trash haul away) for the elderly 2) Volunteering to keeps community parks free of trash 3) Volunteering and support Habitat For Humanity
Proposal Description and Needs Alignment	This proposal and TJCC's goal is not only to continue to grow as a business but to also bring the community along in the growth through it's "A Random Neighborhood" initiative, which is to choose a block in underserved neighborhood and clean the trash, Also working with city to remove trash from streets and city roads in effort, volunteering and working with Habitat For Humanity.
Visioning Workshop Findings Alignment	Our vision is to be Omaha's most Customer and Environmentally centric cleaning company. That not only provides a service with a sense of duty its customers but also to the community it serves and the environment.
Priorities Alignment	TJCC is trained on COVID cleaning and has equipment that is used COVID cleaning at commercial locations. TJCC provides this service to elderly clients pro-bono on a case by case basis when requested, of which this service was largely needed and used in lower income areas of North and South Omaha (near downtown). TJCC continues to provide this service.
Economic Impact	Permanent Full time - \$18.00 per hour Temporary - \$16.00 per hour
	Approximately 5
	None
	Full time \$18.00 per hour and Part time \$16.00 per hour
	By cross training staff in other areas of the business, thereby becoming a multi-level service provider. In addition to partnering with other local business for charitable events (donation drives) and services.
Community Benefit	By providing charitable assistance to the elderly for lawn care, snow removal and disaster relief, Community Parks trash clean up and "The Random Neighborhood" trash clean-up, also partnering with Habitat For Humanity.
	By providing charitable assistance to the elderly for lawn care, snow removal and disaster relief, Park and neighborhood trash clean-up and partnering with Habitat For Humanity.
Best Practices/Innovation	By cross training employees in all areas of business will empower them to do their jobs with confidence knowing they have support if they have questions. Also an opportunity to get trained in a new skill while on the job, and also open up opportunities for Trade School graduates.
Outcome Measurement	Creating job opportunities, cross-training learning new skills
	It can be measured by the growth in the number of employees hired and company client growth
	no
Partnerships	No
Displacement	No
Displacement explanation	
Physical Location	n/a

Qualified Census Tract	Within one or more QCTs
Additional Location Documents	n/a
Property Zoning	Yes
Is the project connected to utilities?	
	Yes
	No
Design, Estimating, and Bidding	No
	No
	Based on average from 2019-current 2022
General Contractor	No
Request Rationale	The estimated cost to hire and train an additional full time employee at \$18.00 per hour.
Grant Funds Usage	To hire and train an additional full time employee at \$18 per hour, thereby increasing trained staff that will also be crossed trained in other areas of business services, which going forward will best position TJCC to bid on larger long term commercial contracts with business such as hospitals, OPS, retail chain and Parks & recreations to name a few.
Proposal Financial Sustainability	No
	n/a
Funding Sources	None
	n/a
	n/a
Scalability	Scalable
	n/a
Financial Commitment	Approximately \$30k annually
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
ARPA Reporting and Monitoring Process Acknowledgme	<input checked="" type="checkbox"/>
LB1024 Funding Sources Acknowledgment	<input checked="" type="checkbox"/>
Public Information	<input checked="" type="checkbox"/>
File Uploads	Data table of uses (breakdown of how the requested funds will be used for your proposal) Pro Forma Proposal Budget/Sources and Uses Request Rationale Documentation Schedule

Business Expense	Est Annual Cost	Est Monthly
Banking Fees	\$675	\$56
Office Supplies	\$225	\$19
Business Insurance	\$4,400	\$375
Salaries current	\$27,000	\$2,250
New Hire start up Salary for 1 full time new hire	\$34,560	\$2,880
Other	\$0	\$0
Total General Administration	\$66,860	\$5,580

Operations		
Cleaning Services Supplies	\$3,300	\$275
Travel	\$1,900	\$160
Laundry	\$195	\$16
Other	\$1,100	\$92
Total Operations	\$6,495	\$543

Marketing Promotions		
Advertising	\$3,300	\$275
Other	\$0	\$0
Total Promotions	\$3,300	\$275

Website/Online Platforms		
Subscriptions	\$480	\$39.99
Domain	\$0	\$0
Hosting	\$0	\$0
Total Website/Online Platforms	\$480	\$39.99

Goal #1: Grow Revenue

Growing TJCC revenue is the top goal. Increasing my client list and diversify my service package.

A. Get more leads.

Devising a system that brings leads to TJCC organically as well as, creating marketing and sales funnels that drive leads into my business.

- Facebook ads and Facebook Marketplace
- Instagram
- Mailers
- Email marketing
- Networking events
- Google Reviews
- BBB Rating

B. Grow current market share.

As a small business owner, I am always focusing on ways to get a bigger piece of the pie and maintain my current customer base, maintain stellar customer service, and continue to grow. Some important factors I look at are:

What are my competitors doing to get more leads?

Why do customers choose them over TJCC?

And some research to see what's setting my competition apart without copying them. I use the information to assess areas where my business may need to improve, whether its stepping up my marketing or getting better reviews.

C. Expand into additional markets.

The forward goal is to expand into offering services to hospitals, Airport Services, Events and Public transportation in the greater Omaha and surrounding areas. To be able to setup remote teams in (if needed) to be responsible for servicing that area.

Goal #2: Quality Customer Service

I believe that my reputation should precede my business reputation, so if I want TJCC to be known as the best cleaning business in town, I have to earn that reputation.

And I can do that by having...

1. **Better Hires**
2. **Better service assessments.**
3. **Better incentives for my clients and employees.**

I developed a monitoring system that monitors the quality of work provided by the team. A review system for customers to provide feedback/survey of services rendered.

I use a Service Form to gather feedback from clients after a service is complete and factor in their feedback to evaluate and/or improve services. This will also show how an employee (or team) is performing. The Service Forms will be reviewed and based of review score; staff/teams will be rewarded for their good work by a compensation plan that revolves around quality survey scores.

Goal #3: Community Involvement

A janitorial business doesn't exist in a vacuum. From the local region where it operates to the industry it belongs to, a company is part of larger community. Finding ways to give back to and get involved with the community is critical for any business.

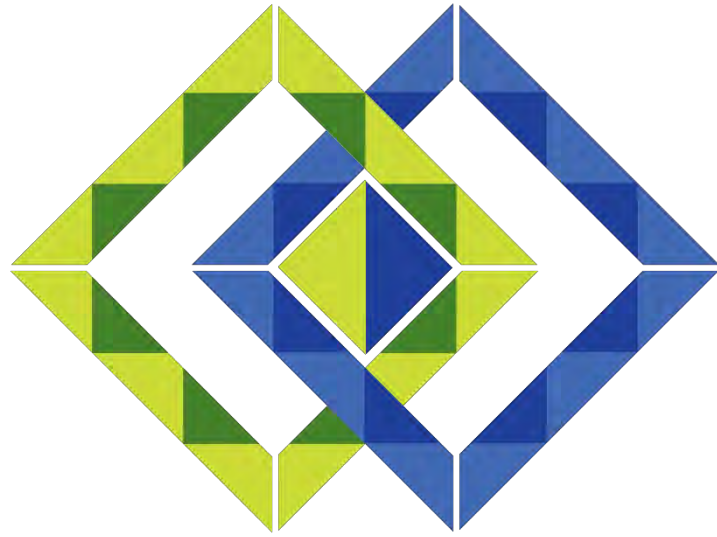
TJCC Community involvement will support employee volunteerism. And also hopes to be able to give back going forward by sponsoring scholarships to lower income students, in efforts to further foster a sense of unity.

Here are some of ideas to foster community involvement:

- **Host a donation drive:** Bring donations to local charitable organization on behalf of TJCC. such as, Homeless shelters, food banks, Senior Citizens advocacy and Youth programs to name a few.

- **Make TJCC Community Involvement Efforts Public:** Make public by social media platforms, emails and business blogs

And when possible, attach a dollar amount to TJCC donations so that our customers can clearly see how much TJCC gives to the community. Because getting involved in the community goes a long way toward highlighting my company's values, creating goodwill with your clients, and can attracting and retaining talent. I feel that successful businesses have a responsibility to contribute to their community. Not only is it the noble and right thing to do, it's also a sound business investment.



Tate Janitorial Commercial Cleaning

Tate Janitorial Commercial Cleaning

- Mission Statement
- Contact Information
- About Us
- Service Overview
- Eco Friendly
- Areas Of Service
- Price Estimates

Professional cleaning you can Trust...!



Mission Statement

Our mission is to deliver the highest level of affordable and customized commercial cleaning services. We will work to give the highest quality professional cleaning that supports a healthy environment. From the smallest to the largest client we value our customers and strive to be the *vendor of choice*.



Tate Janitorial Commercial Cleaning Contact Information

Social Media:  Tate Janitorial

Address: 1725 North 52nd Street
Omaha, NE 68152

Office: (402) 210-9833

Email: andreatate00@gmail.com



About Us...

TJCC is a family-owned commercial cleaning, janitorial and general contracting company with years of experience in commercial office spaces, light industrial cleaning. We will work to save time and cost because we provide highly qualified professional service at affordable prices. We are strong supporters of the community, and we stamp our work with excellence!



Services Overview

We Service all types of facilities

Office Buildings

Hotels

Health Clubs

Light Industrial

Move in/out

Churches

Schools /Day Care Facilities

Events & Venues

Real Estate Showings

Medical Facilities

Assistant Living Facilities

Window washing

General Contractor

Power Washing



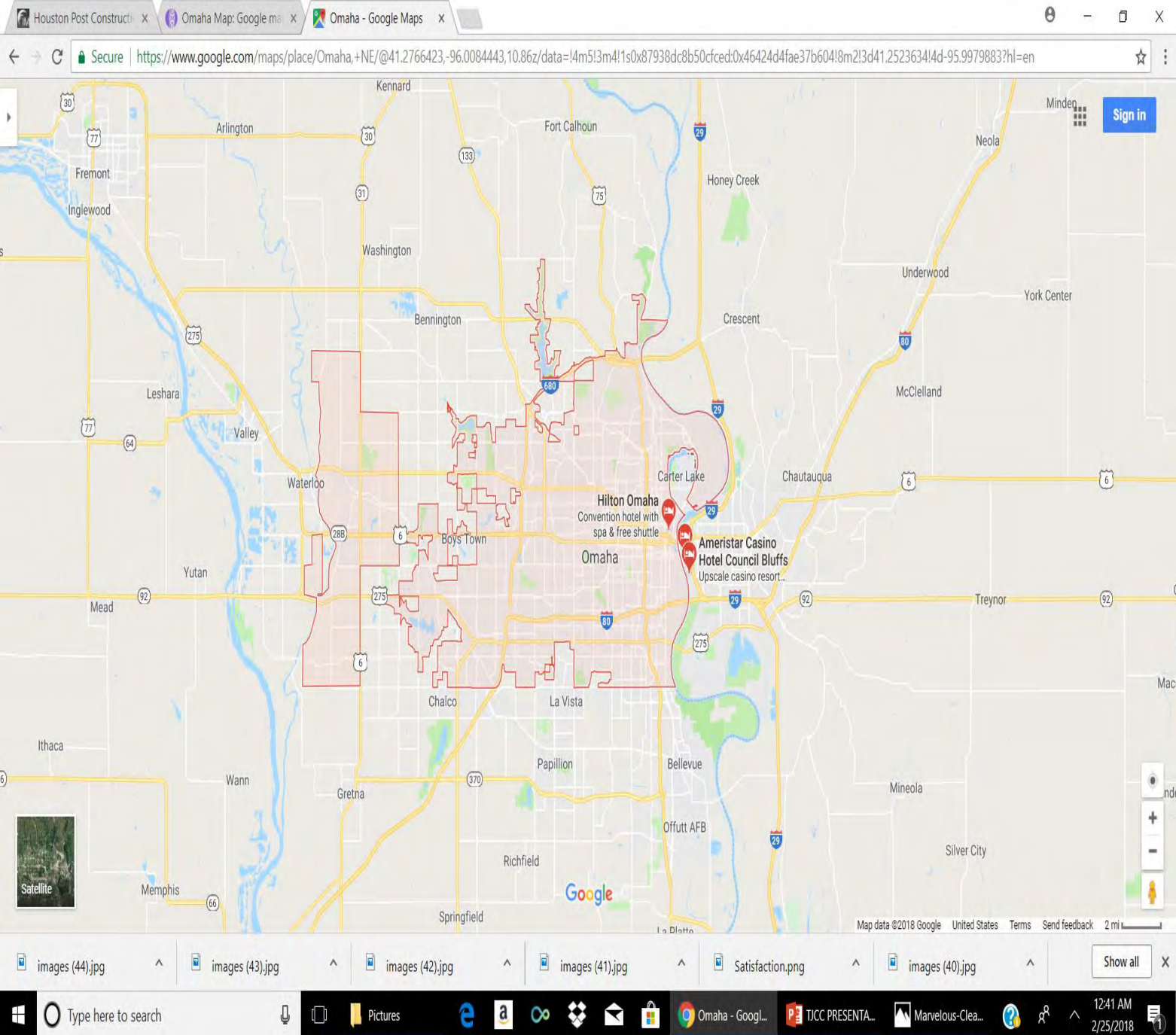
No job is to big or small...



**ECO
FRIENDLY**



3 REASONS TO USE **GREEN**
CLEANING PRODUCTS
FOR THE INDUSTRIAL
WORKPLACE



Areas Of Service | Greater Omaha, NE & Council Bluffs, IA





Commercial Office Cleaning & Other Service Price Estimates

The cost of commercial cleaning services varies greatly depending on the frequency of the cleaning, the size of the job, any special demands, and your geographic region. For a small office, once-a-week cleaning might be as affordable as \$200 per month, larger offices can cost up to **\$3,000** or more each month for daily cleaning crews of multiple people. Some cleaning service contracts require businesses to provide their own consumable cleaning materials, which allows for more careful management of inventory, but can sometimes impact cost.

Office Cleaning Service - Sample Price Estimate

Below are a few examples of price for Office Janitorial Services:

- Cleaning of a 40,000 square foot office building **\$0.04 to \$0.10**
- Office cleaned up to 12,000 Sq. Ft Generally ranges between **\$0.09 to \$0.16**
- Offices cleaned via hourly rates is estimated at **\$18 to \$25 per hour**
- All Other services – ***must be quoted***

Note: Above prices are estimates only based on general cleaning and do not include special services

Professional cleaning you can Trust...!



Phone interview/Prescreen potential new hire

1 Nov

Post both and full time and part-time positions in online job search services,

Review Applications and do background checks on potential new hire

30 Nov

- 1. Verify employment history
- 2. Review professional references
- 3 Background check

Contact Preferred Candidate(s)

5 Dec

Contact preferred candidate (s) and extend job offer.

2022

Start training and orientation

10 Dec

- activity 1 - New hire training schedule
- activity 2 - Monitor training & performance
- activity 3 - Redistribute work load

2022

Launch

1 Mar

Prepare for spring bids for large commercial properties

2023



Grant Application

Row 75

Organization Name (if applicable)	Nebraska Startup Academy
Physical Address	2401 Lake Street Omaha, NE 68111
Mailing Address	
Website	
Social Media Accounts	
Name	Charlie Cuddy
Title	Executive Director
Email Address	charliecuddy4@gmail.com
Phone	+1 (402) 309-0853
Team	Yes
	See Attached: Nebraska Startup Academy Organizational Structure.pdf
Organizational Chart	See Attached: Nebraska Startup Academy Organizational Structure.pdf
Other Completed Projects and/or Accomplishments	This is a new organization that will support founders and generate more company and job creation in Omaha. Our team has a decade of education experience in South Omaha and building a replicable curriculum in Silicon Valley to build and scale companies here. Additionally, the team has built multiple startups in Nebraska, raised several rounds of funding, and has the expertise to mentor and guide the next generation of builders.
Proposal Title	Nebraska Startup Academy
Total Budget (\$)	\$1,200,000.00
LB1024 Grant Funding Request (\$)	\$1,200,000.00
Proposal Type	Service/program
Brief Proposal Summary	The Nebraska Startup Academy's mission is to educate, support, and connect founders, investors, and corporations to stimulate Nebraska's startup ecosystem and further secure technical talent maturation. The Academy will create startups generating more technical jobs via a multi-disciplinary curriculum, founder support, and ecosystem-stimulating events. The Nebraska Startup Academy has agreements to collaborate with existing organizations in Nebraska.
Timeline	Year 1: Startup, founder, & business education through curriculum, events, and mentoring. Offer prototype grant support and hold specific events for underrepresented and military founders Courses will consist of: <ul style="list-style-type: none"> o Foundational Founder Knowledge o Building MVP, Business Models, and a Team o Understanding Financials o Go to Market Strategies and Acquiring Customers o Fundraising Best Practices Year 2: Support & leverage our community affiliates to expand reach to underrepresented individuals. <ul style="list-style-type: none"> o Expand on our Incubator Accelerator program o Host Pitch competitions o Host "VC office hours" in North & South Omaha Year 3: Launch a technical assistance program <ul style="list-style-type: none"> o Establish entrepreneurial co-working spaces o Create and support programs/businesses to offer technical assistance o Angel investing educational program o Startup and business education course o Startup and business promotion, collaboration, and communication

Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Other Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	We will offer funding support of new startups and job creation in technical fields through partnerships with local affiliates and venture funds
Proposal Description and Needs Alignment	Sustainable Community - With the Academy initially positioned in one of the Qualified Census Tracts (and the ability to scale to other QCTs) our educational programs will be curated to best meet the immediate needs of the community when it comes to creating new businesses and jobs. We will guide an individual from their initial idea for a startup to a product, and several will eventually scale into a true company creating many new jobs. Policy - Our curriculum will focus on foundational founder knowledge, how to build an initial MVP, requirements in a business model, and what to look for when hiring a team. We will help founders better understand their financials, go-to-market strategies, and strategies for acquiring customers. One of the most powerful programs will focus on what it takes to fundraise in Nebraska. Learning how to apply for grants, raise private equity, and work with banks to fund your idea will create transformation and long-lasting economic growth. Other - Our partnership with MOVE Venture Capital will give these underrepresented founders access to capital opportunities that have traditionally been challenging to acquire for founders in North and South Omaha.
Visioning Workshop Findings Alignment	The Nebraska Startup Academy directly addresses multiple gaps within the Sustainable Community Needs and Policy Needs. The Academy's main focus is to level up Nebraska entrepreneurship by directly educating our communities on the general business requirements needed to create a startup, and how to scale a technology business thus creating more jobs in the area. Our programs will range from current founders and eventually to our youth.
Priorities Alignment	The Academy will create a fundamental change in the way Nebraskans (specifically those located in North and South Omaha) think about long-lasting economic growth through the creation of scalable new businesses with higher-paying jobs. This transformational shift can be easily scaled and replicated in different areas of the city.
Economic Impact	We anticipate the Academy will directly help create and support ~60 new startups in the next three years. Startups at this stage, within three years typically bring on five-twenty new jobs. We conservatively anticipate 300+ full time jobs (many technical) within the first three years. These jobs typically start in the \$55,000-\$70,000 range with the opportunity to grow into much higher paying jobs.
	300+ new jobs within three years
	50+ interns and contractors within three years
	\$55,000-70,000
	The academy will help upskill individuals to fill immediate needs by partnering with local affiliates and bringing curriculum to the Qualified Census Tracts.
Community Benefit	The Academy will provide educational opportunities for individuals to create their own businesses with a focus on

technology as well as upskill individuals to be able to apply for tech-focused jobs. More technology-based jobs, with their higher income, has an opportunity to improve local neighborhoods and the economic support for the community. Proximity to education, skills, and opportunities will provide those currently living in the local neighborhood new opportunities that don't currently exist today.

New companies in the community will create new jobs and attract talent from other parts of the city to commute to North and South Omaha driving additional economic growth.

Best Practices/Innovation The Academy will be innovative in the way it works directly with the venture funds in Nebraska to assist founders in raising capital for their pre-seed and seed rounds at their startup – We will work with local affiliates to drive talent to local technical assistance companies – The Academy will educate on how to leverage existing grants

Outcome Measurement Number of new companies created – Number of new high-wage, technology jobs created – Attendance at education sessions – Completion and implementation of curriculum – Diversity of individuals attending the academy

We will track and report these metrics internally and publicly and directly share reports as needed

Yes, as new startups scale there will be opportunities for those in the community to co-invest or take advantage of secondary investments – In year 3 the Academy will offer educational programs focused on private investment best practices

Partnerships Yes

Nebraska Tech Collaborative, CIO Committee, Omaha Chamber, Omaha 100, MOVE Venture Capital, Invest Nebraska, The Combine, NMotion, Husker & Maverick Venture Funds, The Startup Grind, Luminarium as well as several local affiliates (e.g. Apsky, Beeso, Code Black). They will all participate through expertise in the curriculum, sponsorship of events, mentorship, and affiliate alignment.

In progress.

Displacement No

Displacement explanation

Physical Location 2401 Lake Street Omaha, NE 68111

Qualified Census Tract Within one or more QCTs

Additional Location Documents Not applicable

Property Zoning Yes

Is the project connected to utilities?

Yes

Yes

Design, Estimating, and Bidding Yes

No

Reuse existing infrastructure with increased compute, store, and network connectivity.

General Contractor No

Request Rationale	Reference AcademyBudget.pdf for education programs, technology upgrades, key hires, and additional academic provisions.
Grant Funds Usage	Reference AcademyBudget.pdf for education programs, technology upgrades, key hires, and additional academic provisions.
Proposal Financial Sustainability	Yes The Academy will be operational after three years through participant fees, advertising, and private investment.
Funding Sources	Seeking private industry investment. Private industry investment by end of 2022 No, The Academy will be self-sustained through private-sector investments after year three.
Scalability	Yes, it will be phased in and scaled over the initial three years (ultimately replicable to other QCTs) The initial phase is for current or nascent founders. Years two and three will expand to educating those even younger, expanding to investors and additional business development programs.
Financial Commitment	The organization will be operational by year-end with a \$250,000 annual budget to be provided by private equity and philanthropic contributions.
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
ARPA Reporting and Monitoring Process Acknowledgme	<input checked="" type="checkbox"/>
LB1024 Funding Sources Acknowledgment	<input checked="" type="checkbox"/>
Public Information	<input checked="" type="checkbox"/>
File Uploads	Organizational Chart Proposal Budget/Sources and Uses Request Rationale Documentation Schedule

Academy			
Salary	Year 1	Year 2	Year 3
Executive Director	\$55,000	\$55,000	\$55,000
Admin	\$45,000	\$45,000	\$45,000
Admin	\$40,000	\$40,000	\$40,000
Salary Total	\$140,000	\$140,000	\$140,000
Operations	Year 1	Year 2	Year 3
Registration & Setup	\$2,000	\$4,000	--
Office Space	\$20,000	\$30,000	\$20,000
Insurance/Benefits	\$28,000	\$28,000	\$28,000
Hardware/Software	\$7,000	\$10,000	\$7,000
Accounting&Audits	\$5,000	\$5,000	\$5,000
Operations Total	\$62,000	\$77,000	\$60,000
Programs	Year 1	Year 2	Year 3
Curriculum: Founders	\$50,000	\$60,000	\$40,000
Curriculum: Investors	\$50,000	\$60,000	\$40,000
Curriculum: 4-14 grade	-	\$60,000	\$40,000
Events	\$10,000	\$10,000	\$10,000
Professional Presenters	\$40,000	\$50,000	\$30,000
Marketing	\$10,000	\$30,000	\$10,000
Contractor	-	\$20,000	\$15,000
Contractor	-	\$20,000	\$15,000
Contractor	-	\$20,000	\$15,000
Programs	\$160,000	\$270,000	\$185,000
Yearly Total	\$362,000	\$487,000	\$385,000
3 Year Total Academy Budget			\$1,234,000

2401 Lake Street
Omaha, NE 68111

Nebraska Startup Academy

Oct 1, 2022

MISSION

To educate, support, and connect founders, investors, and corporations to stimulate Nebraska's startup ecosystem.

PURPOSE

- Directly stimulate the Nebraska startup ecosystem
 - Create more startups in Nebraska
 - Create more tech-enabled jobs in Nebraska
- Drive technical talent creation & retention
 - Startup entrepreneurs, particularly tech creatives, solve industry problems faster, cheaper, & better
 - Make Nebraska appealing to diverse, talented young people
 - Large companies are dependent on innovative startups that push boundaries
 - This growth requires an active and healthy startup community
- Put Nebraska on the map as an innovation hub in the Midwest
 - Assist in bridging communities across the state
 - Unite external affiliates with a common mission
 - Engage with underrepresented communities and founders
 - Leverage [DoD's SkillBridge program](#) and proximity to STRATCOM (Offutt AFB) to tap into the expertise of former service members

OVERVIEW

- Multi-disciplinary curriculum focused on early-stage founders, tech entrepreneurs, investors, and corporations
 - Foundational Founder Knowledge
 - Building MVP, Business Model, and a Team
 - Understanding Financials
 - Go to Market Strategies and Acquiring Customers

- Fundraising Best Practices
- Founder Educational Support
 - Prototype grant support
 - Incubator/Accelerator program
 - Pitch competitions
 - Host “VC office hours”
 - Supplemental curriculum
 - Specific events for underrepresented and military founders
- Startup Ecosystem Stimulation
 - Rejuvenated startup community
 - Entrepreneurial co-working spaces
 - Angel investing educational program
 - Startup and business education course
 - Startup and business promotion, collaboration, and communication

Academy 3-Year Timeline

2023 Deliverables

- Assist with Prototype applications for nascent founders
- Guide in technical assistance to product development
- Leverage expertise for business model development
- Upskill individuals to widen talent pool for hiring
- Educate on pitch preparation for pitch competitions
- Presentations from experts on industry specific topics
- Work with affiliates to strengthen the startup ecosystem

2024 Deliverables

- Continue to deliver on all 2023 deliverables
- Collaborate with existing incubators and accelerators to scale
- Host pitch competitions with local corporate organizations
- Hold open office hours for community building and networking
- Create additional content (podcast, blogs, etc) to help market new businesses
- Double number of affiliate partnerships

2025 Deliverables

- Continue to deliver on all 2023 & 2024 deliverables
- Begin outreach to the youth through supplemental curriculum and events
- Investor education programs on investment strategies, improving deal flow, and portfolio management
- Corporate partnerships with reverse demo days and structured internships
- Assist in the launch of NuForge, a technical assistance program

10-YEAR OUTCOMES

- Create 60+ newly incorporated startup companies in Nebraska
- Leading to ~300+ new technical jobs created in the startup space
- 30%+ representation from socially and economically disadvantaged individuals (SEDI) in our programs

STAKEHOLDERS

Internal

Charlie Cuddy

- Silicon Valley LAUNCH Investment Team
- Venture Capital Curriculum Developer & Designer
- Assist at one of the top VC Accelerators in the United States & direct mentor to ~500 early-stage founders
- Master's Degree in Curriculum Development

John Grange

- Multi-time Midwest Founder
- 15 years of bringing technical products to market
- Advisor to local founders & startups
- Forbes Technology Council

Manny Quevedo

- Multi-time Founder
- 20+ years of executive leadership
- Experienced Board Member

Alexi Wellman

- CEO Altaba
- Investor & Venture Partner
- Board Member

Ben Bemis

- COO & CPO American National Bank
- Executive Vice President
- Board Member

Ben Williamson

- Principal Invest Nebraska
- General Counsel
- MD Burlington Capital Ag-Venture

External

The entire state of Nebraska; from individual founders to investors and from interns to corporate CEOs.

The Nebraska Startup Academy has direct support from Invest Nebraska, MOVE Venture Fund, The Nebraska Tech Collaborative, Chamber of Commerce, CIO Committee, the Maverick Venture Fund, and multiple local affiliates.

HOW WE DO IT

Curriculum, Events, & Relationships

<u>Education</u>	<u>Events</u>	<u>Relationships</u>
Startup & founder education course	Startup Workshops & Networking	Long-term mentor assignments
Business Education	Entrepreneurial co-working space	Technical Assistance Program
Investor Education	Pitch Competitions	Business & Community Promotion
Podcast & Newsletters	Host general "hackathons" in strategic locations to engage underrepresented communities	

Support & Leverage our Community

<u>Development Partners</u>	<u>Development Education</u>	<u>Incubator/ Accelerator</u>	<u>Founder Lessons</u>	<u>Career Development</u>	<u>Grants</u>	<u>Investment</u>
Apsky	Code Black	The Combine	Startup Grind	Smooth Stack	Prototype	Invest Nebraska
Beeso Studio	AIM	NMotion	Incubator Grads	Leadership Omaha	UNeTech Institute	MOVE Venture Capital
Don't Panic Labs	STEM Ecosystem	Founder Institute	MVP Launch	Mindset Leadership	AKSARBEN Foundation	Husker & Maverick Funds
		The Startup Collaborative	Series A	Omaha Exec Institute	Kiewit Foundation	SpringTide

SUPPORTING RESEARCH

As you can see in the chart below, the top of the funnel (specifically Pre-Seed & Prototype stages) to produce a strong startup ecosystem here is currently inverted.

The three-year average shows less than 10 pre-seed investments and less than 30 prototype investments a year. The Nebraska Tech Collaborative’s research* indicates an opportunity for 40 pre-seed and 70 prototype investments each year.

The Nebraska Startup Academy with the help of Invest Nebraska and MOVE Venture Capital will directly grow the number of venture-backable investments in Nebraska.

NTC Goal					
	Definition	Average	Goal	Difference	Annual Dollars Needed
Prototype	0-100k	29.75	70	-40.25	\$2.01M
Pre-Seed	100-500k	9.75	40	-30.25	\$7.56M
Seed	250k-1mm	25.25	28	-2.75	\$1.38M
Early Stage	500k-2mm	5.25	20	-14.75	\$18.44M
Series A	2-10mm	6.25	12	-5.75	\$28.75M
Series B	10-20mm	0.75	6	-5.25	\$78.75M
Above Series B	20+mm	0.75	3	-2.25	\$56.25M
Total		77.75	179		

*<https://nebtechcollab.com/nebraska-venture-capital/>

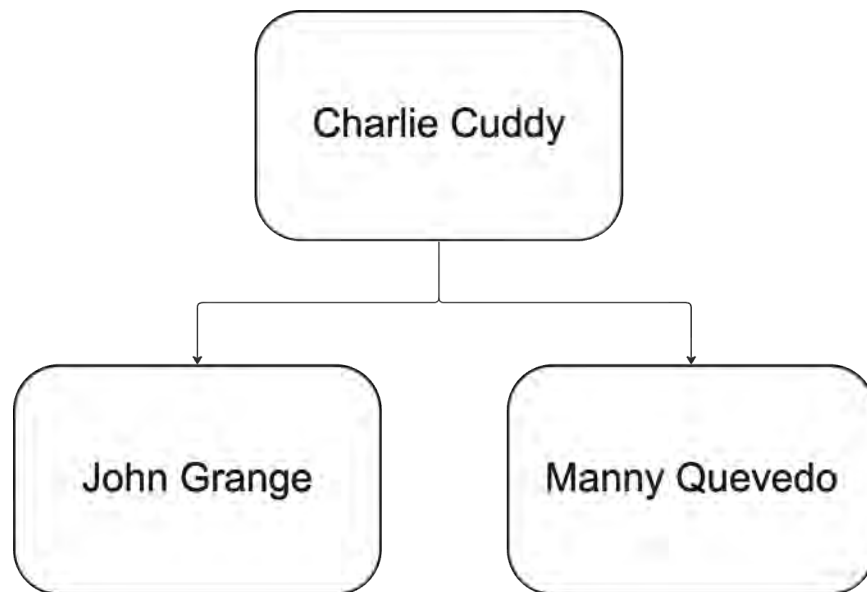
ASK

- \$1,200,000 for the initial three years of operational, curriculum, event, and affiliate budget
- Department of Economic Development plans to match raised funds
- Support of our programs with expertise and promotion

Nebraska Startup Academy Organizational Structure

The Nebraska Startup Academy's mission is to educate, support, and connect founders, investors, and corporations to stimulate Nebraska's startup ecosystem and further secure technical talent maturation. The Academy will create startups which generate more technical jobs via a multi-disciplinary curriculum, founder support, and ecosystem stimulating events. The Nebraska Startup Academy has agreements to collaborate with existing organizations in Nebraska.

Org Chart



Grant Application

Row 76

Organization Name (if applicable)	Neter Enterprise LLC
Physical Address	5326 Hanover Circle, Omaha, NE 68152
Mailing Address	
Website	N/A
Social Media Accounts	N/A
Name	Robert D. Penn
Title	LOGISTIC MANAGER
Email Address	neter.enterprisellc@outlook.com
Phone	+1 (402) 739-2069
Team	Yes
	Robert Penn and Joeanna Johnson as Logistic Managers. Frank Tufano - Director of ArcBest. Victoria Gruttadauria - Owner Operating Recruiting. Fleet Manager from Panther Premium Logistic. TransForce driver Recruiting - Jack Tully
Organizational Chart	Robert Penn and Joeanna Johnson as Logistic Managers. Frank Tufano - Director of ArcBest. Victoria Gruttadauria - Owner Operating Recruiting. Fleet Manager from Panther Premium Logistic. TransForce driver Recruiting - Jack Tully
Other Completed Projects and/or Accomplishments	Hauled Tankers, Refers, OTR and local as a Trucking Company for 3 years. Omaha Lead Project for 10 years.
Proposal Title	Project Midwest Logistics
Total Budget (\$)	\$4,950,000.00
LB1024 Grant Funding Request (\$)	\$4,950,000.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	We will hire 40 CDL A employees to drive, within current contract with Panther Premium Logistic. The said is already approved by Panther Logistic, Project Midwest Logistic need funding with the equipment. This will provide gainful employment at \$1600 a week. In addition to team sign on bonus \$10,000 per person. Solo bonus \$8,000 per person. In addition, we will provide recruiting and training for convicted felons transitioning from incarceration. We will hire exclusively from the Qualified Census Tracts. Office location will be - 5203 & 5319 Reddick Ave, Omaha, NE 68152. Seven Acres.
Timeline	Ready now, no time constraints getting equipment can be up to 12mos extreme case.
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational

(i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)

Community Needs	Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	Our Proposal manages its human, natural, and financial capital to meet current needs while ensuring that adequate resources are available for future generations. . All forms of public transportation are aligned with Sorenson Parkway and access streets in our design connect Reddick Ave with Sorenson Pkwy eastward toward Metro Community College, highway and airport. The Midwest area is premier to the trucking industry because it provides the shortest distance in between all directions.
Visioning Workshop Findings Alignment	Our Proposal will sustain and promote long lasting economic growth, be transformational and inspire fundamental change by taking the most economic challenged community in America and giving them access to \$800 billion a year trucking industry.
Priorities Alignment	Project Midwest Logistics directly located in LB1024's economic recovery zone; it will provide employment opportunities and is spearheaded by business entrepreneurs from an in North & South Omaha. Joeanna Johnson & Robert Penn North Omaha Natives
Economic Impact	Permanent 40 truck drivers averaging \$1600 per week. CDL training and recruiting center will create endless positions.
	40 permanent drivers and triple our capacity in 2 years.
	up to 100 to construct a 10,800 Sq. Ft Commerical building. That will have 4 total businesses.
	.54 CPM 3,000 miles = \$1620.00
	We will move freight and goods from Nebraska based business with Nebraskans to the rest of the Country.
Community Benefit	The community will benefit from the 800 billion dollars trucking industry. Directly from the Qualified Census Tract.
	Bid letting and employing people from Qualified Census Tract and developing professional drivers, brokers and shippers.
Best Practices/Innovation	Midwest has lower fuel prices and best rates for freights because shorter distances being centrally located.
Outcome Measurement	CDL Training will produce gainful employment in the impoverished Qualified Census Tract.
	Outcomes will be measured by transitional wealth, gainful employment of the targeted recipients of the Qualified Census Tract.
	Project Midwest Logistics Proposal can be used with other sources funding.
Partnerships	Yes
	North Omaha Community Partnership, BAA, UNTAMED. Joint grant writing and recruitment with convicted felons and at-risk youth.
	N/A
Displacement	No

Displacement explanation	
Physical Location	5203 & 5319 Reddick Ave, Omaha, NE 68152; is logistically connected to Sorenson and highway for training and distribution of freight across the United States.
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	
Property Zoning	No
Is the project connected to utilities?	
	Yes
	No
Design, Estimating, and Bidding	No
	No
	Determined by Contractor Agreement with Panther and current market rates
General Contractor	No
Request Rationale	
Grant Funds Usage	It will be used as Seed Capital and to scale up. In addition, to developing professional skill set Class A CDL Drivers from the Qualified Census Tract.
Proposal Financial Sustainability	Yes
	Our Fleets will have a guaranteed payout direct to contractor of .15 cpm per mile x 20 trucks which is \$9,000 per week
Funding Sources	TIFF, NEDCO, PACE, META, WINSLEY DURANT - NEBRASKA CHAMBER OF COMMERCE, ERNEST WHITE - AMERICAN NATIONAL BANK.
	MARCH 2023
	NO
Scalability	Yes, it's scalable.
	\$9000 guaranteed weekly and fuel discounts min .60 per mile.
Financial Commitment	Project Midwest Logistics will report all monies allotted from LB1024 Economic Recovery Act.
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
ARPA Reporting and Monitoring Process Acknowledgme	<input checked="" type="checkbox"/>
LB1024 Funding Sources Acknowledgment	<input checked="" type="checkbox"/>
Public Information	<input checked="" type="checkbox"/>

File Uploads

Additional Location Documents (see application for list) Data table of uses (breakdown of how the requested funds will be used for your proposal) Documentation of site control (proof of ownership, option, purchase contract, or long-term lease agreement) Environmental assessment of subject site. Is the property a brownfield site? Organizational Chart Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Pro Forma Proposal Budget/Sources and Uses Schedule

Profit and Loss at a Glance

	2023		2024		2025		2026		2027	
Revenue	\$ 9,904,763	100%	\$ 11,955,134	100%	\$ 14,158,984	100%	\$ 15,683,831	100%	\$ 17,275,018	100%
Cost of Goods Sold	\$ 6,819,507	69%	\$ 7,672,491	64%	\$ 8,327,123	59%	\$ 8,574,791	55%	\$ 8,776,000	51%
Gross Profit	\$ 3,085,256	31%	\$ 4,282,643	36%	\$ 5,831,861	41%	\$ 7,109,040	45%	\$ 8,499,018	49%
Operating Expenses	\$ 1,353,110	14%	\$ 1,353,579	11%	\$ 1,366,422	10%	\$ 1,609,033	10%	\$ 1,634,054	9%
Net Income	\$ 1,385,717	14%	\$ 2,343,252	20%	\$ 3,572,351	25%	\$ 4,400,006	28%	\$ 5,491,971	32%
EBITDA	\$ 2,633,736	27%	\$ 3,832,177	32%	\$ 5,367,881	38%	\$ 6,401,724	41%	\$ 7,765,893	45%

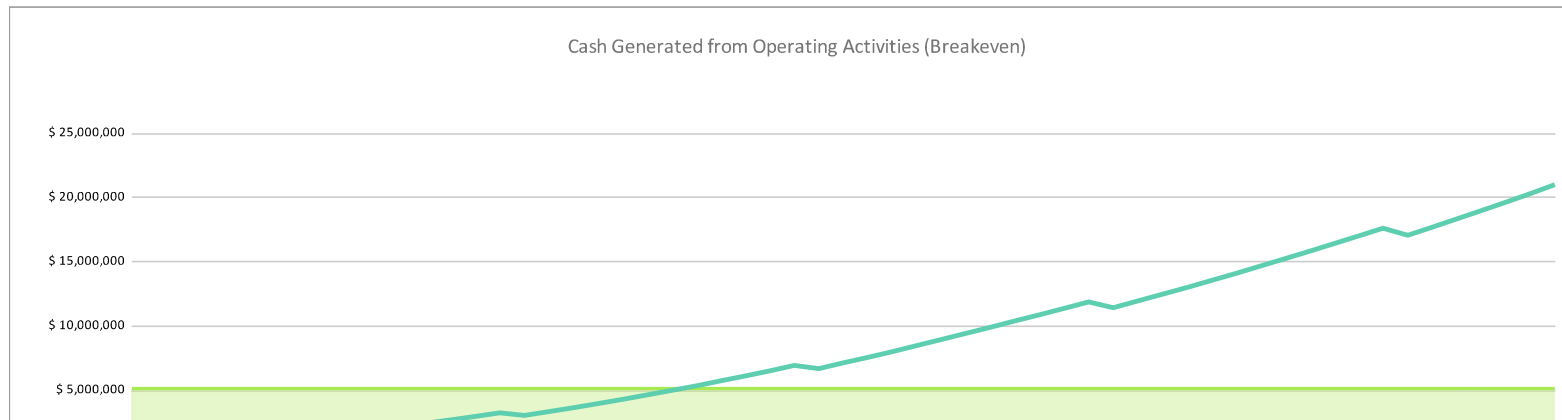
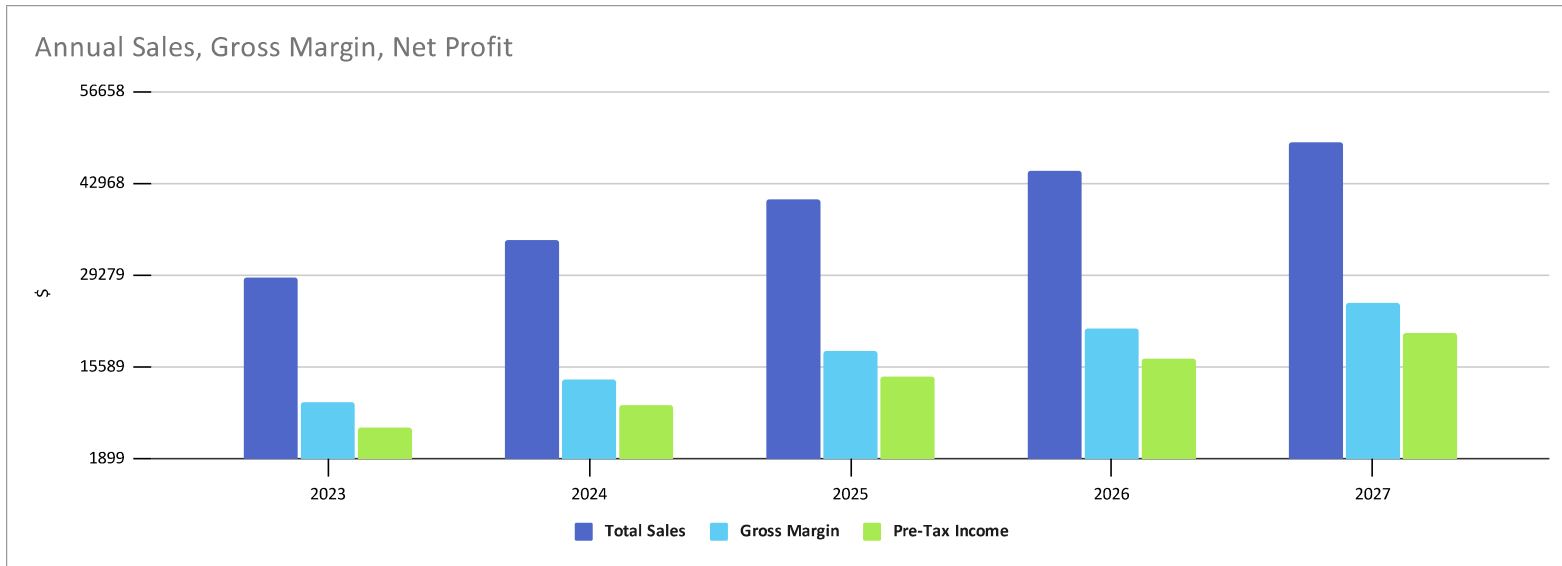
EBITDA is earnings before interest, tax, depreciation, and amortization.

Summary Data

	2023	2024	2025	2026	2027
Average Trucks	20	20	20	20	20
Total Revenue	\$ 9,904,763	\$ 11,955,134	\$ 14,158,984	\$ 15,683,831	\$ 17,275,018
Average Revenue per Truck	 \$ 495,238 	 \$ 597,757 	 \$ 707,949 	 \$ 784,192 	 \$ 863,751
Total Direct Expenses	6,819,507	7,672,491	8,327,123	8,574,791	8,776,000
Direct Expenses per Truck	\$ 340,975	\$ 383,625	\$ 416,356	\$ 428,740	\$ 438,800
Gross Margin per Truck	 \$ 154,263 	 \$ 214,132 	 \$ 291,593 	 \$ 355,452 	 \$ 424,951
Total Dedicated Route Miles	1,922,814	2,627,066	3,270,378	3,285,000	3,285,000
Total OTR Miles	1,173,436	763,544	314,806	334,559	346,750
Average Miles per Truck per Day	424 	464 	491 	496 	498

Key Ratios					
	2023	2024	2025	2026	2027
Sales Growth	N/A	21%	18%	11%	10%
Gross Profit Margin	31%	36%	41%	45%	49%
Return on Capital	22%	28%	31%	28%	26%
Profit Margin	14%	20%	25%	28%	32%

(Revenue - Cost of Goods Sold - Direct Labor) / Revenue. Shows what % of revenue remains after direct costs are paid.
 Net income / (Debt + Equity). Shows how efficiently your company is using its capital.
 Net Income / Revenue. Shows what % of revenue remains after all expenses are paid.



Neter Enterprise LLC
Balance Sheet
Year 1

Month of Operation:	0	1	2	3	4	5	6
At	11/30/2022	12/31/2022	1/31/2023	2/28/2023	3/31/2023	4/30/2023	5/31/2023

Assets

Current Assets

Cash	\$ 5,140,000	\$ (3,895,052)	\$ (3,754,888)	\$ (3,610,396)	\$ (3,434,536)	\$ (3,276,713)	\$ (3,114,706)
Inventory	-	41,368	41,569	41,771	41,975	42,180	42,657
Total Current Assets	\$ 5,140,000	\$ (3,659,778)	\$ (3,517,672)	\$ (3,371,222)	\$ (3,193,386)	\$ (3,033,569)	\$ (2,869,282)

Fixed Assets

0	-	-	-	-	-	-	-
Equipment	-	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000
Accumulated Depreciation	-	(75,000)	(150,000)	(225,000)	(300,000)	(375,000)	(450,000)
Total Fixed Assets Net	\$ -	\$ 8,925,000	\$ 8,850,000	\$ 8,775,000	\$ 8,700,000	\$ 8,625,000	\$ 8,550,000

Total Assets

	\$ 5,140,000	\$ 5,265,222	\$ 5,332,328	\$ 5,403,778	\$ 5,506,614	\$ 5,591,431	\$ 5,680,718
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Liabilities and Equity

Current Liabilities

Accounts Payable	-	96,622	125,827	155,035	184,245	213,458	242,674
Current Portion of Long Term Loans	-	-	-	-	4,052	4,079	4,106
Total Current Liabilities	\$ -	\$ 96,622	\$ 125,827	\$ 155,035	\$ 188,297	\$ 217,537	\$ 246,781

Long-Term Liabilities

Long-Term Loans	-	-	-	-	17,948	17,622	17,293
Total Long-Term Liabilities	\$ -	\$ -	\$ -	\$ -	\$ 17,948	\$ 17,622	\$ 17,293

Total Liabilities	\$ -	\$ 96,622	\$ 125,827	\$ 155,035	\$ 206,245	\$ 235,159	\$ 264,074
Shareholders' Equity							
Paid In Capital	5,140,000	5,140,000	5,140,000	5,140,000	5,140,000	5,140,000	5,140,000
Retained Earnings	-	28,600	66,501	108,743	160,368	216,272	276,645
Total Equity	\$5,140,000	\$5,168,600	\$5,206,501	\$5,248,743	\$5,300,368	\$5,356,272	\$5,416,645
Total Liabilities and Equity	\$5,140,000	\$5,265,222	\$5,332,328	\$5,403,778	\$5,506,614	\$5,591,431	\$5,680,718

Neter Enterprise LLC
Balance Sheet
Year 2

Month of Operation:	13	14	15	16	17	18
At	12/31/2023	1/31/2024	2/29/2024	3/31/2024	4/30/2024	5/31/2024
Assets						
Current Assets						
Cash	\$ (1,769,767)	\$ (1,550,925)	\$ (1,323,171)	\$ (1,579,020)	\$ (1,332,328)	\$ (1,075,578)
Inventory	46,042	46,530	47,018	47,505	47,991	48,477
Total Current Assets	\$ (1,496,994)	\$ (1,273,917)	\$ (1,041,840)	\$ (1,293,276)	\$ (1,042,079)	\$ (780,729)
Fixed Assets						
0	-	-	-	-	-	-
Equipment	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000
Trucks	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000
Accumulated Depreciation	(975,000)	(1,050,000)	(1,125,000)	(1,200,000)	(1,275,000)	(1,350,000)
Total Fixed Assets Net	\$8,025,000	\$7,950,000	\$7,875,000	\$7,800,000	\$7,725,000	\$7,650,000

Total Assets	\$6,528,006	\$6,676,083	\$6,833,160	\$6,506,724	\$6,682,921	\$6,869,271
Liabilities and Equity						
Current Liabilities						
Accounts Payable	469,852	519,402	568,950	125,612	175,153	224,689
Current Portion of Long Term Loans	8,841	8,900	8,959	9,019	9,079	9,140
Total Current Liabilities	\$ 478,693	\$ 528,302	\$ 577,909	\$ 134,631	\$ 184,232	\$ 233,829
Long-Term Liabilities						
Long-Term Loans	33,072	32,359	31,642	30,921	30,194	29,463
Total Long-Term Liabilities	\$ 33,072	\$ 32,359	\$ 31,642	\$ 30,921	\$ 30,194	\$ 29,463
Total Liabilities	\$ 511,764	\$ 560,661	\$ 609,551	\$ 165,552	\$ 214,426	\$ 263,291
Shareholders' Equity						
Paid In Capital	5,140,000	5,140,000	5,140,000	5,140,000	5,140,000	5,140,000
Retained Earnings	876,242	975,421	1,083,609	1,201,172	1,328,495	1,465,980
Total Equity	\$6,016,242	\$6,115,421	\$6,223,609	\$6,341,172	\$6,468,495	\$6,605,980
Total Liabilities and Equity	\$6,528,006	\$6,676,083	\$6,833,160	\$6,506,724	\$6,682,921	\$6,869,271

Neter Enterprise LLC
Balance Sheet
Year 3

Month of Operation:	25	26	27	28	29	30
At	12/31/2024	1/31/2025	2/28/2025	3/31/2025	4/30/2025	5/31/2025

Assets

Current Assets

Cash	\$1,039,314	\$1,392,104	\$1,757,080	\$1,468,489	\$1,850,668	\$2,241,062
Inventory	51,801	52,073	52,193	52,314	52,436	52,558
Total Current Assets	\$1,369,230	\$1,727,285	\$2,095,979	\$1,809,930	\$2,194,674	\$2,587,653

Fixed Assets

0	-	-	-	-	-	-
Equipment	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000
Trucks	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000
Accumulated Depreciation	(1,875,000)	(1,950,000)	(2,025,000)	(2,100,000)	(2,175,000)	(2,250,000)
Total Fixed Assets Net	\$7,125,000	\$7,050,000	\$6,975,000	\$6,900,000	\$6,825,000	\$6,750,000

Total Assets

\$8,494,230	\$8,777,285	\$9,070,979	\$8,709,930	\$9,019,674	\$9,337,653
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Liabilities and Equity

Current Liabilities

Accounts Payable	596,843	671,914	746,731	158,722	233,344	307,968
Current Portion of Long Term Loans	9,575	9,639	9,703	9,768	9,833	9,898
Total Current Liabilities	\$ 606,418	\$ 681,553	\$ 756,434	\$ 168,489	\$ 243,177	\$ 317,866

Long-Term Liabilities

Long-Term Loans	24,204	23,433	22,656	21,875	21,088	20,296
Total Long-Term Liabilities	\$ 24,204	\$ 23,433	\$ 22,656	\$ 21,875	\$ 21,088	\$ 20,296

Total Liabilities

\$ 630,622	\$ 704,986	\$ 779,091	\$ 190,364	\$ 264,265	\$ 338,162
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Shareholders' Equity

Paid In Capital	5,140,000	5,140,000	5,140,000	5,140,000	5,140,000	5,140,000
Retained Earnings	2,723,608	2,932,299	3,151,888	3,379,566	3,615,409	3,859,490
Total Equity	\$7,863,608	\$8,072,299	\$8,291,888	\$8,519,566	\$8,755,409	\$8,999,490

Total Liabilities and Equity

\$8,494,230	\$8,777,285	\$9,070,979	\$8,709,930	\$9,019,674	\$9,337,653
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**Neter Enterprise LLC
Balance Sheet
Year 4**

Month of Operation:	37	38	39	40	41	42
At	12/31/2025	1/31/2026	2/28/2026	3/31/2026	4/30/2026	5/31/2026

Assets

Current Assets

Cash	\$5,190,005	\$5,628,624	\$6,076,164	\$5,637,892	\$6,153,522	\$6,678,321
Inventory	53,429	53,556	53,683	53,811	53,940	54,069
Total Current Assets	\$5,555,299	\$5,996,679	\$6,447,004	\$6,011,539	\$6,529,999	\$7,057,653

Fixed Assets

0	-	-	-	-	-	-
Equipment	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000
Trucks	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000
Accumulated Depreciation	(2,775,000)	(2,850,000)	(2,925,000)	(3,000,000)	(3,075,000)	(3,150,000)
Total Fixed Assets Net	\$6,225,000	\$6,150,000	\$6,075,000	\$6,000,000	\$5,925,000	\$5,850,000

Total Assets

\$ 11,780,299	\$ 12,146,679	\$ 12,522,004	\$ 12,011,539	\$ 12,454,999	\$ 12,907,653
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Liabilities and Equity

Current Liabilities

Accounts Payable	847,603	939,477	1,031,352	178,412	270,289	362,167
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Current Portion of Long Term Loans	10,370	10,439	10,508	10,578	10,649	10,720
Total Current Liabilities	\$ 857,973	\$ 949,916	\$ 1,041,861	\$ 188,990	\$ 280,938	\$ 372,887
Long-Term Liabilities						
Long-Term Loans	14,601	13,766	12,925	12,078	11,226	10,368
Total Long-Term Liabilities	\$ 14,601	\$ 13,766	\$ 12,925	\$ 12,078	\$ 11,226	\$ 10,368
Total Liabilities						
	\$ 872,574	\$ 963,682	\$ 1,054,785	\$ 201,069	\$ 292,164	\$ 383,255
Shareholders' Equity						
Paid In Capital	5,140,000	5,140,000	5,140,000	5,140,000	5,140,000	5,140,000
Retained Earnings	5,767,725	6,042,998	6,327,219	6,670,470	7,022,835	7,384,397
Total Equity	\$ 10,907,725	\$ 11,182,998	\$ 11,467,219	\$ 11,810,470	\$ 12,162,835	\$ 12,524,397
Total Liabilities and Equity						
	\$ 11,780,299 	\$ 12,146,679	\$ 12,522,004 	\$ 12,011,539	\$ 12,454,999 	\$ 12,907,653

Neter Enterprise LLC
Balance Sheet
Year 5

Month of Operation:	49	50	51	52	53	54
At	12/31/2026	1/31/2027	2/28/2027	3/31/2027	4/30/2027	5/31/2027
Assets						
Current Assets						
Cash	\$ 10,613,205	\$ 11,211,707	\$ 11,819,926	\$ 11,269,699	\$ 11,897,615	\$ 12,535,514
Inventory	54,854	54,945	55,037	55,129	55,220	55,312
Total Current Assets	\$ 11,012,606	\$ 11,613,914	\$ 12,224,962	\$ 11,677,587	\$ 12,308,377	\$ 12,949,173

Fixed Assets

0	-	-	-	-	-	-
Equipment	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000
Trucks	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000
Accumulated Depreciation	(3,675,000)	(3,750,000)	(3,825,000)	(3,900,000)	(3,975,000)	(4,050,000)
Total Fixed Assets Net	\$5,325,000	\$5,250,000	\$5,175,000	\$5,100,000	\$5,025,000	\$4,950,000

Total Assets

\$ 16,337,606 \$ 16,863,914 \$ 17,399,962 \$ 16,777,587 \$ 17,333,377 \$ 17,899,173

Liabilities and Equity

Current Liabilities

Accounts Payable	1,027,931	1,142,495	1,257,059	203,374	317,938	432,502
Current Portion of Long Term Loans	11,230	11,305	11,380	11,010	10,638	10,262
Total Current Liabilities	\$1,039,162	\$1,153,800	\$1,268,439	\$ 214,384	\$ 328,575	\$ 442,765

Long-Term Liabilities

Long-Term Loans	4,201	3,296	2,385	1,915	1,441	964
Total Long-Term Liabilities	\$ 4,201	\$ 3,296	\$ 2,385	\$ 1,915	\$ 1,441	\$ 964

Total Liabilities

\$1,043,362 \$1,157,096 \$1,270,825 \$ 216,298 \$ 330,016 \$ 443,728

Shareholders' Equity

Paid In Capital	5,140,000	5,140,000	5,140,000	5,140,000	5,140,000	5,140,000
Retained Earnings	10,154,244	10,566,818	10,989,137	11,421,288	11,863,361	12,315,444
Total Equity	\$ 15,294,244	\$ 15,706,818	\$ 16,129,137	\$ 16,561,288	\$ 17,003,361	\$ 17,455,444

Total Liabilities and Equity

\$ 16,337,606 \$ 16,863,914 \$ 17,399,962 \$ 16,777,587 \$ 17,333,377 \$ 17,899,173



7	8	9	10	11	12
6/30/2023	7/31/2023	8/31/2023	9/30/2023	10/31/2023	11/30/2023
\$ (2,947,152)	\$ (2,772,853)	\$ (2,567,536)	\$ (2,379,406)	\$ (2,183,679)	\$ (1,980,047)
43,136	43,616	44,099	44,583	45,069	45,555
<u>\$ (2,698,053)</u>	<u>\$ (2,520,004)</u>	<u>\$ (2,310,862)</u>	<u>\$ (2,118,828)</u>	<u>\$ (1,919,118)</u>	<u>\$ (1,711,422)</u>
-	-	-	-	-	-
4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000
(525,000)	(600,000)	(675,000)	(750,000)	(825,000)	(900,000)
<u>\$8,475,000</u>	<u>\$8,400,000</u>	<u>\$8,325,000</u>	<u>\$8,250,000</u>	<u>\$8,175,000</u>	<u>\$8,100,000</u>
<u>\$5,776,947</u>	<u>\$5,879,996</u>	<u>\$6,014,138</u>	<u>\$6,131,172</u>	<u>\$6,255,882</u>	<u>\$6,388,578</u>
272,277	301,880	331,485	361,090	390,695	420,300
4,134	4,161	8,609	8,667	8,724	8,782
<u>\$ 276,410</u>	<u>\$ 306,042</u>	<u>\$ 340,094</u>	<u>\$ 369,757</u>	<u>\$ 399,420</u>	<u>\$ 429,082</u>
16,962	16,629	35,874	35,180	34,482	33,779
<u>\$ 16,962</u>	<u>\$ 16,629</u>	<u>\$ 35,874</u>	<u>\$ 35,180</u>	<u>\$ 34,482</u>	<u>\$ 33,779</u>

\$ 293,373	\$ 322,671	\$ 375,968	\$ 404,937	\$ 433,902	\$ 462,861
5,140,000	5,140,000	5,140,000	5,140,000	5,140,000	5,140,000
343,575	417,326	498,170	586,235	681,980	785,717
\$5,483,575	\$5,557,326	\$5,638,170	\$5,726,235	\$5,821,980	\$5,925,717
\$5,776,947	\$5,879,996	\$6,014,138	\$6,131,172	\$6,255,882	\$6,388,578



19 6/30/2024	20 7/31/2024	21 8/31/2024	22 9/30/2024	23 10/31/2024	24 11/30/2024
\$ (808,357)	\$ (530,232)	\$ (240,752)	\$ 60,554	\$ 374,177	\$ 700,628
48,961	49,443	49,922	50,398	50,870	51,338
\$ (508,811)	\$ (225,888)	\$ 68,492	\$ 374,802	\$ 693,537	\$1,025,209
-	-	-	-	-	-
4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000
4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000
(1,425,000)	(1,500,000)	(1,575,000)	(1,650,000)	(1,725,000)	(1,800,000)
\$7,575,000	\$7,500,000	\$7,425,000	\$7,350,000	\$7,275,000	\$7,200,000

\$7,066,189 \$7,274,112 \$7,493,492 \$7,724,802 \$7,968,537 \$8,225,209

274,220 323,744 373,261 422,770 472,270 521,759
9,201 9,262 9,324 9,386 9,448 9,511
\$ 283,420 \$ 333,006 \$ 382,585 \$ 432,156 \$ 481,718 \$ 531,270

28,726 27,985 27,239 26,488 25,732 24,971
\$ 28,726 \$ 27,985 \$ 27,239 \$ 26,488 \$ 25,732 \$ 24,971

\$ 312,147 \$ 360,991 \$ 409,824 \$ 458,644 \$ 507,450 \$ 556,241

5,140,000 5,140,000 5,140,000 5,140,000 5,140,000 5,140,000
1,614,043 1,773,121 1,943,668 2,126,158 2,321,087 2,528,968
\$6,754,043 \$6,913,121 \$7,083,668 \$7,266,158 \$7,461,087 \$7,668,968

\$7,066,189 \$7,274,112 \$7,493,492 \$7,724,802 \$7,968,537 \$8,225,209



31 32 33 34 35 36
6/30/2025 7/31/2025 8/31/2025 9/30/2025 10/31/2025 11/30/2025

\$2,639,747	\$3,046,798	\$3,462,293	\$3,886,310	\$4,318,928	\$4,760,226
52,681	52,804	52,928	53,052	53,177	53,303
<u>\$2,988,943</u>	<u>\$3,398,622</u>	<u>\$3,816,767</u>	<u>\$4,243,456</u>	<u>\$4,678,767</u>	<u>\$5,122,781</u>

-	-	-	-	-	-
4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000
4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000
(2,325,000)	(2,400,000)	(2,475,000)	(2,550,000)	(2,625,000)	(2,700,000)
<u>\$6,675,000</u>	<u>\$6,600,000</u>	<u>\$6,525,000</u>	<u>\$6,450,000</u>	<u>\$6,375,000</u>	<u>\$6,300,000</u>

\$9,663,943 \$9,998,622 \$ 10,341,767 \$ 10,693,456 \$ 11,053,767 \$ 11,422,781

382,593	457,218	531,845	606,472	681,101	755,730
9,964	10,031	10,098	10,165	10,233	10,301
<u>\$ 392,557</u>	<u>\$ 467,249</u>	<u>\$ 541,942</u>	<u>\$ 616,637</u>	<u>\$ 691,333</u>	<u>\$ 766,031</u>

19,498	18,696	17,888	17,074	16,255	15,431
<u>\$ 19,498</u>	<u>\$ 18,696</u>	<u>\$ 17,888</u>	<u>\$ 17,074</u>	<u>\$ 16,255</u>	<u>\$ 15,431</u>

\$ 412,055 \$ 485,945 \$ 559,830 \$ 633,711 \$ 707,588 \$ 781,462

5,140,000	5,140,000	5,140,000	5,140,000	5,140,000	5,140,000
4,111,888	4,372,678	4,641,937	4,919,745	5,206,179	5,501,319
<u>\$9,251,888</u>	<u>\$9,512,678</u>	<u>\$9,781,937</u>	<u>\$ 10,059,745</u>	<u>\$ 10,346,179</u>	<u>\$ 10,641,319</u>

\$9,663,943 \$9,998,622 \$ 10,341,767 \$ 10,693,456 \$ 11,053,767 \$ 11,422,781



43 44 45 46 47 48
 6/30/2026 7/31/2026 8/31/2026 9/30/2026 10/31/2026 11/30/2026

\$7,212,374 \$7,755,765 \$8,308,580 \$8,870,915 \$9,442,850 \$ 10,024,331
 54,199 54,329 54,460 54,580 54,671 54,763

 \$7,594,583 \$8,140,876 \$8,696,616 \$9,261,891 \$9,836,706 \$ 10,420,949

- - - - - -
 4,500,000 4,500,000 4,500,000 4,500,000 4,500,000 4,500,000
 4,500,000 4,500,000 4,500,000 4,500,000 4,500,000 4,500,000
 (3,225,000) (3,300,000) (3,375,000) (3,450,000) (3,525,000) (3,600,000)

 \$5,775,000 \$5,700,000 \$5,625,000 \$5,550,000 \$5,475,000 \$5,400,000

\$ 13,369,583 \$ 13,840,876 \$ 14,321,616 \$ 14,811,891 \$ 15,311,706 \$ 15,820,949

454,046 545,927 637,808 729,690 821,554 913,368

10,791	10,863	10,936	11,009	11,082	11,156
\$ 464,838	\$ 556,790	\$ 648,743	\$ 740,699	\$ 832,636	\$ 924,524

9,505	8,635	7,760	6,879	5,992	5,099
\$ 9,505	\$ 8,635	\$ 7,760	\$ 6,879	\$ 5,992	\$ 5,099

\$ 474,342	\$ 565,425	\$ 656,503	\$ 747,578	\$ 838,628	\$ 929,623
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5,140,000	5,140,000	5,140,000	5,140,000	5,140,000	5,140,000
7,755,241	8,135,451	8,525,113	8,924,313	9,333,077	9,751,325
\$ 12,895,241	\$ 13,275,451	\$ 13,665,113	\$ 14,064,313	\$ 14,473,077	\$ 14,891,325

\$ 13,369,583 \$ 13,840,876 \$ 14,321,616 \$ 14,811,891 \$ 15,311,706 \$ 15,820,949



55	56	57	58	59	60
6/30/2027	7/31/2027	8/31/2027	9/30/2027	10/31/2027	11/30/2027

\$ 13,183,485	\$ 13,841,620	\$ 14,510,011	\$ 15,188,749	\$ 15,877,930	\$ 16,577,738
55,405	55,497	55,589	55,682	55,775	55,775
\$ 13,600,065	\$ 14,261,144	\$ 14,932,502	\$ 15,614,232	\$ 16,306,428	\$ 17,009,184

-	-	-	-	-	-
4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000
4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000
(4,125,000)	(4,200,000)	(4,275,000)	(4,350,000)	(4,425,000)	(4,500,000)
\$4,875,000	\$4,800,000	\$4,725,000	\$4,650,000	\$4,575,000	\$4,500,000
<hr/>					
\$ 18,475,065	\$ 19,061,144	\$ 19,657,502	\$ 20,264,232	\$ 20,881,428	\$ 21,509,184
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547,067	661,632	776,198	890,763	1,005,329	1,119,895
9,885	9,505	8,635	7,760	6,879	5,992
\$ 556,952	\$ 671,137	\$ 784,833	\$ 898,523	\$ 1,012,208	\$ 1,125,887

483	(0)	(0)	(0)	(0)	(0)
\$ 483	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)

\$ 557,435	\$ 671,137	\$ 784,833	\$ 898,523	\$ 1,012,208	\$ 1,125,887
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5,140,000	5,140,000	5,140,000	5,140,000	5,140,000	5,140,000
12,777,629	13,250,007	13,732,669	14,225,709	14,729,220	15,243,296
\$ 17,917,629	\$ 18,390,007	\$ 18,872,669	\$ 19,365,709	\$ 19,869,220	\$ 20,383,296

\$ 18,475,065	\$ 19,061,144	\$ 19,657,502	\$ 20,264,232	\$ 20,881,428	\$ 21,509,184
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Neter Enterprise LLC
Cash Flow Statement
Year 1

Month of Operation	0	1	2	3	4	5	6
For the Month Ended	11/30/2022	12/31/2022	1/31/2023	2/28/2023	3/31/2023	4/30/2023	5/31/2023
Cash at Beginning of Period	\$ -	\$ 5,140,000	\$ (3,895,052)	\$ (3,754,888)	\$ (3,610,396)	\$ (3,434,536)	\$ (3,276,713)
Cash Receipts from Operating Activities							
Cash From Sales	-	581,719	780,846	787,856	794,928	802,065	809,266
Cash Payments for Operating Activities							
Cash paid for Other Direct Expenses	-	(453,058)	(413,880)	(415,888)	(417,913)	(419,954)	(422,281)
Cash paid for Direct Labor		(67,753)	(135,842)	(136,516)	(137,196)	(137,882)	(138,573)
Cash paid for Advertising		(100)	(100)	(100)	(100)	(100)	(100)
Cash paid for Insurance - Collision		(9,600)	(9,600)	(9,600)	(9,600)	(9,600)	(9,600)
Cash paid for Insurance - Deadhead		(1,200)	(1,200)	(1,200)	(1,200)	(1,200)	(1,200)
Cash paid for Insurance - Cargo		(4,000)	(4,000)	(4,000)	(4,000)	(4,000)	(4,000)
Cash paid for Insurance - Health		(8,000)	(8,000)	(8,000)	(8,000)	(8,000)	(8,000)
Cash paid for Insurance - Workman's Comp		(500)	(500)	(500)	(500)	(500)	(500)
Cash paid for License Plates		(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)
Cash paid for Permits		(60)	(60)	(60)	(60)	(60)	(60)
0		-	-	-	-	-	-
Cash paid for Driver Benefits		(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)
0		-	-	-	-	-	-
0		-	-	-	-	-	-
Cash paid for Legal and Start-Up Expenses		(10,000)	(5,000)	(5,000)	-	-	-
0		-	-	-	-	-	-
0		-	-	-	-	-	-
Cash paid for Loan Interest Expense		-	-	-	-	(147)	(145)
Net Cash from Operating Activities	\$ -	\$ 14,948	\$ 190,164	\$ 194,491	\$ 203,860	\$ 208,123	\$ 212,308

Cash paid for Insurance - Workman's Comp	(515)	(515)	(515)	(515)	(515)	(515)
Cash paid for License Plates	(2,575)	(2,575)	(2,575)	(2,575)	(2,575)	(2,575)
Cash paid for Permits	(62)	(62)	(62)	(62)	(62)	(62)
0	-	-	-	-	-	-
Cash paid for Driver Benefits	(10,300)	(10,300)	(10,300)	(10,300)	(10,300)	(10,300)
Cash paid for Software and Subscriptions	(500)	(500)	(500)	(500)	(500)	(500)
0	-	-	-	-	-	-
0	-	-	-	-	-	-
0	-	-	-	-	-	-
Cash paid for Loan Interest Expense	(284)	(279)	(275)	(271)	(266)	(262)
Cash paid for Income Tax	-	-	-	(492,882)	-	-
Net Cash from Operating Activities	\$ 260,929	\$ 269,495	\$ 278,412	\$ (205,187)	\$ 297,359	\$ 307,420
Cash from Financing and Investing						
Cash paid on Loan Principal	(649)	(653)	(658)	(662)	(666)	(671)
0	-	-	-	-	-	-
Net Cash from Financing and Investing	\$ (649)	\$ (653)	\$ (658)	\$ (662)	\$ (666)	\$ (671)
Net Cash Inflow (Outflow)	\$ 210,280	\$ 218,842	\$ 227,755	\$ (255,849)	\$ 246,692	\$ 256,749
Cash at End of Period	\$ (1,769,767)	\$ (1,550,925)	\$ (1,323,171)	\$ (1,579,020)	\$ (1,332,328)	\$ (1,075,578)

Neter Enterprise LLC
Cash Flow Statement
Year 3

Month of Operation	25	26	27	28	29	30
For the Month Ended	12/31/2024	1/31/2025	2/28/2025	3/31/2025	4/30/2025	5/31/2025
Cash at Beginning of Period	\$ 700,628	\$ 1,039,314	\$ 1,392,104	\$ 1,757,080	\$ 1,468,489	\$ 1,850,668

Cash Receipts from Operating Activities

Cash From Sales	1,107,589	1,127,440	1,143,226	1,154,088	1,163,835	1,173,665
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Cash Payments for Operating Activities

Cash paid for Other Direct Expenses	(513,846)	(518,286)	(520,846)	(522,052)	(523,264)	(524,481)
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Cash paid for Direct Labor	-	(165,459)	(166,766)	(167,806)	(168,397)	(169,193)
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Cash paid for Advertising	(106)	(106)	(106)	(106)	(106)	(106)
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Cash paid for Insurance - Collision	(10,185)	(10,185)	(10,185)	(10,185)	(10,185)	(10,185)
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Cash paid for Insurance - Deadhead	(1,273)	(1,273)	(1,273)	(1,273)	(1,273)	(1,273)
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Cash paid for Insurance - Cargo	(4,244)	(4,244)	(4,244)	(4,244)	(4,244)	(4,244)
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Cash paid for Insurance - Health	(8,487)	(8,487)	(8,487)	(8,487)	(8,487)	(8,487)
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Cash paid for Insurance - Workman's Comp	(530)	(530)	(530)	(530)	(530)	(530)
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Cash paid for License Plates	(2,652)	(2,652)	(2,652)	(2,652)	(2,652)	(2,652)
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Cash paid for Permits	(64)	(64)	(64)	(64)	(64)	(64)
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0	-	-	-	-	-	-
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Cash paid for Driver Benefits	(10,609)	(10,609)	(10,609)	(10,609)	(10,609)	(10,609)
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Cash paid for Software and Subscriptions	(515)	(515)	(515)	(515)	(515)	(515)
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0	-	-	-	-	-	-
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0	-	-	-	-	-	-
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0	-	-	-	-	-	-
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Cash paid for Loan Interest Expense	(230)	(225)	(220)	(216)	(211)	(206)
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Cash paid for Income Tax	-	-	-	(662,632)	-	-
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Net Cash from Operating Activities	\$ 389,389	\$ 403,498	\$ 415,688	\$ (237,874)	\$ 432,901	\$ 441,121
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Cash from Financing and Investing

0	-	-	-	-	-	-
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Cash paid on Loan Principal	(703)	(708)	(712)	(717)	(722)	(727)
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0	-	-	-	-	-	-
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Net Cash from Financing and Investing	\$ (703)	\$ (708)	\$ (712)	\$ (717)	\$ (722)	\$ (727)
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Net Cash Inflow (Outflow)	\$ 338,686	\$ 352,791	\$ 364,976	\$ (288,591)	\$ 382,180	\$ 390,394
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Cash at End of Period

\$1,039,314 \$1,392,104 \$1,757,080 \$1,468,489 \$1,850,668 \$2,241,062

Neter Enterprise LLC
Cash Flow Statement
Year 4

Month of Operation	37	38	39	40	41	42
For the Month Ended	12/31/2025	1/31/2026	2/28/2026	3/31/2026	4/30/2026	5/31/2026
Cash at Beginning of Period	\$4,760,226	\$5,190,005	\$5,628,624	\$6,076,164	\$5,637,892	\$6,153,522
Cash Receipts from Operating Activities						
Cash From Sales	1,244,846	1,255,362	1,265,967	1,276,662	1,287,448	1,298,325
Cash Payments for Operating Activities						
Cash paid for Other Direct Expenses	(533,157)	(534,419)	(535,687)	(536,961)	(538,241)	(539,527)
Cash paid for Direct Labor	- (172,035)	(172,448)	(172,864)	(173,281)	(173,701)	(174,123)
Cash paid for Advertising	(109)	(109)	(109)	(109)	(109)	(109)
Cash paid for Insurance - Collision	(10,490)	(10,490)	(10,490)	(10,490)	(10,490)	(10,490)
Cash paid for Insurance - Deadhead	(1,311)	(1,311)	(1,311)	(1,311)	(1,311)	(1,311)
Cash paid for Insurance - Cargo	(4,371)	(4,371)	(4,371)	(4,371)	(4,371)	(4,371)
Cash paid for Insurance - Health	(8,742)	(8,742)	(8,742)	(8,742)	(8,742)	(8,742)
Cash paid for Insurance - Workman's Comp	(546)	(546)	(546)	(546)	(546)	(546)
Cash paid for License Plates	(2,732)	(2,732)	(2,732)	(2,732)	(2,732)	(2,732)
Cash paid for Permits	(66)	(66)	(66)	(66)	(66)	(66)
0	-	-	-	-	-	-
Cash paid for Driver Benefits	(10,927)	(10,927)	(10,927)	(10,927)	(10,927)	(10,927)
Cash paid for Software and Subscriptions	(530)	(530)	(530)	(530)	(530)	(530)
0	-	-	-	-	-	-
0	-	-	-	-	-	-
Cash paid for Salaries	(19,118)	(19,118)	(19,118)	(19,118)	(19,118)	(19,118)
Cash paid for Loan Interest Expense	(172)	(166)	(161)	(156)	(151)	(146)

Cash paid for Insurance - Workman's Comp	(563)	(563)	(563)	(563)	(563)	(563)
Cash paid for License Plates	(2,814)	(2,814)	(2,814)	(2,814)	(2,814)	(2,814)
Cash paid for Permits	(68)	(68)	(68)	(68)	(68)	(68)
0	-	-	-	-	-	-
Cash paid for Driver Benefits	(11,255)	(11,255)	(11,255)	(11,255)	(11,255)	(11,255)
Cash paid for Software and Subscriptions	(546)	(546)	(546)	(546)	(546)	(546)
0	-	-	-	-	-	-
0	-	-	-	-	-	-
Cash paid for Salaries	(20,074)	(20,074)	(20,074)	(20,074)	(20,074)	(20,074)
Cash paid for Loan Interest Expense	(108)	(103)	(97)	(92)	(86)	(81)
Cash paid for Income Tax	-	-	-	(1,168,249)	-	-
Net Cash from Operating Activities	\$ 589,698	\$ 599,332	\$ 609,054	\$ (549,385)	\$ 628,763	\$ 638,751
Cash from Financing and Investing						
Cash paid on Loan Principal	(824)	(830)	(835)	(841)	(847)	(852)
Net Cash from Financing and Investing	\$ (824)	\$ (830)	\$ (835)	\$ (841)	\$ (847)	\$ (852)
Net Cash Inflow (Outflow)	\$ 588,873	\$ 598,502	\$ 608,219	\$ (550,226)	\$ 627,916	\$ 637,899
Cash at End of Period	\$ 10,613,205	\$ 11,211,707	\$ 11,819,926	\$ 11,269,699	\$ 11,897,615	\$ 12,535,514

							For the
7	8	9	10	11	12	12	Year Ended
6/30/2023	7/31/2023	8/31/2023	9/30/2023	10/31/2023	11/30/2023	11/30/2023	11/30/2023
\$ (3,114,706)	\$ (2,947,152)	\$ (2,772,853)	\$ (2,567,536)	\$ (2,379,406)	\$ (2,183,679)	\$ -	
820,660	833,662	846,959	860,559	874,470	888,702	9,681,693	
(427,047)	(431,836)	(436,646)	(441,473)	(446,316)	(451,172)	(5,177,463)	
(139,653)	(141,121)	(142,591)	(144,062)	(145,534)	(147,006)	(1,613,729)	
(100)	(100)	(100)	(100)	(100)	(100)	(1,200)	
(9,600)	(9,600)	(9,600)	(9,600)	(9,600)	(9,600)	(115,200)	
(1,200)	(1,200)	(1,200)	(1,200)	(1,200)	(1,200)	(14,400)	
(4,000)	(4,000)	(4,000)	(4,000)	(4,000)	(4,000)	(48,000)	
(8,000)	(8,000)	(8,000)	(8,000)	(8,000)	(8,000)	(96,000)	
(500)	(500)	(500)	(500)	(500)	(500)	(6,000)	
(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(30,000)	
(60)	(60)	(60)	(60)	(60)	(60)	(720)	
-	-	-	-	-	-	-	
(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(120,000)	
-	-	-	-	-	-	-	
-	-	-	-	-	-	-	
-	-	-	-	-	-	(20,000)	
-	-	-	-	-	-	-	
-	-	-	-	-	-	-	
(143)	(141)	(139)	(297)	(292)	(288)	(1,590)	
\$ 217,857	\$ 224,605	\$ 231,624	\$ 238,767	\$ 246,367	\$ 254,276	\$ 2,437,391	

(515)	(515)	(515)	(515)	(515)	(515)	(6,180)
(2,575)	(2,575)	(2,575)	(2,575)	(2,575)	(2,575)	(30,900)
(62)	(62)	(62)	(62)	(62)	(62)	(742)
-	-	-	-	-	-	-
(10,300)	(10,300)	(10,300)	(10,300)	(10,300)	(10,300)	(123,600)
(500)	(500)	(500)	(500)	(500)	(500)	(6,000)
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
(257)	(253)	(248)	(244)	(239)	(235)	(3,113)
-	-	-	-	-	-	(492,882)
\$ 317,896	\$ 328,805	\$ 340,165	\$ 351,995	\$ 364,316	\$ 377,149	\$ 3,288,754
(675)	(680)	(684)	(689)	(694)	(698)	(8,080)
-	-	-	-	-	-	-
\$ (675)	\$ (680)	\$ (684)	\$ (689)	\$ (694)	\$ (698)	\$ (8,080)
\$ 267,221	\$ 278,125	\$ 289,480	\$ 301,306	\$ 313,623	\$ 326,451	\$ 2,680,675
\$ (808,357)	\$ (530,232)	\$ (240,752)	\$ 60,554	\$ 374,177	\$ 700,628	\$ 700,628



31	32	33	34	35	36	For the
6/30/2025	7/31/2025	8/31/2025	9/30/2025	10/31/2025	11/30/2025	Year Ended
						11/30/2025
\$2,241,062	\$2,639,747	\$3,046,798	\$3,462,293	\$3,886,310	\$4,318,928	\$ 700,628

1,183,579	1,193,576	1,203,658	1,213,825	1,224,078	1,234,418	14,122,975
(525,704)	(526,932)	(528,165)	(529,405)	(530,650)	(531,900)	(6,295,530)
(169,593)	(169,995)	(170,399)	(170,805)	(171,213)	(171,623)	(2,030,044)
(106)	(106)	(106)	(106)	(106)	(106)	(1,273)
(10,185)	(10,185)	(10,185)	(10,185)	(10,185)	(10,185)	(122,216)
(1,273)	(1,273)	(1,273)	(1,273)	(1,273)	(1,273)	(15,277)
(4,244)	(4,244)	(4,244)	(4,244)	(4,244)	(4,244)	(50,923)
(8,487)	(8,487)	(8,487)	(8,487)	(8,487)	(8,487)	(101,846)
(530)	(530)	(530)	(530)	(530)	(530)	(6,365)
(2,652)	(2,652)	(2,652)	(2,652)	(2,652)	(2,652)	(31,827)
(64)	(64)	(64)	(64)	(64)	(64)	(764)
-	-	-	-	-	-	-
(10,609)	(10,609)	(10,609)	(10,609)	(10,609)	(10,609)	(127,308)
(515)	(515)	(515)	(515)	(515)	(515)	(6,180)
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
(201)	(196)	(192)	(187)	(182)	(177)	(2,442)
-	-	-	-	-	-	(662,632)
\$ 449,416	\$ 457,787	\$ 466,236	\$ 474,763	\$ 483,369	\$ 492,054	\$ 4,668,348
-	-	-	-	-	-	-
(731)	(736)	(741)	(746)	(751)	(756)	(8,750)
-	-	-	-	-	-	-
\$ (731)	\$ (736)	\$ (741)	\$ (746)	\$ (751)	\$ (756)	\$ (8,750)
\$ 398,684	\$ 407,051	\$ 415,495	\$ 424,017	\$ 432,618	\$ 441,297	\$ 4,059,598

\$2,639,747 \$3,046,798 \$3,462,293 \$3,886,310 \$4,318,928 \$4,760,226 \$ 4,760,226



	43	44	45	46	47	48	For the Year Ended
	6/30/2026	7/31/2026	8/31/2026	9/30/2026	10/31/2026	11/30/2026	11/30/2026
	\$6,678,321	\$7,212,374	\$7,755,765	\$8,308,580	\$8,870,915	\$9,442,850	\$ 4,760,226
	1,309,294	1,320,355	1,331,511	1,342,761	1,353,948	1,364,749	15,651,228
	(540,819)	(542,117)	(543,421)	(544,720)	(545,895)	(546,805)	(6,481,769)
	(174,546)	(174,972)	(175,400)	(175,830)	(176,242)	(176,587)	(2,092,029)
	(109)	(109)	(109)	(109)	(109)	(109)	(1,311)
	(10,490)	(10,490)	(10,490)	(10,490)	(10,490)	(10,490)	(125,882)
	(1,311)	(1,311)	(1,311)	(1,311)	(1,311)	(1,311)	(15,735)
	(4,371)	(4,371)	(4,371)	(4,371)	(4,371)	(4,371)	(52,451)
	(8,742)	(8,742)	(8,742)	(8,742)	(8,742)	(8,742)	(104,902)
	(546)	(546)	(546)	(546)	(546)	(546)	(6,556)
	(2,732)	(2,732)	(2,732)	(2,732)	(2,732)	(2,732)	(32,782)
	(66)	(66)	(66)	(66)	(66)	(66)	(787)
	-	-	-	-	-	-	-
	(10,927)	(10,927)	(10,927)	(10,927)	(10,927)	(10,927)	(131,127)
	(530)	(530)	(530)	(530)	(530)	(530)	(6,365)
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
	(19,118)	(19,118)	(19,118)	(19,118)	(19,118)	(19,118)	(229,418)
	(141)	(135)	(130)	(125)	(119)	(114)	(1,716)

(563)	(563)	(563)	(563)	(563)	(563)	(6,753)
(2,814)	(2,814)	(2,814)	(2,814)	(2,814)	(2,814)	(33,765)
(68)	(68)	(68)	(68)	(68)	(68)	(810)
-	-	-	-	-	-	-
(11,255)	(11,255)	(11,255)	(11,255)	(11,255)	(11,255)	(135,061)
(546)	(546)	(546)	(546)	(546)	(546)	(6,556)
-	-	-	-	-	-	-
-	-	-	-	-	-	-
(20,074)	(20,074)	(20,074)	(20,074)	(20,074)	(20,074)	(240,888)
(75)	(69)	(63)	(58)	(52)	(46)	(930)
-	-	-	-	-	-	(1,168,249)
\$ 648,829	\$ 658,999	\$ 669,260	\$ 679,614	\$ 690,061	\$ 700,696	\$ 6,563,670

(858)	(864)	(869)	(875)	(881)	(887)	(10,263)
\$ (858)	\$ (864)	\$ (869)	\$ (875)	\$ (881)	\$ (887)	\$ (10,263)

\$ 647,971	\$ 658,135	\$ 668,391	\$ 678,739	\$ 689,180	\$ 699,809	\$ 6,553,407
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\$ 13,183,485	\$ 13,841,620	\$ 14,510,011	\$ 15,188,749	\$ 15,877,930	\$ 16,577,738	\$ 16,577,738
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Neter Enterprise LLC
Pro Forma Income Statement
Year 1

Month	1	2	3	4	5	6	7
For the Month Ended	12/31/2022	1/31/2023	2/28/2023	3/31/2023	4/30/2023	5/31/2023	6/30/2023
Sales							
Dedicated Route Revenue	479,063	483,055	487,080	491,139	495,232	499,359	518,206
OTR Revenue	296,563	299,532	302,532	305,561	308,621	311,712	305,650
Total Sales	\$ 775,625	\$ 782,587	\$ 789,612	\$ 796,700	\$ 803,853	\$ 811,071	\$ 823,857
Cost of Goods Sold							
Direct Labor	135,506	136,178	136,855	137,537	138,226	138,920	140,386
Other Direct Expenses	411,690	413,679	415,686	417,709	419,748	421,804	426,568
Total Cost of Goods Sold	\$ 547,196	\$ 549,857	\$ 552,540	\$ 555,246	\$ 557,974	\$ 560,724	\$ 566,955
Gross Margin	228,429	232,730	237,071	241,455	245,879	250,346	256,902
Percent	29.45%	29.74%	30.02%	30.31%	30.59%	30.87%	31.18%
Operating Expenses							
Advertising	100	100	100	100	100	100	100
Insurance - Collision	9,600	9,600	9,600	9,600	9,600	9,600	9,600
Insurance - Deadhead	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Insurance - Cargo	4,000	4,000	4,000	4,000	4,000	4,000	4,000
Insurance - Health	8,000	8,000	8,000	8,000	8,000	8,000	8,000
Insurance - Workman's Comp	500	500	500	500	500	500	500
License Plates	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Permits	60	60	60	60	60	60	60
	-	-	-	-	-	-	-
Driver Benefits	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-

Insurance - Collision	9,888	9,888	9,888	9,888	9,888	9,888	9,888
Insurance - Deadhead	1,236	1,236	1,236	1,236	1,236	1,236	1,236
Insurance - Cargo	4,120	4,120	4,120	4,120	4,120	4,120	4,120
Insurance - Health	8,240	8,240	8,240	8,240	8,240	8,240	8,240
Insurance - Workman's Comp	515	515	515	515	515	515	515
License Plates	2,575	2,575	2,575	2,575	2,575	2,575	2,575
Permits	62	62	62	62	62	62	62
0	-	-	-	-	-	-	-
Driver Benefits	10,300	10,300	10,300	10,300	10,300	10,300	10,300
Software and Subscriptions	500	500	500	500	500	500	500
0	-	-	-	-	-	-	-
0	-	-	-	-	-	-	-
0	-	-	-	-	-	-	-
Loan Interest Expense	284	279	275	271	266	262	257
Depreciation and Amortization	75,000	75,000	75,000	75,000	75,000	75,000	75,000
Total Operating Expenses	\$ 112,823	\$ 112,818	\$ 112,814	\$ 112,809	\$ 112,805	\$ 112,801	\$ 112,796
Pre-Tax Income	\$ 189,343	\$ 197,997	\$ 207,005	\$ 216,381	\$ 226,141	\$ 236,302	\$ 246,881
Income Tax	48,818	48,818	48,818	48,818	48,818	48,818	48,818
Net Income	\$ 140,525	\$ 149,180	\$ 158,187	\$ 167,563	\$ 177,323	\$ 187,484	\$ 198,063

Neter Enterprise LLC
Pro Forma Income Statement
Year 3

Month	25	26	27	28	29	30	31
For the Month Ended	12/31/2024	1/31/2025	2/28/2025	3/31/2025	4/30/2025	5/31/2025	6/30/2025
Sales							
Dedicated Route Revenue	1,009,531	1,047,634	1,069,971	1,078,887	1,087,878	1,096,944	1,106,085
OTR Revenue	102,929	84,799	76,852	77,622	78,399	79,184	79,977
Total Sales	\$ 1,112,460	\$ 1,132,433	\$ 1,146,823	\$ 1,156,509	\$ 1,166,277	\$ 1,176,128	\$ 1,186,062

Cost of Goods Sold

Other Direct Expenses	166,119	167,413	168,199	168,595	168,993	169,392	169,794
Direct Labor	513,383	518,014	520,725	521,931	523,142	524,359	525,581
Total Cost of Goods Sold	\$ 679,502	\$ 685,428	\$ 688,925	\$ 690,526	\$ 692,135	\$ 693,751	\$ 695,374

Gross Margin

	432,959	447,005	457,898	465,983	474,142	482,377	490,688
Percent	38.92%	39.47%	39.93%	40.29%	40.65%	41.01%	41.37%

Operating Expenses

Advertising	106	106	106	106	106	106	106
Insurance - Collision	10,185	10,185	10,185	10,185	10,185	10,185	10,185
Insurance - Deadhead	1,273	1,273	1,273	1,273	1,273	1,273	1,273
Insurance - Cargo	4,244	4,244	4,244	4,244	4,244	4,244	4,244
Insurance - Health	8,487	8,487	8,487	8,487	8,487	8,487	8,487
Insurance - Workman's Comp	530	530	530	530	530	530	530
License Plates	2,652	2,652	2,652	2,652	2,652	2,652	2,652
Permits	64	64	64	64	64	64	64
0	-	-	-	-	-	-	-
Driver Benefits	10,609	10,609	10,609	10,609	10,609	10,609	10,609
Software and Subscriptions	515	515	515	515	515	515	515
0	-	-	-	-	-	-	-
0	-	-	-	-	-	-	-
0	-	-	-	-	-	-	-
Loan Interest Expense	230	225	220	216	211	206	201
Depreciation and Amortization	75,000	75,000	75,000	75,000	75,000	75,000	75,000
Total Operating Expenses	\$ 113,895	\$ 113,890	\$ 113,885	\$ 113,881	\$ 113,876	\$ 113,871	\$ 113,866
Pre-Tax Income	\$ 319,064	\$ 333,115	\$ 344,013	\$ 352,102	\$ 360,266	\$ 368,506	\$ 376,821
Income Tax	74,424	74,424	74,424	74,424	74,424	74,424	74,424
Net Income	\$ 244,640	\$ 258,691	\$ 269,589	\$ 277,678	\$ 285,842	\$ 294,082	\$ 302,397

Pro Forma Income Statement
Year 4

Month	37	38	39	40	41	42	43
For the Month Ended	12/31/2025	1/31/2026	2/28/2026	3/31/2026	4/30/2026	5/31/2026	6/30/2026
Sales							
Dedicated Route Revenue	1,162,554	1,172,242	1,182,011	1,191,861	1,201,793	1,211,808	1,221,906
OTR Revenue	84,904	85,755	86,613	87,481	88,357	89,242	90,135
Total Sales	\$ 1,247,458	\$ 1,257,997	\$ 1,268,624	\$ 1,279,342	\$ 1,290,150	\$ 1,301,050	\$ 1,312,042
Cost of Goods Sold							
Other Direct Expenses	172,241	172,656	173,072	173,491	173,911	174,334	174,759
Direct Labor	533,031	534,292	535,560	536,833	538,112	539,398	540,689
Total Cost of Goods Sold	\$ 705,272	\$ 706,948	\$ 708,632	\$ 710,324	\$ 712,024	\$ 713,732	\$ 715,448
Gross Margin	542,187	551,049	559,992	569,018	578,126	587,318	596,594
Percent	43.46%	43.80%	44.14%	44.48%	44.81%	45.14%	45.47%
Operating Expenses							
Advertising	109	109	109	109	109	109	109
Insurance - Collision	10,490	10,490	10,490	10,490	10,490	10,490	10,490
Insurance - Deadhead	1,311	1,311	1,311	1,311	1,311	1,311	1,311
Insurance - Cargo	4,371	4,371	4,371	4,371	4,371	4,371	4,371
Insurance - Health	8,742	8,742	8,742	8,742	8,742	8,742	8,742
Insurance - Workman's Comp	546	546	546	546	546	546	546
License Plates	2,732	2,732	2,732	2,732	2,732	2,732	2,732
Permits	66	66	66	66	66	66	66
0	-	-	-	-	-	-	-
Driver Benefits	10,927	10,927	10,927	10,927	10,927	10,927	10,927
Software and Subscriptions	530	530	530	530	530	530	530
0	-	-	-	-	-	-	-
0	-	-	-	-	-	-	-

Insurance - Cargo	4,502	4,502	4,502	4,502	4,502	4,502	4,502
Insurance - Health	9,004	9,004	9,004	9,004	9,004	9,004	9,004
Insurance - Workman's Comp	563	563	563	563	563	563	563
License Plates	2,814	2,814	2,814	2,814	2,814	2,814	2,814
Permits	68	68	68	68	68	68	68
0	-	-	-	-	-	-	-
Driver Benefits	11,255	11,255	11,255	11,255	11,255	11,255	11,255
Software and Subscriptions	546	546	546	546	546	546	546
0	-	-	-	-	-	-	-
0	-	-	-	-	-	-	-
Salaries	20,074	20,074	20,074	20,074	20,074	20,074	20,074
Loan Interest Expense	108	103	97	92	86	81	75
Depreciation and Amortization	75,000	75,000	75,000	75,000	75,000	75,000	75,000
Total Operating Expenses	\$ 136,202	\$ 136,197	\$ 136,191	\$ 136,185	\$ 136,180	\$ 136,174	\$ 136,169
Pre-Tax Income	\$ 517,334	\$ 526,991	\$ 536,735	\$ 546,567	\$ 556,489	\$ 566,500	\$ 576,601
Income Tax	114,416	114,416	114,416	114,416	114,416	114,416	114,416
Net Income	\$ 402,918	\$ 412,575	\$ 422,319	\$ 432,151	\$ 442,072	\$ 452,083	\$ 462,185



					For the
8	9	10	11	12	Year Ended
7/31/2023	8/31/2023	9/30/2023	10/31/2023	11/30/2023	11/30/2023
537,765	558,062	579,125	600,983	623,666	6,352,733
299,166	292,240	284,853	276,985	268,615	3,552,030
\$ 836,931	\$ 850,302	\$ 863,978	\$ 877,968	\$ 892,280	\$ 9,904,763
141,855	143,326	144,798	146,270	147,741	1,687,599
431,355	436,163	440,989	445,831	450,685	5,131,908
\$ 573,211	\$ 579,489	\$ 585,787	\$ 592,101	\$ 598,427	\$ 6,819,507
263,720	270,812	278,190	285,867	293,854	3,085,256
31.51%	31.85%	32.20%	32.56%	32.93%	31.15%
100	100	100	100	100	1,200
9,600	9,600	9,600	9,600	9,600	115,200
1,200	1,200	1,200	1,200	1,200	14,400
4,000	4,000	4,000	4,000	4,000	48,000
8,000	8,000	8,000	8,000	8,000	96,000
500	500	500	500	500	6,000
2,500	2,500	2,500	2,500	2,500	30,000
60	60	60	60	60	720
-	-	-	-	-	-
10,000	10,000	10,000	10,000	10,000	120,000
-	-	-	-	-	-
-	-	-	-	-	-

-	-	-	-	-	20,000
-	-	-	-	-	-
-	-	-	-	-	-
141	139	297	292	288	1,590
75,000	75,000	75,000	75,000	75,000	900,000
\$ 111,101	\$ 111,099	\$ 111,257	\$ 111,252	\$ 111,248	\$ 1,353,110
\$ 152,620	\$ 159,714	\$ 166,934	\$ 174,614	\$ 182,606	\$ 1,732,146
28,869	28,869	28,869	28,869	28,869	346,429
\$ 123,751	\$ 130,845	\$ 138,065	\$ 145,745	\$ 153,737	\$ 1,385,717



20	21	22	23	24	For the
7/31/2024	8/31/2024	9/30/2024	10/31/2024	11/30/2024	Year Ended
					11/30/2024
838,823	870,483	903,338	937,433	972,814	9,599,815
180,783	166,804	152,062	136,525	120,159	2,355,319
\$ 1,019,606	\$ 1,037,287	\$ 1,055,400	\$ 1,073,958	\$ 1,092,973	\$11,955,134
159,311	160,710	162,092	163,456	164,799	1,885,379
489,608	494,426	499,217	503,978	508,702	5,787,112
\$ 648,919	\$ 655,135	\$ 661,309	\$ 667,434	\$ 673,501	\$ 7,672,491
370,687	382,152	394,091	406,524	419,473	4,282,643
36.36%	36.84%	37.34%	37.85%	38.38%	35.82%
103	103	103	103	103	1,236

9,888	9,888	9,888	9,888	9,888	118,656
1,236	1,236	1,236	1,236	1,236	14,832
4,120	4,120	4,120	4,120	4,120	49,440
8,240	8,240	8,240	8,240	8,240	98,880
515	515	515	515	515	6,180
2,575	2,575	2,575	2,575	2,575	30,900
62	62	62	62	62	742
-	-	-	-	-	-
10,300	10,300	10,300	10,300	10,300	123,600
500	500	500	500	500	6,000
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
253	248	244	239	235	3,113
75,000	75,000	75,000	75,000	75,000	900,000
\$ 112,792	\$ 112,787	\$ 112,783	\$ 112,778	\$ 112,773	\$ 1,353,579
\$ 257,896	\$ 269,365	\$ 281,308	\$ 293,746	\$ 306,699	\$ 2,929,064
48,818	48,818	48,818	48,818	48,818	585,813
\$ 209,078	\$ 220,547	\$ 232,491	\$ 244,928	\$ 257,882	\$ 2,343,252



					For the
32	33	34	35	36	Year Ended
7/31/2025	8/31/2025	9/30/2025	10/31/2025	11/30/2025	11/30/2025
1,115,302	1,124,596	1,133,968	1,143,418	1,152,946	13,167,159
80,778	81,587	82,404	83,229	84,063	991,825
\$ 1,196,080	\$ 1,206,183	\$ 1,216,372	\$ 1,226,647	\$ 1,237,009	\$14,158,984

170,197	170,602	171,009	171,418	171,828	2,033,558
526,808	528,042	529,280	530,525	531,775	6,293,565
\$ 697,005	\$ 698,643	\$ 700,289	\$ 701,942	\$ 703,603	\$ 8,327,123
499,075	507,540	516,083	524,705	533,406	5,831,861
41.73%	42.08%	42.43%	42.78%	43.12%	41.19%
106	106	106	106	106	1,273
10,185	10,185	10,185	10,185	10,185	122,216
1,273	1,273	1,273	1,273	1,273	15,277
4,244	4,244	4,244	4,244	4,244	50,923
8,487	8,487	8,487	8,487	8,487	101,846
530	530	530	530	530	6,365
2,652	2,652	2,652	2,652	2,652	31,827
64	64	64	64	64	764
-	-	-	-	-	-
10,609	10,609	10,609	10,609	10,609	127,308
515	515	515	515	515	6,180
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
196	192	187	182	177	2,442
75,000	75,000	75,000	75,000	75,000	900,000
\$ 113,861	\$ 113,856	\$ 113,852	\$ 113,847	\$ 113,842	\$ 1,366,422
\$ 385,214	\$ 393,684	\$ 402,232	\$ 410,858	\$ 419,564	\$ 4,465,439
74,424	74,424	74,424	74,424	74,424	893,088
\$ 310,790	\$ 319,260	\$ 327,808	\$ 336,434	\$ 345,140	\$ 3,572,351





44	45	46	47	48	For the Year Ended
7/31/2026	8/31/2026	9/30/2026	10/31/2026	11/30/2026	11/30/2026
1,232,089	1,242,356	1,252,709	1,263,148	1,273,675	14,608,152
91,038	91,950	92,870	93,589	93,745	1,075,679
\$ 1,323,127	\$ 1,334,306	\$ 1,345,580	\$ 1,356,737	\$ 1,367,420	\$15,683,831
175,185	175,614	176,045	176,440	176,734	2,094,482
541,986	543,290	544,600	545,804	546,714	6,480,309
\$ 717,172	\$ 718,904	\$ 720,645	\$ 722,244	\$ 723,448	\$ 8,574,791
605,955	615,402	624,935	634,493	643,972	7,109,040
45.80%	46.12%	46.44%	46.77%	47.09%	45.33%
109	109	109	109	109	1,311
10,490	10,490	10,490	10,490	10,490	125,882
1,311	1,311	1,311	1,311	1,311	15,735
4,371	4,371	4,371	4,371	4,371	52,451
8,742	8,742	8,742	8,742	8,742	104,902
546	546	546	546	546	6,556
2,732	2,732	2,732	2,732	2,732	32,782
66	66	66	66	66	787
-	-	-	-	-	-
10,927	10,927	10,927	10,927	10,927	131,127
530	530	530	530	530	6,365
-	-	-	-	-	-
-	-	-	-	-	-

19,118	19,118	19,118	19,118	19,118	229,418
135	130	125	119	114	1,716
75,000	75,000	75,000	75,000	75,000	900,000
\$ 134,078	\$ 134,073	\$ 134,068	\$ 134,062	\$ 134,057	\$ 1,609,033
\$ 471,877	\$ 481,329	\$ 490,867	\$ 500,431	\$ 509,915	\$ 5,500,008
91,667	91,667	91,667	91,667	91,667	1,100,002
\$ 380,210	\$ 389,662	\$ 399,200	\$ 408,764	\$ 418,248	\$ 4,400,006



					For the
56	57	58	59	60	Year Ended
7/31/2027	8/31/2027	9/30/2027	10/31/2027	11/30/2027	11/30/2027
1,361,105	1,372,447	1,383,884	1,395,417	1,407,045	16,137,817
95,002	95,161	95,319	95,478	95,637	1,137,201
\$ 1,456,107	\$ 1,467,608	\$ 1,479,203	\$ 1,490,895	\$ 1,502,682	\$17,275,018

179,104	179,403	179,702	180,001	180,301	2,143,923
554,046	554,970	555,895	556,821	557,749	6,632,077
\$ 733,150	\$ 734,372	\$ 735,596	\$ 736,822	\$ 738,050	\$ 8,776,000
722,957	733,235	743,607	754,072	764,632	8,499,018
49.65%	49.96%	50.27%	50.58%	50.88%	49.20%

113	113	113	113	113	1,351
10,805	10,805	10,805	10,805	10,805	129,659
1,351	1,351	1,351	1,351	1,351	16,207

4,502	4,502	4,502	4,502	4,502	54,024
9,004	9,004	9,004	9,004	9,004	108,049
563	563	563	563	563	6,753
2,814	2,814	2,814	2,814	2,814	33,765
68	68	68	68	68	810
-	-	-	-	-	-
11,255	11,255	11,255	11,255	11,255	135,061
546	546	546	546	546	6,556
-	-	-	-	-	-
-	-	-	-	-	-
20,074	20,074	20,074	20,074	20,074	240,888
69	63	58	52	46	930
75,000	75,000	75,000	75,000	75,000	900,000
\$ 136,163	\$ 136,157	\$ 136,151	\$ 136,145	\$ 136,140	\$ 1,634,054
\$ 586,794	\$ 597,078	\$ 607,456	\$ 617,927	\$ 628,492	\$ 6,864,964
114,416	114,416	114,416	114,416	114,416	1,372,993
\$ 472,378	\$ 482,662	\$ 493,040	\$ 503,511	\$ 514,076	\$ 5,491,971

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General Assumptions	
Company Name	Neter Enterprise LLC
Projection Start Month	12/1/2022

Accounts Receivable Terms	
% of sales paid upon delivery	75%
% of sales on net 30 payment	25%

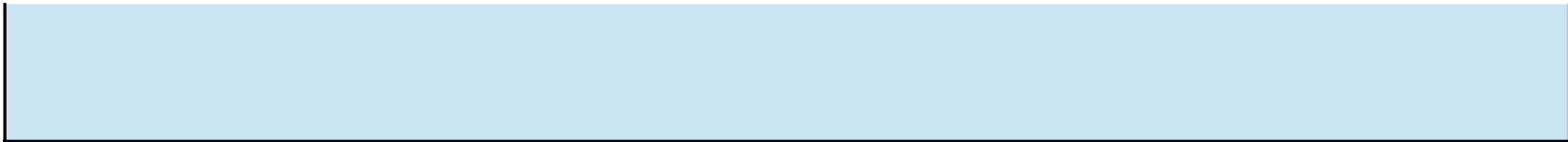
Accounts Payable Terms	
% of operating expenses paid in month incurred	100%
% of operating expenses paid on 1 month delay	0%

Fixed Asset Categories
(up to 5)
Building & Improvements
Equipment
Furniture and Fixtures
Other Fixed Assets

Investors	Month of Operation
Name	Invested
Personal Investment	0
Grant Monies	5,000,000

Inventory	
Beginning Inventory Balance	0
Average inventory carried as a % of sales	10%

Fixed Assets					
Name	Category	Value	Life Expectancy in Years	Salvage Cost	Purchased during which month of operation?
Leasehold Improvements	Building & Improvements	0	10	0	0
20 New Trucks	Equipment	4,500,000	10	0	1



Trucks - Select Purchased or Leased from drop down menu and then fill in blue areas

Name	Number of Trucks	Purchased / Leased	Purchase Price per Truck	Years until Sale	Salvage Cost
Truck 1	1	Purchased	225,000	10	
Truck 2	1	Purchased	225,000	10	
Truck 3	1	Purchased	225,000	10	
Truck 4	1	Purchased	225,000	10	
Truck 5	1	Purchased	225,000	10	
Truck 6	1	Purchased	225,000	10	
Truck 7	1	Purchased	225,000	10	
Truck 8	1	Purchased	225,000	10	
Truck 9	1	Purchased	225,000	10	
Truck 10	1	Purchased	225,000	10	
Truck 11	1	Purchased	225,000	10	
Truck 12	1	Purchased	225,000	10	
Truck 13	1	Purchased	225,000	10	
Truck 14	1	Purchased	225,000	10	
Truck 15	1	Purchased	225,000	10	
Truck 16	1	Purchased	225,000	10	
Truck 17	1	Purchased	225,000	10	
Truck 18	1	Purchased	225,000	10	
Truck 19	1	Purchased	225,000	10	
Truck 20	1	Purchased	225,000	10	

click "+"
for more rows

Name	Original Amount (Or Outstanding Amount as of Month 1)	First Payment Month (use 1 for Existing Loans)	Interest Rate	Number of Monthly Payments (Remaining)
Wells Fargo	22,000	5	8.00%	60
Pathway	24,000	10	8.00%	60

How Much Cash Do I Need?



Working Capital Needed		-		<i>Funds to cover operating losses & loan payments until positive cash flow is achieved</i>
Months until Positive Cash Flow				<i>2 Number of months the working capital will cover</i>
Cash needed for Fixed Assets	\$	4,500,000		
Recommened Buffer	\$	450,000		<i>10% buffer to account for unforeseen circumstances and overages</i>
Total Cash Needed	\$	4,950,000		<i>Cash needed to start business and reach positive cash flow - can come from investments, loans, or both</i>
Cash from Investments (Above)	\$	140,000		<i>investments recived before positive cash flow is achieved</i>
Cash from Loans (Above)	\$	-		<i>loans recived before positive cash flow is achieved</i>
Total Starting Cash in Model	\$	140,000		<i>Check: Starting Cash is Not Sufficient</i>



Year 4	Year 5
109.27	112.55
524.51	540.24
65.56	67.53
218.55	225.10
437.09	450.20
27.32	28.14
136.59	140.69
65.56	67.53
-	-
546.36	562.75
530.45	546.36
-	-

Expense Categories (up to 4)
Marketing
Permits and Licenses
Insurance
Other Expenses

Year 4	Year 5
20.00%	20.00%

PROJECT MIDWEST LOGISTICS

General Assumptions

Month	12/31/2022	1/31/2023	2/28/2023
Month Number	1	2	3
Number of Trucks (from Input - Assumptions Tab)	20	20	20
Days per week of operation (max 7)	7		
Max Miles driven per day - Dedicated Routes	500		
Max Miles driven per day - Spot Freight	500		

Dedicated Routes

Month	12/31/2022	1/31/2023	2/28/2023
Month Number	1	2	3
<i>Maximum Miles per day, based on # of trucks (for reference)</i>	10,000	10,000	10,000
Percent of Capacity Used for Dedicated Routes	50%	50%	50%
Max percent of Capacity Used	90%		
Annual Growth Rate	35%		
Actual Miles Driven per Day	5,000	5,000	5,000
Miles per Month	152,083	152,083	152,083

Average Revenue per Mile	\$ 3.15	3.176	3.203
Annual Growth Rate	10%		
Driver pay per mile	\$ 0.54	0.541	0.542
Annual Growth Rate	2%		

Variable Costs per Mile	Per Mile		
Fuel	0.900		
Telephone	0.020		
Tolls	0.050		
Tires	0.060		
Maintenance	0.080		
Repairs	0.100		
Broker Fees	0.250		
Factoring	0.000		
Misc	0.200		
ELD	0.020		
Add			
Add			
Total	1.680	1.683	1.686
Annual Growth Rate	2%		

Dedicated Route Revenue	\$ 479,063	\$ 483,055	\$ 487,080
Dedicated Route Direct Labor	82,125	82,262	82,399
Dedicated Route Variable Costs	255,500	255,926	256,352
Total Cost of Revenue - Dedicated Route	\$ 337,625	\$ 338,188	\$ 338,751

Over the Road / Spot Freight

Month	12/31/2022	1/31/2023	2/28/2023
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Month Number	1	2	3
<i>Available Miles per Day (based on trucks & miles used for dedicated routes)</i>	5,000	5,000	5,000
% of Available Miles used for OTR	65%	66%	66%
Annual Growth Rate	10%		
Actual Miles per day	3,250	3,277	3,304
Miles per Month	98,854	99,678	100,509
Average Revenue per Mile	\$ 3.00	3.005	3.010
Annual Growth Rate	2%		
Driver pay per mile	\$ 0.54	0.541	0.542
Annual Growth Rate	2%		

Variable Costs per Mile	Per Mile		
Fuel	0.800		
Telephone	0.020		
Tolls	0.050		
Tires	0.060		
Maintenance	0.080		
Repairs	0.100		
Broker Fees	0.250		
Factoring	0.000		
Misc	0.200		
ELD	0.020		
Add			
Add			
Total	1.580	1.583	1.585
Annual Growth Rate	2%		

OTR Revenue	\$ 296,563	\$ 299,532	\$ 302,532
OTR Direct Labor	53,381	53,916	54,456
OTR Variable Costs	156,190	157,754	159,333
Total Cost of Revenue - OTR	\$ 209,571	\$ 211,669	\$ 213,789

Total Miles	250,938	251,761	252,592
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Total

Month	12/31/2022	1/31/2023	2/28/2023
Month Number	1	2	3

Dedicated Route Revenue	\$ 479,063	\$ 483,055	\$ 487,080
OTR Revenue	\$ 296,563	\$ 299,532	\$ 302,532
Total Revenue	\$ 775,625	\$ 782,587	\$ 789,612

Year Index (Do Not Delete)	1	1	1
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General Assumptions

Month	3/31/2023	4/30/2023	5/31/2023	6/30/2023
Month Number	4	5	6	7
Number of Trucks (from Input - Assumptions Tab)	20	20	20	20
Days per week of operation (max 7)				
Max Miles driven per day - Dedicated Routes				
Max Miles driven per day - Spot Freight				

Dedicated Routes

Month	3/31/2023	4/30/2023	5/31/2023	6/30/2023
Month Number	4	5	6	7
<i>Maximum Miles per day, based on # of trucks (for reference)</i>	10,000	10,000	10,000	10,000
Percent of Capacity Used for Dedicated Routes	50%	50%	50%	51%
Max percent of Capacity Used				
Annual Growth Rate				
Actual Miles Driven per Day	5,000	5,000	5,000	5,146
Miles per Month	152,083	152,083	152,083	156,519

Average Revenue per Mile	3.229	3.256	3.283	3.311
Annual Growth Rate				
Driver pay per mile	0.543	0.544	0.545	0.545
Annual Growth Rate				

Variable Costs per Mile

Fuel				
Telephone				
Tolls				
Tires				
Maintenance				
Repairs				
Broker Fees				
Factoring				
Misc				
ELD				
Add				
Add				
Total	1.688	1.691	1.694	1.697
Annual Growth Rate				

Dedicated Route Revenue

	<u>\$ 491,139</u>	<u>\$ 495,232</u>	<u>\$ 499,359</u>	<u>\$ 518,206</u>
Dedicated Route Direct Labor	82,536	82,674	82,812	85,369
Dedicated Route Variable Costs	256,780	257,208	257,636	265,593
Total Cost of Revenue - Dedicated Route	<u>\$ 339,316</u>	<u>\$ 339,881</u>	<u>\$ 340,448</u>	<u>\$ 350,962</u>

Over the Road / Spot Freight

Month	3/31/2023	4/30/2023	5/31/2023	6/30/2023
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Month Number	4	5	6	7
<i>Available Miles per Day (based on trucks & miles used for dedicated routes)</i>	5,000	5,000	5,000	4,854
% of Available Miles used for OTR	67%	67%	68%	68%
Annual Growth Rate				
Actual Miles per day	3,332	3,360	3,388	3,316
Miles per Month	101,346	102,191	103,042	100,871
Average Revenue per Mile	3.015	3.020	3.025	3.030
Annual Growth Rate				
Driver pay per mile	0.543	0.544	0.545	0.545
Annual Growth Rate				

Variable Costs per Mile				
Fuel				
Telephone				
Tolls				
Tires				
Maintenance				
Repairs				
Broker Fees				
Factoring				
Misc				
ELD				
Add				
Add				
Total	1.588	1.591	1.593	1.596
Annual Growth Rate				

OTR Revenue	\$ 305,561	\$ 308,621	\$ 311,712	\$ 305,650
OTR Direct Labor	55,001	55,552	56,108	55,017
OTR Variable Costs	160,929	162,540	164,168	160,976
Total Cost of Revenue - OTR	\$ 215,930	\$ 218,092	\$ 220,276	\$ 215,993

Total Miles	253,430	254,274	255,126	257,390
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Total

Month	3/31/2023	4/30/2023	5/31/2023	6/30/2023
Month Number	4	5	6	7

Dedicated Route Revenue	\$ 491,139	\$ 495,232	\$ 499,359	\$ 518,206
OTR Revenue	\$ 305,561	\$ 308,621	\$ 311,712	\$ 305,650
Total Revenue	\$ 796,700	\$ 803,853	\$ 811,071	\$ 823,857

Year Index (Do Not Delete)	1	1	1	1
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General Assumptions

Month	7/31/2023	8/31/2023	9/30/2023	10/31/2023
Month Number	8	9	10	11
Number of Trucks (from Input - Assumptions Tab)	20	20	20	20
Days per week of operation (max 7)				
Max Miles driven per day - Dedicated Routes				
Max Miles driven per day - Spot Freight				

Dedicated Routes

Month	7/31/2023	8/31/2023	9/30/2023	10/31/2023
Month Number	8	9	10	11
<i>Maximum Miles per day, based on # of trucks (for reference)</i>	10,000	10,000	10,000	10,000
Percent of Capacity Used for Dedicated Routes	53%	55%	56%	58%
Max percent of Capacity Used				
Annual Growth Rate				
Actual Miles Driven per Day	5,296	5,450	5,609	5,773
Miles per Month	161,084	165,783	170,618	175,594

Average Revenue per Mile	3.338	3.366	3.394	3.423
Annual Growth Rate				
Driver pay per mile	0.546	0.547	0.548	0.549
Annual Growth Rate				

Variable Costs per Mile

Fuel				
Telephone				
Tolls				
Tires				
Maintenance				
Repairs				
Broker Fees				
Factoring				
Misc				
ELD				
Add				
Add				
Total	1.700	1.703	1.705	1.708
Annual Growth Rate				

Dedicated Route Revenue

	\$ 537,765	\$ 558,062	\$ 579,125	\$ 600,983
Dedicated Route Direct Labor	88,005	90,723	93,525	96,413
Dedicated Route Variable Costs	273,795	282,250	290,966	299,952
Total Cost of Revenue - Dedicated Route	\$ 361,800	\$ 372,973	\$ 384,491	\$ 396,365

Over the Road / Spot Freight

Month	7/31/2023	8/31/2023	9/30/2023	10/31/2023
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Month Number	8	9	10	11
<i>Available Miles per Day (based on trucks & miles used for dedicated routes)</i>	4,704	4,550	4,391	4,227
% of Available Miles used for OTR	69%	69%	70%	71%
Annual Growth Rate				
Actual Miles per day	3,241	3,160	3,075	2,985
Miles per Month	98,566	96,124	93,539	90,803
Average Revenue per Mile	3.035	3.040	3.045	3.050
Annual Growth Rate				
Driver pay per mile	0.546	0.547	0.548	0.549
Annual Growth Rate				

Variable Costs per Mile

Fuel				
Telephone				
Tolls				
Tires				
Maintenance				
Repairs				
Broker Fees				
Factoring				
Misc				
ELD				
Add				
Add				
Total	1.599	1.601	1.604	1.607
Annual Growth Rate				

OTR Revenue	\$ 299,166	\$ 292,240	\$ 284,853	\$ 276,985
OTR Direct Labor	53,850	52,603	51,274	49,857
OTR Variable Costs	157,561	153,913	150,023	145,879
Total Cost of Revenue - OTR	\$ 211,411	\$ 206,516	\$ 201,296	\$ 195,736
Total Miles	259,651	261,907	264,156	266,398
Total				
Month	7/31/2023	8/31/2023	9/30/2023	10/31/2023
Month Number	8	9	10	11
Dedicated Route Revenue	\$ 537,765	\$ 558,062	\$ 579,125	\$ 600,983
OTR Revenue	\$ 299,166	\$ 292,240	\$ 284,853	\$ 276,985
Total Revenue	\$ 836,931	\$ 850,302	\$ 863,978	\$ 877,968
Year Index (Do Not Delete)	1	1	1	1



General Assumptions

Month	11/30/2023	12/31/2023	1/31/2024	2/29/2024
Month Number	12	13	14	15
Number of Trucks (from Input - Assumptions Tab)	20	20	20	20
Days per week of operation (max 7)				
Max Miles driven per day - Dedicated Routes				
Max Miles driven per day - Spot Freight				

Dedicated Routes

Month	11/30/2023	12/31/2023	1/31/2024	2/29/2024
Month Number	12	13	14	15
<i>Maximum Miles per day, based on # of trucks (for reference)</i>	10,000	10,000	10,000	10,000
Percent of Capacity Used for Dedicated Routes	59%	61%	63%	65%
Max percent of Capacity Used				
Annual Growth Rate				
Actual Miles Driven per Day	5,941	6,115	6,293	6,477
Miles per Month	180,716	185,987	191,411	196,994

Average Revenue per Mile	3.451	3.480	3.509	3.538
Annual Growth Rate				
Driver pay per mile	0.550	0.551	0.552	0.553
Annual Growth Rate				

Variable Costs per Mile				
Fuel				
Telephone				
Tolls				
Tires				
Maintenance				
Repairs				
Broker Fees				
Factoring				
Misc				
ELD				
Add				
Add				
Total	1.711	1.714	1.717	1.720
Annual Growth Rate				

Dedicated Route Revenue	\$ 623,666	\$ 647,205	\$ 671,632	\$ 696,982
Dedicated Route Direct Labor	99,391	102,460	105,624	108,886
Dedicated Route Variable Costs	309,215	318,764	328,608	338,756
Total Cost of Revenue - Dedicated Route	\$ 408,606	\$ 421,224	\$ 434,232	\$ 447,642

Over the Road / Spot Freight				
Month	11/30/2023	12/31/2023	1/31/2024	2/29/2024

Month Number	12	13	14	15
<i>Available Miles per Day (based on trucks & miles used for dedicated routes)</i>	4,059	3,885	3,707	3,523
% of Available Miles used for OTR	71%	72%	72%	73%
Annual Growth Rate				
Actual Miles per day	2,890	2,790	2,684	2,572
Miles per Month	87,913	84,861	81,640	78,245
Average Revenue per Mile	3.055	3.061	3.066	3.071
Annual Growth Rate				
Driver pay per mile	0.550	0.551	0.552	0.553
Annual Growth Rate				

Variable Costs per Mile

Fuel				
Telephone				
Tolls				
Tires				
Maintenance				
Repairs				
Broker Fees				
Factoring				
Misc				
ELD				
Add				
Add				
Total	1.609	1.612	1.615	1.617
Annual Growth Rate				

OTR Revenue	\$ 268,615	\$ 259,721	\$ 250,281	\$ 240,271
OTR Direct Labor	48,351	46,750	45,051	43,249
OTR Variable Costs	141,470	136,786	131,815	126,543
Total Cost of Revenue - OTR	\$ 189,821	\$ 183,536	\$ 176,865	\$ 169,792
Total Miles	268,629	270,847	273,051	275,239
Total				
Month	11/30/2023	12/31/2023	1/31/2024	2/29/2024
Month Number	12	13	14	15
Dedicated Route Revenue	\$ 623,666	\$ 647,205	\$ 671,632	\$ 696,982
OTR Revenue	\$ 268,615	\$ 259,721	\$ 250,281	\$ 240,271
Total Revenue	\$ 892,280	\$ 906,926	\$ 921,913	\$ 937,253
Year Index (Do Not Delete)	1	2	2	2



General Assumptions

Month	3/31/2024	4/30/2024	5/31/2024	6/30/2024
Month Number	16	17	18	19
Number of Trucks (from Input - Assumptions Tab)	20	20	20	20
Days per week of operation (max 7)				
Max Miles driven per day - Dedicated Routes				
Max Miles driven per day - Spot Freight				

Dedicated Routes

Month	3/31/2024	4/30/2024	5/31/2024	6/30/2024
Month Number	16	17	18	19
<i>Maximum Miles per day, based on # of trucks (for reference)</i>	10,000	10,000	10,000	10,000
Percent of Capacity Used for Dedicated Routes	67%	69%	71%	73%
Max percent of Capacity Used				
Annual Growth Rate				
Actual Miles Driven per Day	6,665	6,860	7,060	7,266
Miles per Month	202,740	208,653	214,739	221,002

Average Revenue per Mile	3.568	3.597	3.627	3.658
Annual Growth Rate				
Driver pay per mile	0.554	0.555	0.556	0.556
Annual Growth Rate				

Variable Costs per Mile

Fuel				
Telephone				
Tolls				
Tires				
Maintenance				
Repairs				
Broker Fees				
Factoring				
Misc				
ELD				
Add				
Add				
Total	1.722	1.725	1.728	1.731
Annual Growth Rate				

Dedicated Route Revenue	\$ 723,288	\$ 750,587	\$ 778,916	\$ 808,315
Dedicated Route Direct Labor	112,249	115,715	119,289	122,972
Dedicated Route Variable Costs	349,218	360,002	371,120	382,581
Total Cost of Revenue - Dedicated Route	\$ 461,466	\$ 475,717	\$ 490,408	\$ 505,553

Over the Road / Spot Freight

Month	3/31/2024	4/30/2024	5/31/2024	6/30/2024
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Month Number	16	17	18	19
<i>Available Miles per Day (based on trucks & miles used for dedicated routes)</i>	3,335	3,140	2,940	2,734
% of Available Miles used for OTR	74%	74%	75%	75%
Annual Growth Rate				
Actual Miles per day	2,455	2,331	2,201	2,064
Miles per Month	74,667	70,900	66,936	62,766
Average Revenue per Mile	3.076	3.081	3.086	3.091
Annual Growth Rate				
Driver pay per mile	0.554	0.555	0.556	0.556
Annual Growth Rate				

Variable Costs per Mile

Fuel				
Telephone				
Tolls				
Tires				
Maintenance				
Repairs				
Broker Fees				
Factoring				
Misc				
ELD				
Add				
Add				
Total	1.620	1.623	1.625	1.628
Annual Growth Rate				

OTR Revenue	\$ 229,667	\$ 218,443	\$ 206,573	\$ 194,029
OTR Direct Labor	41,340	39,320	37,183	34,925
OTR Variable Costs	120,958	115,047	108,795	102,189
Total Cost of Revenue - OTR	\$ 162,298	\$ 154,366	\$ 145,978	\$ 137,114
Total Miles	277,407	279,553	281,674	283,768
Total				
Month	3/31/2024	4/30/2024	5/31/2024	6/30/2024
Month Number	16	17	18	19
Dedicated Route Revenue	\$ 723,288	\$ 750,587	\$ 778,916	\$ 808,315
OTR Revenue	\$ 229,667	\$ 218,443	\$ 206,573	\$ 194,029
Total Revenue	\$ 952,955	\$ 969,030	\$ 985,489	\$ 1,002,344
Year Index (Do Not Delete)	2	2	2	2



General Assumptions

Month	7/31/2024	8/31/2024	9/30/2024	10/31/2024
Month Number	20	21	22	23
Number of Trucks (from Input - Assumptions Tab)	20	20	20	20
Days per week of operation (max 7)				
Max Miles driven per day - Dedicated Routes				
Max Miles driven per day - Spot Freight				

Dedicated Routes

Month	7/31/2024	8/31/2024	9/30/2024	10/31/2024
Month Number	20	21	22	23
<i>Maximum Miles per day, based on # of trucks (for reference)</i>	10,000	10,000	10,000	10,000
Percent of Capacity Used for Dedicated Routes	75%	77%	79%	82%
Max percent of Capacity Used				
Annual Growth Rate				
Actual Miles Driven per Day	7,478	7,696	7,920	8,151
Miles per Month	227,448	234,082	240,909	247,936

Average Revenue per Mile	3.688	3.719	3.750	3.781
Annual Growth Rate				
Driver pay per mile	0.557	0.558	0.559	0.560
Annual Growth Rate				

Variable Costs per Mile				
Fuel				
Telephone				
Tolls				
Tires				
Maintenance				
Repairs				
Broker Fees				
Factoring				
Misc				
ELD				
Add				
Add				
Total	1.734	1.737	1.740	1.743
Annual Growth Rate				

Dedicated Route Revenue	\$ 838,823	\$ 870,483	\$ 903,338	\$ 937,433
Dedicated Route Direct Labor	126,770	130,685	134,721	138,881
Dedicated Route Variable Costs	394,396	406,575	419,131	432,075
Total Cost of Revenue - Dedicated Route	\$ 521,166	\$ 537,260	\$ 553,852	\$ 570,956

Over the Road / Spot Freight				
Month	7/31/2024	8/31/2024	9/30/2024	10/31/2024

Month Number	20	21	22	23
<i>Available Miles per Day (based on trucks & miles used for dedicated routes)</i>	2,522	2,304	2,080	1,849
% of Available Miles used for OTR	76%	77%	77%	78%
Annual Growth Rate				
Actual Miles per day	1,919	1,768	1,609	1,442
Miles per Month	58,384	53,780	48,946	43,871
Average Revenue per Mile	3.096	3.102	3.107	3.112
Annual Growth Rate				
Driver pay per mile	0.557	0.558	0.559	0.560
Annual Growth Rate				

Variable Costs per Mile				
Fuel				
Telephone				
Tolls				
Tires				
Maintenance				
Repairs				
Broker Fees				
Factoring				
Misc				
ELD				
Add				
Add				
Total	1.631	1.634	1.636	1.639
Annual Growth Rate				

OTR Revenue	\$ 180,783	\$ 166,804	\$ 152,062	\$ 136,525
OTR Direct Labor	32,541	30,025	27,371	24,575
OTR Variable Costs	95,212	87,850	80,086	71,903
Total Cost of Revenue - OTR	\$ 127,753	\$ 117,875	\$ 107,457	\$ 96,478
Total Miles	285,832	287,862	289,855	291,807
Total				
Month	7/31/2024	8/31/2024	9/30/2024	10/31/2024
Month Number	20	21	22	23
Dedicated Route Revenue	\$ 838,823	\$ 870,483	\$ 903,338	\$ 937,433
OTR Revenue	\$ 180,783	\$ 166,804	\$ 152,062	\$ 136,525
Total Revenue	\$ 1,019,606	\$ 1,037,287	\$ 1,055,400	\$ 1,073,958
Year Index (Do Not Delete)	2	2	2	2



General Assumptions

Month	11/30/2024	12/31/2024	1/31/2025	2/28/2025
Month Number	24	25	26	27
Number of Trucks (from Input - Assumptions Tab)	20	20	20	20
Days per week of operation (max 7)				
Max Miles driven per day - Dedicated Routes				
Max Miles driven per day - Spot Freight				

Dedicated Routes

Month	11/30/2024	12/31/2024	1/31/2025	2/28/2025
Month Number	24	25	26	27
<i>Maximum Miles per day, based on # of trucks (for reference)</i>	10,000	10,000	10,000	10,000
Percent of Capacity Used for Dedicated Routes	84%	86%	89%	90%
Max percent of Capacity Used				
Annual Growth Rate				
Actual Miles Driven per Day	8,389	8,634	8,886	9,000
Miles per Month	255,167	262,609	270,269	273,750

Average Revenue per Mile	3.812	3.844	3.876	3.909
Annual Growth Rate				
Driver pay per mile	0.561	0.562	0.563	0.564
Annual Growth Rate				

Variable Costs per Mile

Fuel				
Telephone				
Tolls				
Tires				
Maintenance				
Repairs				
Broker Fees				
Factoring				
Misc				
ELD				
Add				
Add				
Total	1.746	1.749	1.751	1.754
Annual Growth Rate				

Dedicated Route Revenue	\$ 972,814	\$ 1,009,531	\$ 1,047,634	\$ 1,069,971
Dedicated Route Direct Labor	143,170	147,591	152,149	154,366
Dedicated Route Variable Costs	445,418	459,173	473,354	480,250
Total Cost of Revenue - Dedicated Route	\$ 588,588	\$ 606,765	\$ 625,503	\$ 634,616

Over the Road / Spot Freight

Month	11/30/2024	12/31/2024	1/31/2025	2/28/2025
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Month Number	24	25	26	27
<i>Available Miles per Day (based on trucks & miles used for dedicated routes)</i>	1,611	1,366	1,114	1,000
% of Available Miles used for OTR	79%	79%	80%	81%
Annual Growth Rate				
Actual Miles per day	1,267	1,084	891	807
Miles per Month	38,548	32,966	27,114	24,532
Average Revenue per Mile	3.117	3.122	3.128	3.133
Annual Growth Rate				
Driver pay per mile	0.561	0.562	0.563	0.564
Annual Growth Rate				

Variable Costs per Mile				
Fuel				
Telephone				
Tolls				
Tires				
Maintenance				
Repairs				
Broker Fees				
Factoring				
Misc				
ELD				
Add				
Add				
Total	1.642	1.644	1.647	1.650
Annual Growth Rate				

OTR Revenue	\$ 120,159	\$ 102,929	\$ 84,799	\$ 76,852
OTR Direct Labor	21,629	18,527	15,264	13,833
OTR Variable Costs	63,284	54,209	44,661	40,476
Total Cost of Revenue - OTR	\$ 84,913	\$ 72,737	\$ 59,925	\$ 54,309
Total Miles	293,715	295,575	297,382	298,282
Total				
Month	11/30/2024	12/31/2024	1/31/2025	2/28/2025
Month Number	24	25	26	27
Dedicated Route Revenue	\$ 972,814	\$ 1,009,531	\$ 1,047,634	\$ 1,069,971
OTR Revenue	\$ 120,159	\$ 102,929	\$ 84,799	\$ 76,852
Total Revenue	\$ 1,092,973	\$ 1,112,460	\$ 1,132,433	\$ 1,146,823
Year Index (Do Not Delete)	2	3	3	3



General Assumptions

Month	3/31/2025	4/30/2025	5/31/2025	6/30/2025
Month Number	28	29	30	31
Number of Trucks (from Input - Assumptions Tab)	20	20	20	20
Days per week of operation (max 7)				
Max Miles driven per day - Dedicated Routes				
Max Miles driven per day - Spot Freight				

Dedicated Routes

Month	3/31/2025	4/30/2025	5/31/2025	6/30/2025
Month Number	28	29	30	31
<i>Maximum Miles per day, based on # of trucks (for reference)</i>	10,000	10,000	10,000	10,000
Percent of Capacity Used for Dedicated Routes	90%	90%	90%	90%
Max percent of Capacity Used				
Annual Growth Rate				
Actual Miles Driven per Day	9,000	9,000	9,000	9,000
Miles per Month	273,750	273,750	273,750	273,750

Average Revenue per Mile	3.941	3.974	4.007	4.040
Annual Growth Rate				
Driver pay per mile	0.565	0.566	0.567	0.568
Annual Growth Rate				

Variable Costs per Mile

Fuel				
Telephone				
Tolls				
Tires				
Maintenance				
Repairs				
Broker Fees				
Factoring				
Misc				
ELD				
Add				
Add				
Total	1.757	1.760	1.763	1.766
Annual Growth Rate				

Dedicated Route Revenue	\$ 1,078,887	\$ 1,087,878	\$ 1,096,944	\$ 1,106,085
Dedicated Route Direct Labor	154,623	154,881	155,139	155,398
Dedicated Route Variable Costs	481,050	481,852	482,655	483,459
Total Cost of Revenue - Dedicated Route	\$ 635,673	\$ 636,733	\$ 637,794	\$ 638,857

Over the Road / Spot Freight

Month	3/31/2025	4/30/2025	5/31/2025	6/30/2025
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Month Number	28	29	30	31
<i>Available Miles per Day (based on trucks & miles used for dedicated routes)</i>	1,000	1,000	1,000	1,000
% of Available Miles used for OTR	81%	82%	83%	83%
Annual Growth Rate				
Actual Miles per day	813	820	827	834
Miles per Month	24,736	24,943	25,150	25,360
Average Revenue per Mile	3.138	3.143	3.148	3.154
Annual Growth Rate				
Driver pay per mile	0.565	0.566	0.567	0.568
Annual Growth Rate				

Variable Costs per Mile				
Fuel				
Telephone				
Tolls				
Tires				
Maintenance				
Repairs				
Broker Fees				
Factoring				
Misc				
ELD				
Add				
Add				
Total	1.653	1.655	1.658	1.661
Annual Growth Rate				

OTR Revenue	\$ 77,622	\$ 78,399	\$ 79,184	\$ 79,977
OTR Direct Labor	13,972	14,112	14,253	14,396
OTR Variable Costs	40,881	41,290	41,704	42,121
Total Cost of Revenue - OTR	\$ 54,853	\$ 55,402	\$ 55,957	\$ 56,517
Total Miles	298,486	298,693	298,900	299,110
Total				
Month	3/31/2025	4/30/2025	5/31/2025	6/30/2025
Month Number	28	29	30	31
Dedicated Route Revenue	\$ 1,078,887	\$ 1,087,878	\$ 1,096,944	\$ 1,106,085
OTR Revenue	\$ 77,622	\$ 78,399	\$ 79,184	\$ 79,977
Total Revenue	\$ 1,156,509	\$ 1,166,277	\$ 1,176,128	\$ 1,186,062
Year Index (Do Not Delete)	3	3	3	3



General Assumptions

Month	7/31/2025	8/31/2025	9/30/2025	10/31/2025
Month Number	32	33	34	35
Number of Trucks (from Input - Assumptions Tab)	20	20	20	20
Days per week of operation (max 7)				
Max Miles driven per day - Dedicated Routes				
Max Miles driven per day - Spot Freight				

Dedicated Routes

Month	7/31/2025	8/31/2025	9/30/2025	10/31/2025
Month Number	32	33	34	35
<i>Maximum Miles per day, based on # of trucks (for reference)</i>	10,000	10,000	10,000	10,000
Percent of Capacity Used for Dedicated Routes	90%	90%	90%	90%
Max percent of Capacity Used				
Annual Growth Rate				
Actual Miles Driven per Day	9,000	9,000	9,000	9,000
Miles per Month	273,750	273,750	273,750	273,750

Average Revenue per Mile	4.074	4.108	4.142	4.177
Annual Growth Rate				
Driver pay per mile	0.569	0.570	0.571	0.571
Annual Growth Rate				

Variable Costs per Mile

Fuel				
Telephone				
Tolls				
Tires				
Maintenance				
Repairs				
Broker Fees				
Factoring				
Misc				
ELD				
Add				
Add				
Total	1.769	1.772	1.775	1.778
Annual Growth Rate				

Dedicated Route Revenue	\$ 1,115,302	\$ 1,124,596	\$ 1,133,968	\$ 1,143,418
Dedicated Route Direct Labor	155,657	155,916	156,176	156,436
Dedicated Route Variable Costs	484,265	485,072	485,881	486,691
Total Cost of Revenue - Dedicated Route	\$ 639,922	\$ 640,988	\$ 642,057	\$ 643,127

Over the Road / Spot Freight

Month	7/31/2025	8/31/2025	9/30/2025	10/31/2025
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Month Number	32	33	34	35
<i>Available Miles per Day (based on trucks & miles used for dedicated routes)</i>	1,000	1,000	1,000	1,000
% of Available Miles used for OTR	84%	85%	85%	86%
Annual Growth Rate				
Actual Miles per day	841	848	855	862
Miles per Month	25,571	25,784	25,999	26,216
Average Revenue per Mile	3.159	3.164	3.169	3.175
Annual Growth Rate				
Driver pay per mile	0.569	0.570	0.571	0.571
Annual Growth Rate				

Variable Costs per Mile				
Fuel				
Telephone				
Tolls				
Tires				
Maintenance				
Repairs				
Broker Fees				
Factoring				
Misc				
ELD				
Add				
Add				
Total	1.664	1.666	1.669	1.672
Annual Growth Rate				

OTR Revenue	\$ 80,778	\$ 81,587	\$ 82,404	\$ 83,229
OTR Direct Labor	14,540	14,686	14,833	14,981
OTR Variable Costs	42,543	42,969	43,399	43,834
Total Cost of Revenue - OTR	\$ 57,083	\$ 57,655	\$ 58,232	\$ 58,815
Total Miles	299,321	299,534	299,749	299,966
Total				
Month	7/31/2025	8/31/2025	9/30/2025	10/31/2025
Month Number	32	33	34	35
Dedicated Route Revenue	\$ 1,115,302	\$ 1,124,596	\$ 1,133,968	\$ 1,143,418
OTR Revenue	\$ 80,778	\$ 81,587	\$ 82,404	\$ 83,229
Total Revenue	\$ 1,196,080	\$ 1,206,183	\$ 1,216,372	\$ 1,226,647
Year Index (Do Not Delete)	3	3	3	3



General Assumptions

Month	11/30/2025	12/31/2025	1/31/2026	2/28/2026
Month Number	36	37	38	39
Number of Trucks (from Input - Assumptions Tab)	20	20	20	20
Days per week of operation (max 7)				
Max Miles driven per day - Dedicated Routes				
Max Miles driven per day - Spot Freight				

Dedicated Routes

Month	11/30/2025	12/31/2025	1/31/2026	2/28/2026
Month Number	36	37	38	39
<i>Maximum Miles per day, based on # of trucks (for reference)</i>	10,000	10,000	10,000	10,000
Percent of Capacity Used for Dedicated Routes	90%	90%	90%	90%
Max percent of Capacity Used				
Annual Growth Rate				
Actual Miles Driven per Day	9,000	9,000	9,000	9,000
Miles per Month	273,750	273,750	273,750	273,750

Average Revenue per Mile	4.212	4.247	4.282	4.318
Annual Growth Rate				
Driver pay per mile	0.572	0.573	0.574	0.575
Annual Growth Rate				

Variable Costs per Mile				
Fuel				
Telephone				
Tolls				
Tires				
Maintenance				
Repairs				
Broker Fees				
Factoring				
Misc				
ELD				
Add				
Add				
Total	1.781	1.784	1.787	1.790
Annual Growth Rate				

Dedicated Route Revenue	\$ 1,152,946	\$ 1,162,554	\$ 1,172,242	\$ 1,182,011
Dedicated Route Direct Labor	156,697	156,958	157,220	157,482
Dedicated Route Variable Costs	487,502	488,314	489,128	489,943
Total Cost of Revenue - Dedicated Route	\$ 644,199	\$ 645,272	\$ 646,348	\$ 647,425

Over the Road / Spot Freight				
Month	11/30/2025	12/31/2025	1/31/2026	2/28/2026

Month Number	36	37	38	39
<i>Available Miles per Day (based on trucks & miles used for dedicated routes)</i>	1,000	1,000	1,000	1,000
% of Available Miles used for OTR	87%	88%	88%	89%
Annual Growth Rate				
Actual Miles per day	869	876	884	891
Miles per Month	26,434	26,655	26,877	27,101
Average Revenue per Mile	3.180	3.185	3.191	3.196
Annual Growth Rate				
Driver pay per mile	0.572	0.573	0.574	0.575
Annual Growth Rate				

Variable Costs per Mile

Fuel				
Telephone				
Tolls				
Tires				
Maintenance				
Repairs				
Broker Fees				
Factoring				
Misc				
ELD				
Add				
Add				
Total	1.675	1.678	1.680	1.683
Annual Growth Rate				

OTR Revenue	\$ 84,063	\$ 84,904	\$ 85,755	\$ 86,613
OTR Direct Labor	15,131	15,283	15,436	15,590
OTR Variable Costs	44,273	44,716	45,164	45,616
Total Cost of Revenue - OTR	\$ 59,404	\$ 59,999	\$ 60,600	\$ 61,207
Total Miles	300,184	300,405	300,627	300,851
Total				
Month	11/30/2025	12/31/2025	1/31/2026	2/28/2026
Month Number	36	37	38	39
Dedicated Route Revenue	\$ 1,152,946	\$ 1,162,554	\$ 1,172,242	\$ 1,182,011
OTR Revenue	\$ 84,063	\$ 84,904	\$ 85,755	\$ 86,613
Total Revenue	\$ 1,237,009	\$ 1,247,459	\$ 1,257,997	\$ 1,268,624
Year Index (Do Not Delete)	3	4	4	4



General Assumptions

Month	3/31/2026	4/30/2026	5/31/2026	6/30/2026
Month Number	40	41	42	43
Number of Trucks (from Input - Assumptions Tab)	20	20	20	20
Days per week of operation (max 7)				
Max Miles driven per day - Dedicated Routes				
Max Miles driven per day - Spot Freight				

Dedicated Routes

Month	3/31/2026	4/30/2026	5/31/2026	6/30/2026
Month Number	40	41	42	43
<i>Maximum Miles per day, based on # of trucks (for reference)</i>	10,000	10,000	10,000	10,000
Percent of Capacity Used for Dedicated Routes	90%	90%	90%	90%
Max percent of Capacity Used				
Annual Growth Rate				
Actual Miles Driven per Day	9,000	9,000	9,000	9,000
Miles per Month	273,750	273,750	273,750	273,750

Average Revenue per Mile	4.354	4.390	4.427	4.464
Annual Growth Rate				
Driver pay per mile	0.576	0.577	0.578	0.579
Annual Growth Rate				

Variable Costs per Mile

Fuel				
Telephone				
Tolls				
Tires				
Maintenance				
Repairs				
Broker Fees				
Factoring				
Misc				
ELD				
Add				
Add				
Total	1.793	1.796	1.799	1.802
Annual Growth Rate				

Dedicated Route Revenue	\$ 1,191,861	\$ 1,201,793	\$ 1,211,808	\$ 1,221,906
Dedicated Route Direct Labor	157,744	158,007	158,270	158,534
Dedicated Route Variable Costs	490,760	491,578	492,397	493,218
Total Cost of Revenue - Dedicated Route	\$ 648,504	\$ 649,585	\$ 650,668	\$ 651,752

Over the Road / Spot Freight

Month	3/31/2026	4/30/2026	5/31/2026	6/30/2026
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Month Number	40	41	42	43
<i>Available Miles per Day (based on trucks & miles used for dedicated routes)</i>	1,000	1,000	1,000	1,000
% of Available Miles used for OTR	90%	91%	91%	92%
Annual Growth Rate				
Actual Miles per day	898	906	913	921
Miles per Month	27,327	27,554	27,784	28,015
Average Revenue per Mile	3.201	3.207	3.212	3.217
Annual Growth Rate				
Driver pay per mile	0.576	0.577	0.578	0.579
Annual Growth Rate				

Variable Costs per Mile				
Fuel				
Telephone				
Tolls				
Tires				
Maintenance				
Repairs				
Broker Fees				
Factoring				
Misc				
ELD				
Add				
Add				
Total	1.686	1.689	1.692	1.694
Annual Growth Rate				

OTR Revenue	\$ 87,481	\$ 88,357	\$ 89,242	\$ 90,135
OTR Direct Labor	15,747	15,904	16,063	16,224
OTR Variable Costs	46,073	46,535	47,001	47,471
Total Cost of Revenue - OTR	\$ 61,820	\$ 62,439	\$ 63,064	\$ 63,696
Total Miles	301,077	301,304	301,534	301,765
Total				
Month	3/31/2026	4/30/2026	5/31/2026	6/30/2026
Month Number	40	41	42	43
Dedicated Route Revenue	\$ 1,191,861	\$ 1,201,793	\$ 1,211,808	\$ 1,221,906
OTR Revenue	\$ 87,481	\$ 88,357	\$ 89,242	\$ 90,135
Total Revenue	\$ 1,279,342	\$ 1,290,150	\$ 1,301,050	\$ 1,312,042
Year Index (Do Not Delete)	4	4	4	4



General Assumptions

Month	7/31/2026	8/31/2026	9/30/2026	10/31/2026
Month Number	44	45	46	47
Number of Trucks (from Input - Assumptions Tab)	20	20	20	20
Days per week of operation (max 7)				
Max Miles driven per day - Dedicated Routes				
Max Miles driven per day - Spot Freight				

Dedicated Routes

Month	7/31/2026	8/31/2026	9/30/2026	10/31/2026
Month Number	44	45	46	47
<i>Maximum Miles per day, based on # of trucks (for reference)</i>	10,000	10,000	10,000	10,000
Percent of Capacity Used for Dedicated Routes	90%	90%	90%	90%
Max percent of Capacity Used				
Annual Growth Rate				
Actual Miles Driven per Day	9,000	9,000	9,000	9,000
Miles per Month	273,750	273,750	273,750	273,750

Average Revenue per Mile	4.501	4.538	4.576	4.614
Annual Growth Rate				
Driver pay per mile	0.580	0.581	0.582	0.583
Annual Growth Rate				

Variable Costs per Mile

Fuel				
Telephone				
Tolls				
Tires				
Maintenance				
Repairs				
Broker Fees				
Factoring				
Misc				
ELD				
Add				
Add				
Total	1.805	1.808	1.811	1.814
Annual Growth Rate				

Dedicated Route Revenue	\$ 1,232,089	\$ 1,242,356	\$ 1,252,709	\$ 1,263,148
Dedicated Route Direct Labor	158,799	159,063	159,328	159,594
Dedicated Route Variable Costs	494,040	494,863	495,688	496,514
Total Cost of Revenue - Dedicated Route	\$ 652,838	\$ 653,926	\$ 655,016	\$ 656,108

Over the Road / Spot Freight

Month	7/31/2026	8/31/2026	9/30/2026	10/31/2026
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Month Number	44	45	46	47
<i>Available Miles per Day (based on trucks & miles used for dedicated routes)</i>	1,000	1,000	1,000	1,000
% of Available Miles used for OTR	93%	94%	94%	95%
Annual Growth Rate				
Actual Miles per day	929	936	944	950
Miles per Month	28,249	28,484	28,722	28,896
Average Revenue per Mile	3.223	3.228	3.233	3.239
Annual Growth Rate				
Driver pay per mile	0.580	0.581	0.582	0.583
Annual Growth Rate				

Variable Costs per Mile				
Fuel				
Telephone				
Tolls				
Tires				
Maintenance				
Repairs				
Broker Fees				
Factoring				
Misc				
ELD				
Add				
Add				
Total	1.697	1.700	1.703	1.706
Annual Growth Rate				

OTR Revenue	\$ 91,038	\$ 91,950	\$ 92,870	\$ 93,589
OTR Direct Labor	16,387	16,551	16,717	16,846
OTR Variable Costs	47,947	48,427	48,912	49,290
Total Cost of Revenue - OTR	\$ 64,333	\$ 64,978	\$ 65,628	\$ 66,136
Total Miles	301,999	302,234	302,472	302,646
Total				
Month	7/31/2026	8/31/2026	9/30/2026	10/31/2026
Month Number	44	45	46	47
Dedicated Route Revenue	\$ 1,232,089	\$ 1,242,356	\$ 1,252,709	\$ 1,263,148
OTR Revenue	\$ 91,038	\$ 91,950	\$ 92,870	\$ 93,589
Total Revenue	\$ 1,323,127	\$ 1,334,306	\$ 1,345,580	\$ 1,356,737
Year Index (Do Not Delete)	4	4	4	4



General Assumptions

Month	11/30/2026	12/31/2026	1/31/2027	2/28/2027
Month Number	48	49	50	51
Number of Trucks (from Input - Assumptions Tab)	20	20	20	20
Days per week of operation (max 7)				
Max Miles driven per day - Dedicated Routes				
Max Miles driven per day - Spot Freight				

Dedicated Routes

Month	11/30/2026	12/31/2026	1/31/2027	2/28/2027
Month Number	48	49	50	51
<i>Maximum Miles per day, based on # of trucks (for reference)</i>	10,000	10,000	10,000	10,000
Percent of Capacity Used for Dedicated Routes	90%	90%	90%	90%
Max percent of Capacity Used				
Annual Growth Rate				
Actual Miles Driven per Day	9,000	9,000	9,000	9,000
Miles per Month	273,750	273,750	273,750	273,750

Average Revenue per Mile	4.653	4.691	4.731	4.770
Annual Growth Rate				
Driver pay per mile	0.584	0.585	0.586	0.587
Annual Growth Rate				

Variable Costs per Mile				
Fuel				
Telephone				
Tolls				
Tires				
Maintenance				
Repairs				
Broker Fees				
Factoring				
Misc				
ELD				
Add				
Add				
Total	1.817	1.820	1.823	1.826
Annual Growth Rate				

Dedicated Route Revenue	\$ 1,273,675	\$ 1,284,289	\$ 1,294,991	\$ 1,305,783
Dedicated Route Direct Labor	159,860	160,126	160,393	160,660
Dedicated Route Variable Costs	497,342	498,171	499,001	499,832
Total Cost of Revenue - Dedicated Route	\$ 657,201	\$ 658,297	\$ 659,394	\$ 660,493

Over the Road / Spot Freight				
Month	11/30/2026	12/31/2026	1/31/2027	2/28/2027

Month Number	48	49	50	51
<i>Available Miles per Day (based on trucks & miles used for dedicated routes)</i>	1,000	1,000	1,000	1,000
% of Available Miles used for OTR	95%	95%	95%	95%
Annual Growth Rate				
Actual Miles per day	950	950	950	950
Miles per Month	28,896	28,896	28,896	28,896
Average Revenue per Mile	3.244	3.250	3.255	3.260
Annual Growth Rate				
Driver pay per mile	0.584	0.585	0.586	0.587
Annual Growth Rate				

Variable Costs per Mile				
Fuel				
Telephone				
Tolls				
Tires				
Maintenance				
Repairs				
Broker Fees				
Factoring				
Misc				
ELD				
Add				
Add				
Total	1.709	1.711	1.714	1.717
Annual Growth Rate				

OTR Revenue	\$ 93,745	\$ 93,901	\$ 94,058	\$ 94,214
OTR Direct Labor	16,874	16,902	16,930	16,959
OTR Variable Costs	49,372	49,455	49,537	49,620
Total Cost of Revenue - OTR	\$ 66,246	\$ 66,357	\$ 66,467	\$ 66,578
Total Miles	302,646	302,646	302,646	302,646
Total				
Month	11/30/2026	12/31/2026	1/31/2027	2/28/2027
Month Number	48	49	50	51
Dedicated Route Revenue	\$ 1,273,675	\$ 1,284,289	\$ 1,294,991	\$ 1,305,783
OTR Revenue	\$ 93,745	\$ 93,901	\$ 94,058	\$ 94,214
Total Revenue	\$ 1,367,420	\$ 1,378,190	\$ 1,389,049	\$ 1,399,997
Year Index (Do Not Delete)	4	5	5	5



General Assumptions

Month	3/31/2027	4/30/2027	5/31/2027	6/30/2027
Month Number	52	53	54	55
Number of Trucks (from Input - Assumptions Tab)	20	20	20	20
Days per week of operation (max 7)				
Max Miles driven per day - Dedicated Routes				
Max Miles driven per day - Spot Freight				

Dedicated Routes

Month	3/31/2027	4/30/2027	5/31/2027	6/30/2027
Month Number	52	53	54	55
<i>Maximum Miles per day, based on # of trucks (for reference)</i>	10,000	10,000	10,000	10,000
Percent of Capacity Used for Dedicated Routes	90%	90%	90%	90%
Max percent of Capacity Used				
Annual Growth Rate				
Actual Miles Driven per Day	9,000	9,000	9,000	9,000
Miles per Month	273,750	273,750	273,750	273,750

Average Revenue per Mile	4.810	4.850	4.890	4.931
Annual Growth Rate				
Driver pay per mile	0.588	0.589	0.590	0.591
Annual Growth Rate				

Variable Costs per Mile				
Fuel				
Telephone				
Tolls				
Tires				
Maintenance				
Repairs				
Broker Fees				
Factoring				
Misc				
ELD				
Add				
Add				
Total	1.829	1.832	1.835	1.838
Annual Growth Rate				

Dedicated Route Revenue	\$ 1,316,664	\$ 1,327,636	\$ 1,338,700	\$ 1,349,856
Dedicated Route Direct Labor	160,928	161,196	161,465	161,734
Dedicated Route Variable Costs	500,666	501,500	502,336	503,173
Total Cost of Revenue - Dedicated Route	\$ 661,594	\$ 662,696	\$ 663,801	\$ 664,907

Over the Road / Spot Freight				
Month	3/31/2027	4/30/2027	5/31/2027	6/30/2027

Month Number	52	53	54	55
<i>Available Miles per Day (based on trucks & miles used for dedicated routes)</i>	1,000	1,000	1,000	1,000
% of Available Miles used for OTR	95%	95%	95%	95%
Annual Growth Rate				
Actual Miles per day	950	950	950	950
Miles per Month	28,896	28,896	28,896	28,896
Average Revenue per Mile	3.266	3.271	3.277	3.282
Annual Growth Rate				
Driver pay per mile	0.588	0.589	0.590	0.591
Annual Growth Rate				

Variable Costs per Mile				
Fuel				
Telephone				
Tolls				
Tires				
Maintenance				
Repairs				
Broker Fees				
Factoring				
Misc				
ELD				
Add				
Add				
Total	1.720	1.723	1.726	1.729
Annual Growth Rate				

OTR Revenue	\$ 94,371	\$ 94,529	\$ 94,686	\$ 94,844
OTR Direct Labor	16,987	17,015	17,044	17,072
OTR Variable Costs	49,702	49,785	49,868	49,951
Total Cost of Revenue - OTR	\$ 66,689	\$ 66,800	\$ 66,912	\$ 67,023
Total Miles	302,646	302,646	302,646	302,646
Total				
Month	3/31/2027	4/30/2027	5/31/2027	6/30/2027
Month Number	52	53	54	55
Dedicated Route Revenue	\$ 1,316,664	\$ 1,327,636	\$ 1,338,700	\$ 1,349,856
OTR Revenue	\$ 94,371	\$ 94,529	\$ 94,686	\$ 94,844
Total Revenue	\$ 1,411,036	\$ 1,422,165	\$ 1,433,386	\$ 1,444,700
Year Index (Do Not Delete)	5	5	5	5



General Assumptions

Month	7/31/2027	8/31/2027	9/30/2027	10/31/2027
Month Number	56	57	58	59
Number of Trucks (from Input - Assumptions Tab)	20	20	20	20
Days per week of operation (max 7)				
Max Miles driven per day - Dedicated Routes				
Max Miles driven per day - Spot Freight				

Dedicated Routes

Month	7/31/2027	8/31/2027	9/30/2027	10/31/2027
Month Number	56	57	58	59
<i>Maximum Miles per day, based on # of trucks (for reference)</i>	10,000	10,000	10,000	10,000
Percent of Capacity Used for Dedicated Routes	90%	90%	90%	90%
Max percent of Capacity Used				
Annual Growth Rate				
Actual Miles Driven per Day	9,000	9,000	9,000	9,000
Miles per Month	273,750	273,750	273,750	273,750

Average Revenue per Mile	4.972	5.014	5.055	5.097
Annual Growth Rate				
Driver pay per mile	0.592	0.593	0.594	0.595
Annual Growth Rate				

Variable Costs per Mile

Fuel				
Telephone				
Tolls				
Tires				
Maintenance				
Repairs				
Broker Fees				
Factoring				
Misc				
ELD				
Add				
Add				
Total	1.841	1.844	1.847	1.850
Annual Growth Rate				

Dedicated Route Revenue	\$ 1,361,105	\$ 1,372,447	\$ 1,383,884	\$ 1,395,417
Dedicated Route Direct Labor	162,004	162,274	162,544	162,815
Dedicated Route Variable Costs	504,012	504,852	505,693	506,536
Total Cost of Revenue - Dedicated Route	\$ 666,015	\$ 667,125	\$ 668,237	\$ 669,351

Over the Road / Spot Freight

Month	7/31/2027	8/31/2027	9/30/2027	10/31/2027
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Month Number	56	57	58	59
<i>Available Miles per Day (based on trucks & miles used for dedicated routes)</i>	1,000	1,000	1,000	1,000
% of Available Miles used for OTR	95%	95%	95%	95%
Annual Growth Rate				
Actual Miles per day	950	950	950	950
Miles per Month	28,896	28,896	28,896	28,896
Average Revenue per Mile	3.288	3.293	3.299	3.304
Annual Growth Rate				
Driver pay per mile	0.592	0.593	0.594	0.595
Annual Growth Rate				

Variable Costs per Mile				
Fuel				
Telephone				
Tolls				
Tires				
Maintenance				
Repairs				
Broker Fees				
Factoring				
Misc				
ELD				
Add				
Add				
Total	1.732	1.734	1.737	1.740
Annual Growth Rate				

OTR Revenue	\$ 95,002	\$ 95,161	\$ 95,319	\$ 95,478
OTR Direct Labor	17,100	17,129	17,157	17,186
OTR Variable Costs	50,034	50,118	50,201	50,285
Total Cost of Revenue - OTR	\$ 67,135	\$ 67,247	\$ 67,359	\$ 67,471
Total Miles	302,646	302,646	302,646	302,646
Total				
Month	7/31/2027	8/31/2027	9/30/2027	10/31/2027
Month Number	56	57	58	59
Dedicated Route Revenue	\$ 1,361,105	\$ 1,372,447	\$ 1,383,884	\$ 1,395,417
OTR Revenue	\$ 95,002	\$ 95,161	\$ 95,319	\$ 95,478
Total Revenue	\$ 1,456,107	\$ 1,467,608	\$ 1,479,203	\$ 1,490,895
Year Index (Do Not Delete)	5	5	5	5

General Assumptions

Month	11/30/2027
Month Number	60
Number of Trucks (from Input - Assumptions Tab)	20
Days per week of operation (max 7)	
Max Miles driven per day - Dedicated Routes	
Max Miles driven per day - Spot Freight	

Dedicated Routes

Month	11/30/2027
Month Number	60
<i>Maximum Miles per day, based on # of trucks (for reference)</i>	<i>10,000</i>
Percent of Capacity Used for Dedicated Routes	90%
Max percent of Capacity Used	
Annual Growth Rate	
Actual Miles Driven per Day	9,000
Miles per Month	273,750

Average Revenue per Mile 5.140
Annual Growth Rate

Driver pay per mile 0.596
Annual Growth Rate

Variable Costs per Mile

Fuel	
Telephone	
Tolls	
Tires	
Maintenance	
Repairs	
Broker Fees	
Factoring	
Misc	
ELD	
Add	
Add	
Total	1.853

Annual Growth Rate

Dedicated Route Revenue \$ 1,407,045

Dedicated Route Direct Labor 163,086

Dedicated Route Variable Costs 507,380

Total Cost of Revenue - Dedicated Route \$ 670,467

Over the Road / Spot Freight

Month 11/30/2027

Month Number 60

Available Miles per Day (based on trucks & miles used for dedicated routes) 1,000

% of Available Miles used for OTR 95%

Annual Growth Rate

Actual Miles per day 950

Miles per Month 28,896

Average Revenue per Mile 3.310

Annual Growth Rate

Driver pay per mile 0.596

Annual Growth Rate

Variable Costs per Mile

Fuel
Telephone
Tolls
Tires
Maintenance
Repairs
Broker Fees
Factoring
Misc
ELD
Add
Add

Total 1.743

Annual Growth Rate

OTR Revenue	<u>\$ 95,637</u>
OTR Direct Labor	17,215
OTR Variable Costs	<u>50,369</u>
Total Cost of Revenue - OTR	<u><u>\$ 67,584</u></u>

Total Miles	302,646
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Total

Month	11/30/2027
Month Number	60

Dedicated Route Revenue	\$ 1,407,045
OTR Revenue	<u>\$ 95,637</u>
Total Revenue	<u><u>\$ 1,502,682</u></u>

Year Index (Do Not Delete)	5
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General Assumptions

Month

Month Number

Number of Trucks (from Input - Assumptions Tab)

Days per week of operation (max 7)

Max Miles driven per day - Dedicated Routes

Max Miles driven per day - Spot Freight

Dedicated Routes

Month

Month Number

Maximum Miles per day, based on # of trucks (for reference)

Percent of Capacity Used for Dedicated Routes

Max percent of Capacity Used

Annual Growth Rate

Actual Miles Driven per Day

Miles per Month

Average Revenue per Mile
Annual Growth Rate

Driver pay per mile
Annual Growth Rate

Variable Costs per Mile
Fuel
Telephone
Tolls
Tires
Maintenance
Repairs
Broker Fees
Factoring
Misc
ELD
Add
Add
Total

Annual Growth Rate

Dedicated Route Revenue

Dedicated Route Direct Labor
Dedicated Route Variable Costs
Total Cost of Revenue - Dedicated Route

Over the Road / Spot Freight
Month

Month Number

Available Miles per Day (based on trucks & miles used for dedicated routes)

% of Available Miles used for OTR

Annual Growth Rate

Actual Miles per day

Miles per Month

Average Revenue per Mile

Annual Growth Rate

Driver pay per mile

Annual Growth Rate

Variable Costs per Mile

Fuel

Telephone

Tolls

Tires

Maintenance

Repairs

Broker Fees

Factoring

Misc

ELD

Add

Add

Total

Annual Growth Rate

OTR Revenue

OTR Direct Labor

OTR Variable Costs

Total Cost of Revenue - OTR

Total Miles

Total

Month

Month Number

Dedicated Route Revenue

OTR Revenue

Total Revenue

Year Index (Do Not Delete)



General Assumptions

Month

Month Number

Number of Trucks (from Input - Assumptions Tab)

Days per week of operation (max 7)

Max Miles driven per day - Dedicated Routes

Max Miles driven per day - Spot Freight

Dedicated Routes

Month

Month Number

Maximum Miles per day, based on # of trucks (for reference)

Percent of Capacity Used for Dedicated Routes

Max percent of Capacity Used

Annual Growth Rate

Actual Miles Driven per Day

Miles per Month

Average Revenue per Mile
Annual Growth Rate

Driver pay per mile
Annual Growth Rate

Variable Costs per Mile
Fuel
Telephone
Tolls
Tires
Maintenance
Repairs
Broker Fees
Factoring
Misc
ELD
Add
Add
Total

Annual Growth Rate

Dedicated Route Revenue

Dedicated Route Direct Labor
Dedicated Route Variable Costs
Total Cost of Revenue - Dedicated Route

Over the Road / Spot Freight
Month

Month Number

Available Miles per Day (based on trucks & miles used for dedicated routes)

% of Available Miles used for OTR

Annual Growth Rate

Actual Miles per day

Miles per Month

Average Revenue per Mile

Annual Growth Rate

Driver pay per mile

Annual Growth Rate

Variable Costs per Mile

Fuel

Telephone

Tolls

Tires

Maintenance

Repairs

Broker Fees

Factoring

Misc

ELD

Add

Add

Total

Annual Growth Rate

OTR Revenue

OTR Direct Labor

OTR Variable Costs

Total Cost of Revenue - OTR

Total Miles

Total

Month

Month Number

Dedicated Route Revenue

OTR Revenue

Total Revenue

Year Index (Do Not Delete)



General Assumptions

Month

Month Number

Number of Trucks (from Input - Assumptions Tab)

Days per week of operation (max 7)

Max Miles driven per day - Dedicated Routes

Max Miles driven per day - Spot Freight

Dedicated Routes

Month

Month Number

Maximum Miles per day, based on # of trucks (for reference)

Percent of Capacity Used for Dedicated Routes

Max percent of Capacity Used

Annual Growth Rate

Actual Miles Driven per Day

Miles per Month

Average Revenue per Mile
Annual Growth Rate

Driver pay per mile
Annual Growth Rate

Variable Costs per Mile
Fuel
Telephone
Tolls
Tires
Maintenance
Repairs
Broker Fees
Factoring
Misc
ELD
Add
Add
Total

Annual Growth Rate

Dedicated Route Revenue

Dedicated Route Direct Labor
Dedicated Route Variable Costs
Total Cost of Revenue - Dedicated Route

Over the Road / Spot Freight
Month

Month Number

Available Miles per Day (based on trucks & miles used for dedicated routes)

% of Available Miles used for OTR

Annual Growth Rate

Actual Miles per day

Miles per Month

Average Revenue per Mile

Annual Growth Rate

Driver pay per mile

Annual Growth Rate

Variable Costs per Mile

Fuel

Telephone

Tolls

Tires

Maintenance

Repairs

Broker Fees

Factoring

Misc

ELD

Add

Add

Total

Annual Growth Rate

OTR Revenue

OTR Direct Labor

OTR Variable Costs

Total Cost of Revenue - OTR

Total Miles

Total

Month

Month Number

Dedicated Route Revenue

OTR Revenue

Total Revenue

Year Index (Do Not Delete)

Project Midwest Logistics Organization Chart

Robert Penn and Joeanna Johnson as Logistic Managers.

Frank Tufano - Director of ArcBest.

Victoria Gruttadauria - Owner Operating Recruiting.

Fleet Manager from Panther Premium Logistic.

TransForce driver Recruiting - Jack Tully

Proposal Budget Source

1. 20 trucks added to existing Premier Panther Contract at \$225,000 per truck total \$4,500,000
2. MHC will produce all truck and equipment
3. \$450,000, 10% buffer for unforeseen circumstances and operating cost
4. 2 trucks valued at \$140,000 will be added too fleets
5. Already approved by Premier Panther Logistics to add 40 Class A CDL drivers from Qualified Census Tract and can scale up to 100 drivers. Dedicated lanes
6. Sign on bonus teams \$10,000 per person and solo bonus \$8,000
7. Health Benefits and dental require min of \$10,000 life insurance policies

Grant Application

Row 77

Organization Name (if applicable)	White Lotus Group
Physical Address	4615 North 72nd Street Omaha, NE 68134
Mailing Address	10404 Essex Court, Suite 101 Omaha, NE 68114
Website	www.whitelotusgroup.com
Social Media Accounts	
Name	Arun Agarwal
Title	CEO
Email Address	aagarwal@whitelotusgroup.com
Phone	+1 (402) 346-5550
Team	Yes
	White Lotus Group Team: Arun Agarwal, CEO - 20 years experience with primary offices in Omaha. Has completed over \$500MM worth of projects. Drew Sova, EVP/General Counsel, former partner at Stinson Law firm, oversees development execution, Andrea Macias, Development Coordinator. Eric Wolfe, AIA/Preconstruction Mgr (40 years experience), Alex Bullington (Project Manager - 7 years), Ronco Construction - 46 year old company based near project site with Zak Olsen - CEO, 20 year construction experience. E&A Consulting Group - Civil Engineer and RDG Planning - Architect
Organizational Chart	See Attached.
Other Completed Projects and/or Accomplishments	Recently completed an environmentally challenged site down the street, 60th and Sorensen and turned into a \$40MM development including 120 units of senior affordable housing, retail and corresponding businesses. This included managing 50k tons of buried debris that needed to be managed. White Lotus Group, headquartered in Omaha, with offices in QCT, has been actively developing projects in North and South Omaha throughout our history. Projects that may be of note include, but limited to: 30 Metro Place, Prairie Springs, Turner Court Apartments, 1401 Jones (new public library), RTG Medical (NMTC - corp HQ in Fremont), Hotel Deco, Ames Plaza, Ames Innovation, Ames Rows, Learning Community of South Omaha, Blackstone, Baxter Auto, Nebraska Realty. Recent Awards: State of Nebraska DHHS, DMV and Veterans Campus in GI. Accomplishments include approximately \$100MM of investments in north omaha with no philanthropy awards. Over 500 units of affordable housing totaling housing for nearly 2000 people. We have aided in over 1,000 jobs created or positions earned since inception within Omaha alone.
Proposal Title	MERCURY. powered by BENSON
Total Budget (\$)	\$9,865,750.00
LB1024 Grant Funding Request (\$)	\$3,365,750.00
Proposal Type	Capital project I do not know
Brief Proposal Summary	The project is represents the the northwest gateway to north omaha as it is adjacent to the Benson Golf Course, and is proximate to the Benson district. The property formerly served as Omaha's drive in movie theater and then as the Practice Tee driving range. Already, the site has begun moving its over 300,000 cy of excess dirt to area redevelopments (Crossroads) which has kickstarted the redevelopment of the site that will

provide necessary employment, housing and retail opportunities to the market. Additional opportunities for the fill would be to assist in bridging the City of Omaha with road and required dirt improvements on North 16th Street for an anticipated movement of the truck route. Conversations with ownership and the city have been ongoing. The project is presented as an opportunity to prepare the site for a variety of new business owners to place their businesses along east side of 72nd and augment economic activity to the area. Homeowners on the east side of the property applaud that redevelopment activity as it will improve the vacant 20+ acre parcel.

Timeline	See Attached Schedule Grading is ongoing - through 2Q23 Preliminary Plat Submission - 1Q23 Civil Infrastructure work 2Q23 to 4Q23 TIF Redevelopment Agreement 1Q23 Final Plat recording - 2Q23
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	We believe that in order to support North and South Omaha, focus cannot be on demand coming from only within those two geographic areas. Barriers need to be removed to encourage the entire city and its citizens to transverse North and South Omaha and enhance the overall demand of the area businesses and services. This will continue to take time and effort, and we believe that those steps need to be at the footsteps of those intersection points. This is the western most border of Northeast omaha. Lets make this nice then move east and north (ie. 60th and Sorensen) and remove negative perceptions.
Proposal Description and Needs Alignment	This project is on a major North/South arterial road. Accessibility to the site is strong. The site sits higher, and will be provide great opportunity for the introduction of a smart district and could include businesses to encourage that. Anticipated uses from the infrastructure investment would be integrated housing and retail opportunities which will serve as 24 hour vibrant districts that not only are catalysts for activity, but also serve as deterrents for negativity associated with the area.
Visioning Workshop Findings Alignment	see SWOT Analysis attachment
Priorities Alignment	This project aligns by: Sustainable Community : Should include mixes of general business uses with safe housing Transportation: Being along the east side of 72nd this offers a safe and easier means of accessibility for ingress/egress. Infrastructure: This creates a unique opportunity for a district that could include the variety of uses discussed in the strategic priorities. ARPA Funding facilitates the viability of each of the subsequent uses that would be unfeasible as presented by the costs required to prepare the site.
Economic Impact	250-350 200+ 100

	\$18 to \$40
	Currently, a north omaha trucking operation (Cal Erwin) is part of the haulers taking dirt from the site to Crossroads. That engagement was based upon a traditional bid/aware. The delivery of the subsequent general construction will include set asides for area contractors and disadvantaged businesses that our team has vast experience in implementing.
Community Benefit	This project provides a blank slate and serve as a template for developing an entire district successfully, sustainably and with the input and guidance of the community it serves. It will provide a district, neighborhood and housing. This model has been successful throughout the world and equally important shows that investment in the area has a return.
	This proposal creates a variety of opportunities. It creates jobs, it creates housing and it creates services. The combination suggests that 1+1=3, or better 11. The ARPA investment mitigates the risk and an ongoing barrier that economists have long shown: The cost to build is the same regardless of the location. The current capacity for rent or purchase is lower. Bridging that is the goal. The adjacency to the Benson Golf Course presents opportunities for connecting cultural / family activities with everyday life.
Best Practices/Innovation	This development would not be a new concept (think Aksarben/blackstone/old market), but with a community Golf course attached; however, utilizing federal and state programs to facilitate uncompromising design and energy sustainability could take investments further. In our experience, we focus on a financially strong anchoring use and develop around that.
Outcome Measurement	Outcomes should be measured by overall investment into the project (outside of ARPA) and subsequent sales tax revenues generated. New jobs created. Housing units created. An ancillary benefit should be ongoing expansion of our skilled labor force in the area by offering set aside or encouraging smaller, disadvantaged businesses to participate.
	Chamber, City, Department of Revenue (QUANTITATIVE), and area residents/consumers (QUALITATIVE)
	100% - we believe that every project we have completed has proven that investing in the area can be successful. Flattered we believe that many groups follow our investments given our track record.
Partnerships	Yes
	LUND Company will serve as our marketing arm. We have also worked alongside empowerment network on updating all of our investments in north omaha. Our General Contractor has an apprenticeship program.
	General contractor and our development firm have formalized set asides previously.
Displacement	No
Displacement explanation	
Physical Location	4615 N 72nd (plus parcel behind) Omaha, NE 68134 Former drive in movie theater and last used as a driving range.
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	see attached
Property Zoning	Yes
Is the project connected to utilities?	
	Yes

	Yes
Design, Estimating, and Bidding	No
	Yes
General Contractor	Yes
	Yes
Request Rationale	The site which sits along the western border of north omaha has been challenged with over 300,000 cy of excess fill that the former movie theater was demolished around. The cost to move the fill has been prohibitive to cover the development risk of the 20+ acre site. (See attached appraisal relative to cost)
Grant Funds Usage	Site preparation -Engineering, Grading, utilities, paving, landscaping, Legal and Marketing
Proposal Financial Sustainability	Yes
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ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
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Grant Application

Row 77

Organization Name (if applicable)	White Lotus Group
Physical Address	4615 North 72nd Street Omaha, NE 68134
Mailing Address	10404 Essex Court, Suite 101 Omaha, NE 68114
Website	www.whitelotusgroup.com
Social Media Accounts	
Name	Arun Agarwal
Title	CEO
Email Address	aagarwal@whitelotusgroup.com
Phone	+1 (402) 346-5550
Team	Yes
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Douglas County, Nebraska Property Record - R0143360004

Information is valid as of 2022-10-07

[Print Report](#)
[View Interactive GIS Map](#)
[Treasurer's Tax Report](#)
[Subdivision Sales Search](#)

Great Feature → → →

Taxpayer	
72HARTMAN LLC	
10404 ESSEX CT #101 OMAHA NE 68114-0000	

Property Information	
Key Number:	4336 0004 01
Account Type:	Commercial
Parcel Number:	0143360004
Parcel Address:	5415 N 72 ST OMAHA NE 68134-0000
Abbreviated Legal Description:	LANDS SEC-TWN-RGE 36-16-12 E 636.65 W 986.65 S 1071.74 FT & E 300 W 350 S 383.31 FT SW 1/4 SW 1/4

Value Information			
	Land	Improvement	Total
2022	\$486,500	\$27,800	\$514,300
2021	\$1,276,100	\$27,800	\$1,303,900
2020	\$1,276,100	\$27,800	\$1,303,900
2019	\$229,200	\$156,100	\$385,300
2018	\$229,200	\$156,100	\$385,300
2017	\$229,200	\$156,100	\$385,300

[Show All Transactions](#)

Land Information					
Acres	SF	Units	Depth	Width	Vacant
18.31	797583.0	0.0	0.0	0.0	

Land Attributes	
Attribute	Attribute Description
Site/Size Adjustment	Size Adj. -80

Improvement Information

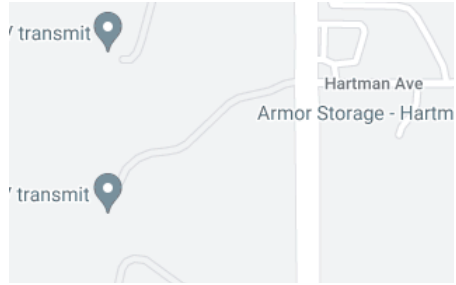
Building 1

 <p style="text-align: center;">CLICK TO ENLARGE IMAGE</p>	 <p style="text-align: center;">CLICK TO ENLARGE IMAGE</p>
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Square Footage:	1792.0	Percent Complete:	100.0%
Perimeter	184.0	Quality:	Low
Unit Type:		Condition:	Worn Out
Built As:	Clubhouse	Condo Square Footage:	0.0
HVAC:	Forced Air	Rooms:	0.0
Exterior:		Units:	1.0
Interior:	Drywall	Baths:	0.0
Roof Cover:		Bedrooms:	0.0
Roof Type:	Gable	Stories:	1.0
Floorcover:	Allowance	Foundation:	Concrete
		Sprinkler Square Footage:	0.0

Year Built	Year Remodeled	Percent Remodeled	Adjusted Year Built	Physical Age
1993	0	0%	1993	0

Detail Type	Detail Description	Units
Add On	Light Mercury Pole And Brk	5.0
Add On	Ob Fence Chain Link	5500.0
Add On	Ob Fence Chain Link	3000.0
Add On	Paving Asphalt Park	24000.0
Basement	Storage	1792.0



To interact more fully with Google Maps and Street View go to this link [Google](#). If you require a more exact property location, you may use the [Interactive GIS Maps](#) that are maintained by our office.

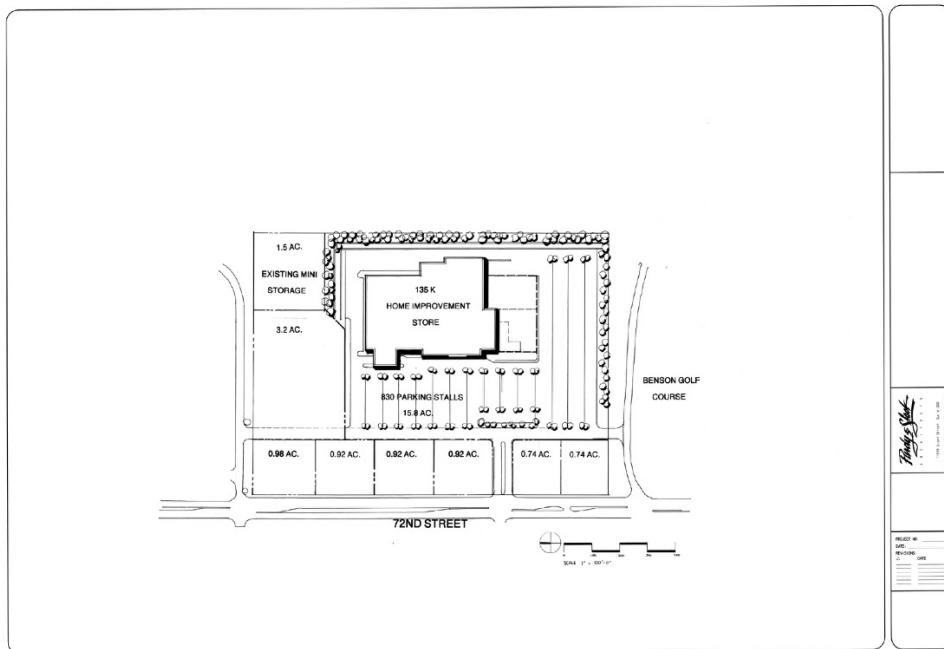
Project:	72 HARTMAN							
Address:	4615 North 72nd Street							
	Omaha, NE 68134							
Prepared By:	Zak Olsen							
Date:	7/28/22							
					SF=Square Feet	DY=Day	MO=Month	CY=Cubic Yard
					LF=Lineal Feet	WK=Week	EA=Each	LS=Lump Sum
Specification								
Number	Category			Qty	Unit	\$/Unit	Item Total	Spec Total
SF Construction Costs								
<i>SITWORK ESTIMATE</i>								\$5,595,750
	Earthwork			213,000	cy	\$8.00	\$1,704,000	
	Erosion Control			1	LS	\$65,000.00	\$65,000	
	Storm, Sanitary & Water Utilities			1	LS	\$1,795,000.00	\$1,795,000	
	Paving			125,000	SF	\$6.95	\$868,750	
	Sidewalks			32,000	SF	\$5.25	\$168,000	
	Landscaping/Irrigation			1	LS	\$375,000.00	\$375,000	
	Electrical & Telecom Utilities			1	LS	\$620,000.00	\$620,000	
					Total SF			
Qualifications								
This is a SF pricing exercise for budgetary purposes only. Final pricing may vary based on final building design, layout, sitework, material selection.								
Uses of Funds				Sources of Funds				
	Land Acquisition	3,000,000		Land Equity	3,000,000			
	Hard Construction	5,595,750		Debt	2,500,000			
	Legal	50,000		TIF	1,000,000			
	Engineering	175,000		ARPA	3,365,750			
	Title	20,000			9,865,750			
	Commissions	300,000						
	Development Fees	500,000						
	Property Taxes	25,000						
	Capitalized Interest	200,000						
		9,865,750						

72 Hartman

Land Parcel Proforma

Parcel	Size (Acres)	SF	Ask	Sale
1	3.2	139,392	\$ 6.00	836,352
2	0.98	42,689	\$ 9.50	405,544
3	0.92	40,075	\$ 9.00	360,677
4	0.92	40,075	\$ 9.00	360,677
5	0.74	32,234	\$ 9.00	290,110
6	0.74	32,234	\$ 9.50	306,227
7	15.9	692,604	\$ 6.00	4,155,624
		1,019,304		6,715,209.60

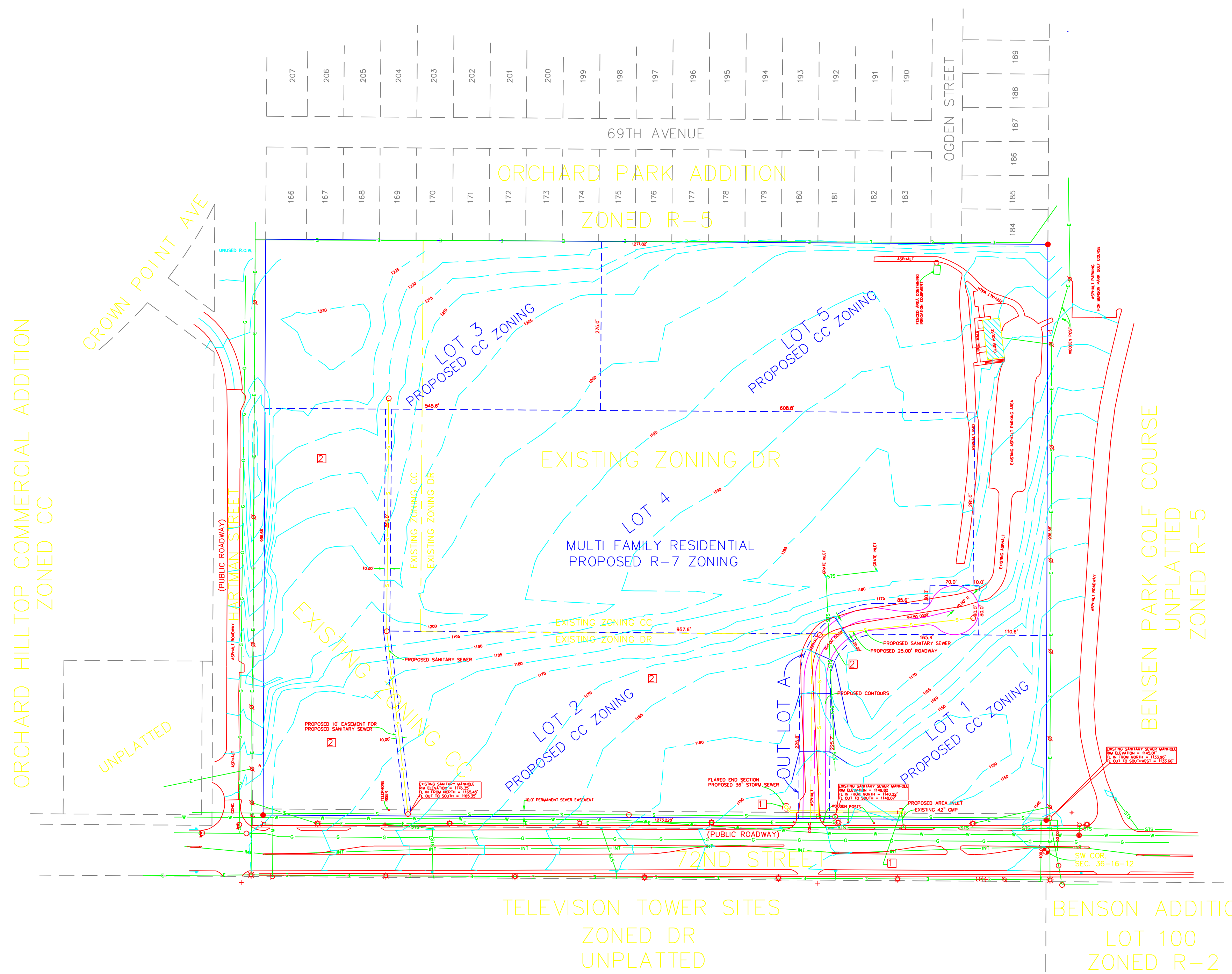
Return on Investment 215,209.60 7.17%



PRELIMINARY PLAT

AGARWAL TECHNOLOGY PLAZA

PART OF THE SW1/4, SW1/4, SECTION 36, T16N, R12E,
DOUGLAS COUNTY, NEBRASKA



LEGAL DESCRIPTION — EXISTING PROPERTY
 A TRACT OF LAND LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 36, TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST OF SAID SECTION 36; THENCE N89°54'6"E (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID SW1/4 OF SECTION 36, A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 72ND STREET; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N00°0'0"E, ALONG THE EAST RIGHT-OF-WAY LINE OF 72ND STREET, A DISTANCE OF 1273.31 FEET TO THE POINT OF INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE OF 72ND STREET AND THE SOUTH RIGHT-OF-WAY LINE OF HARTMAN AVENUE; THENCE N89°01'31"E ALONG SAID SOUTH RIGHT-OF-WAY LINE OF HARTMAN AVENUE, A DISTANCE OF 936.66 FEET TO THE NORTHWEST CORNER OF LOT 166, ORCHARD PARK, A SUBDIVISION LOCATED IN SAID SW1/4 SECTION 36; THENCE S00°0'12"W ALONG THE WEST LINE LOTS 166 THRU 184, INCLUSIVE, AND THE WEST RIGHT-OF-WAY LINE OF OGDEN STREET, A DISTANCE OF 1271.74 FEET TO THE SOUTHWEST CORNER OF SAID LOT 184, ORCHARD PARK; SAID POINT ALSO BEARING ON THE SOUTH LINE OF SAID SW1/4 OF SECTION 36; THENCE S89°54'6"W ALONG THE SOUTH LINE OF THE SW1/4 OF SECTION 36, A DISTANCE OF 936.60 FEET TO THE POINT OF BEGINNING.
 SAID TRACT OF LAND CONTAINS AN AREA OF 27.362 ACRES OR 1,191,882 SQUARE FEET, MORE OR LESS.

EROSION CONTROL
 [] INSTALL SILT FENCE AROUND AREA INLET AN FLARED END SECTION.
 [] SEED DISTRIBUTED AREAS WITH ALFALFA & BROME GRASS MIX.

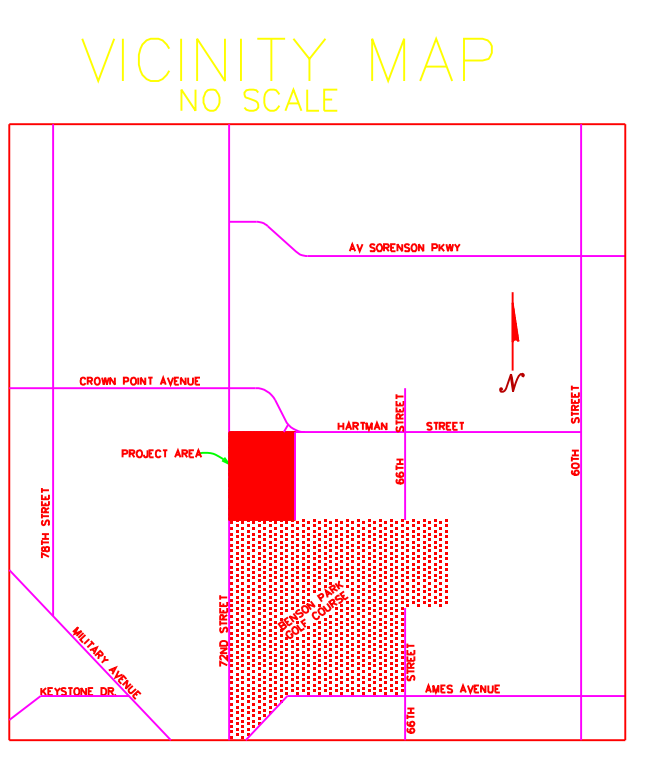
GRADING
 NO OVERSIGHT GRADING IS ANTICIPATED AT THIS TIME. INDIVIDUAL LOTS WILL BE GRADED AS THEY ARE DEVELOPED. ROADWAY IN OUT LOT A IS TO BE GRADED AS NECESSARY TO ACCOMMODATE CONSTRUCTION.

UTILITIES
 POWER, TELEPHONE, GAS AND WATER ARE TO BE SERVED FROM EXISTING FACILITIES IN 72ND STREET, HARTMAN AND THE EAST AND SOUTH BOUNDARY LINES. ALL UTILITIES, WITH THE EXCEPTION OF EXISTING FACILITIES, WILL BE PLACED UNDERGROUND.

NOTE:
 1. ELEVATIONS ARE BASED ON CITY OF OMAHA GIS DATUM.

LEGEND

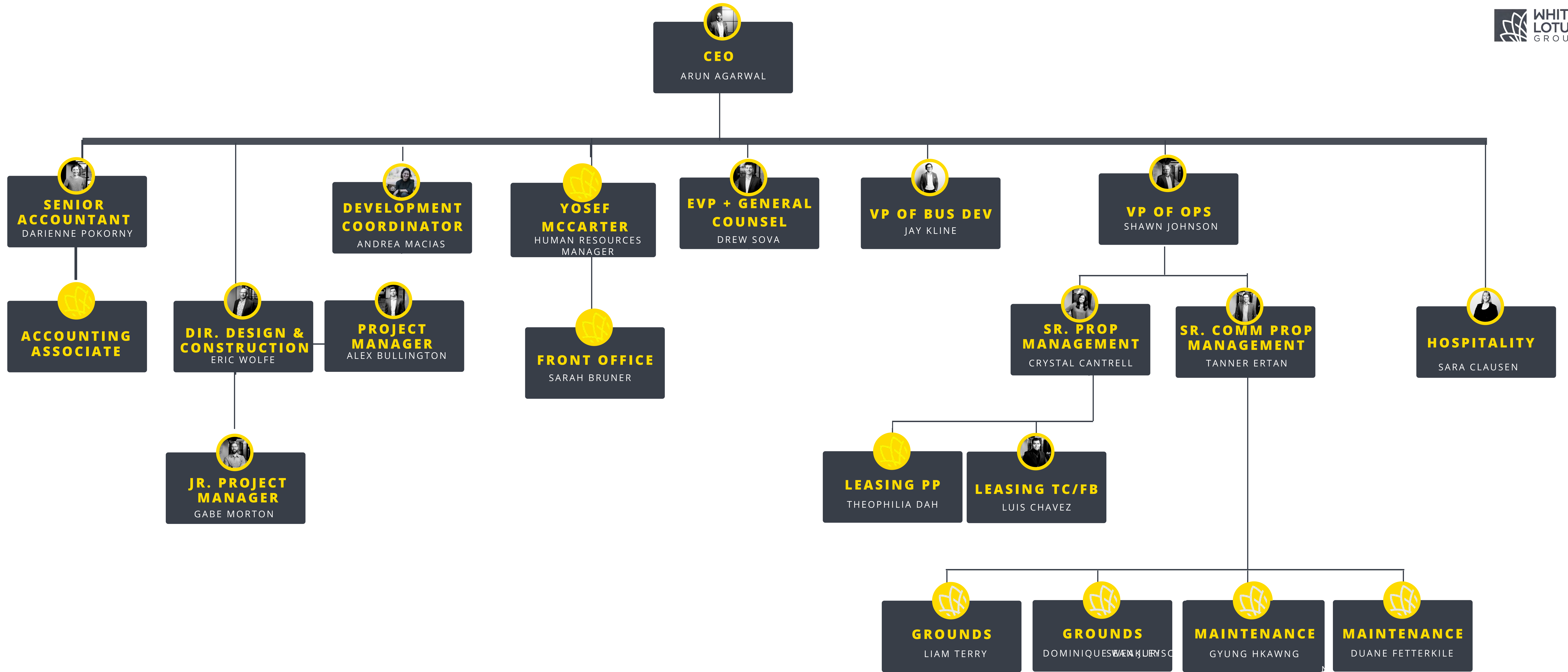
- These standard symbols will be found in the drawing.
- ⊗ FIRE HYDRANT
 - ⊕ POWER POLE
 - ⊕ GAS VALVE
 - MAN HOLE
 - ⊗ LIGHT POLE
 - ◇ TELEPHONE RISER
 - PROPERTY PIN
 - DOWN GUY
 - W- WATER LINE
 - G- GAS LINE
 - E- ELECTRIC LINE
 - STS- STORM SEWER
 - S- SANITARY SEWER
 - INT- TRAFFIC SIGNAL INTER CONNECT
 - - - EXISTING CONTOURS
 - - - PROPOSED CONTOURS



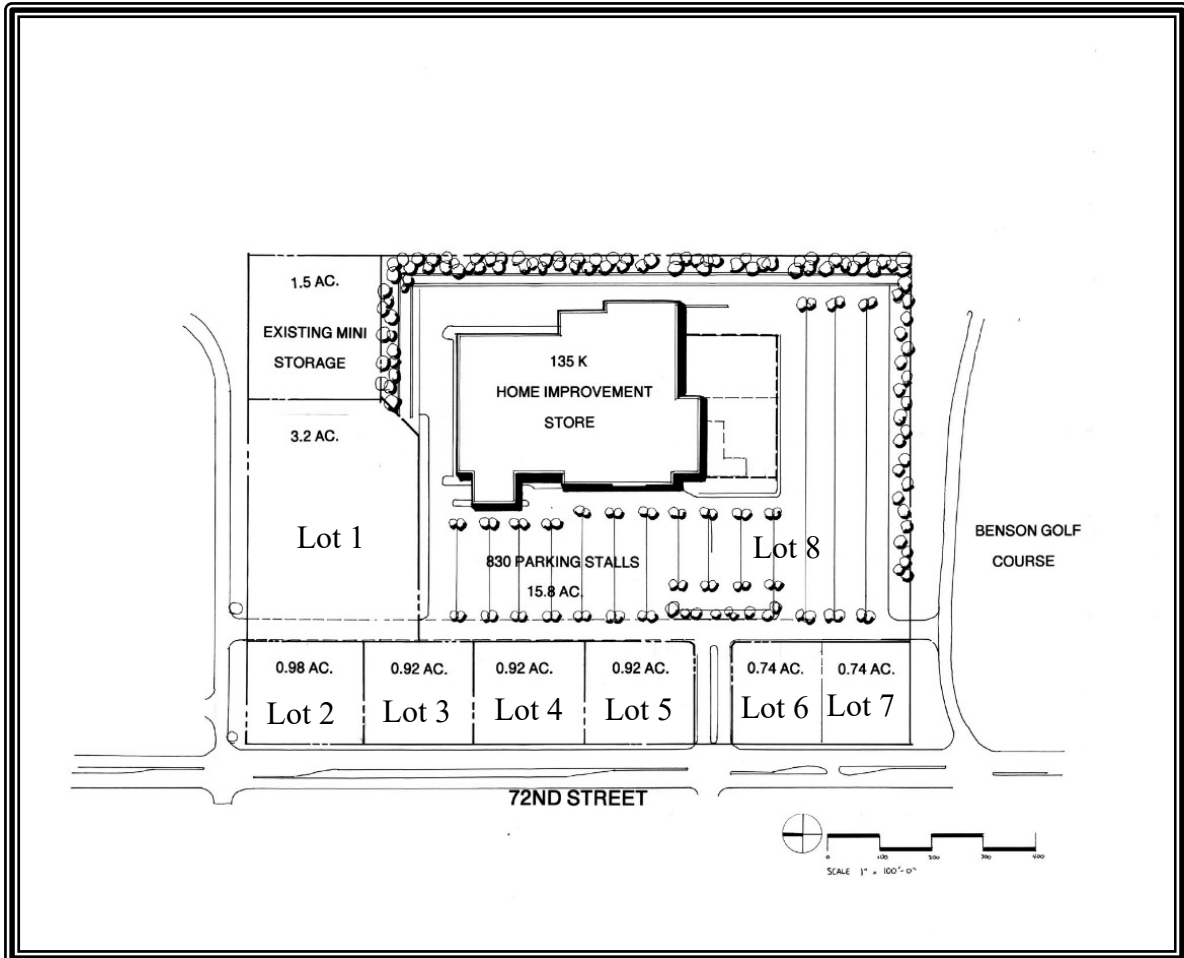
CALL BEFORE YOU DIG
 800-4-A-DIG
 1-800-4-A-DIG
 1-800-4-A-DIG

THE UTILITY INFORMATION HEREON WAS LOCATED FROM EXISTING DRAWINGS FURNISHED BY THE UTILITY COMPANIES AND FROM VISIBLE FEATURES. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. THE SURVEYOR MAKES NO WARRANTY THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER ABANDONED OR IN SERVICE NOR DOES THE SURVEYOR WARRANT THE LOCATION OF SAID UTILITIES. THE SURVEYOR DOES STATE THAT THE PHYSICAL EVIDENCE OF UTILITIES LOCATED ARE ACCURATELY SHOWN AND THAT THE INFORMATION PROVIDED BY THE UTILITY COMPANIES IS PLACED HEREON AS ACCURATELY AS POSSIBLE.

PRELIMINARY PLAT AGARWAL TECHNOLOGY PLAZA A TRACT OF LAND IN THE SW1/4, SW1/4, T 16N, R 12 E, DOUGLAS COUNTY, NEBRASKA	TINK HAM L AND S URVEYING 9910 NORTH 48TH STREET, SUITE 208, OMAHA, NEBRASKA, 68152 TELEPHONE: 402-461-2088
PRELIMINARY PLAT AGARWAL TECHNOLOGY PLAZA A TRACT OF LAND IN THE SW1/4, SW1/4, T 16N, R 12 E, DOUGLAS COUNTY, NEBRASKA	TINK HAM L AND S URVEYING 9910 NORTH 48TH STREET, SUITE 208, OMAHA, NEBRASKA, 68152 TELEPHONE: 402-461-2088
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APPRAISAL REPORT



**Proposed Commercial Subdivision
5415 North 72nd Street & 5615 North 72nd Street
Omaha, Nebraska 68134**

Prepared by:

***Wilson Valuation, LLC
11840 Nicholas Street, Suite 110
Omaha, Nebraska 68154***

APPRAISAL OF
Proposed Commercial Subdivision
LOCATED AT
5415 NORTH 72ND STREET & 5615 NORTH 72ND STREET
OMAHA, NEBRASKA 68134

AS OF

AS IS: October 3, 2016
WHEN COMPLETE: June 1, 2017

PREPARED FOR

Security National Bank
Jeff Young
1120 S 101st Street
Omaha, NE 68124

PREPARED BY

Brian Wilson, MAI
Certified General Appraiser

with

Wilson Valuation, LLC
11840 Nicholas Street, Suite 110
Omaha, Nebraska 68154
(402) 932-7121
Fax: (888) 551-2785
E-mail: brian@wilsonvaluation.com



11840 Nicholas Street, Suite 110
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Phone: (402) 932-7121
Fax: (888) 551-2785
E-mail: brian@wilsonvaluation.com

November 1, 2016

Security National Bank
Jeff Young
1120 S 101st Street
Omaha, NE 68124

WV Project #0916-016-12
Proposed Commercial Subdivision
5415 North 72nd St & 5615 N 72nd Street
Omaha, Nebraska 68134

Dear Mr. Young:

At your request, this appraisal has been provided to be used for underwriting decisions regarding a mortgage loan for the subject, by estimating the Market Value of the above referenced property. The purpose of the following report and supporting addenda is to outline the reasoning and the important factors considered in arriving at the opinion of value. It contains a summary of the data gathered and describes in detail the analysis that resulted in these conclusions.

The appraisal report is presented in a narrative format, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation. It is also in conformity with the laws of the State of Nebraska where I am a licensed appraiser.

WHEN COMPLETE: Conditional only upon the Assumptions and Limiting Conditions stated within this report, and the extraordinary assumptions stated in this report, it is my opinion that the Market Value of the Fee Simple Estate, as of June 1, 2017, is a rounded:

**FOUR MILLION FIVE HUNDRED TEN THOUSAND DOLLARS
(\$4,510,000)**

Sincerely,

Brian Wilson, MAI
General Certified Appraiser-NE CG 270044

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Site Description and Analysis

Description and Analysis of Improvements

Highest and Best Use

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Direct Sales Comparison Approach

Income Capitalization Approach

Reconciliation and Final Estimate of Value

Appraisers' Certification

Assumptions and Limiting Conditions

ADDENDA

Qualifications and Licenses

Engagement letter

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

LOCATION: For purposes of this appraisal, the subject is two separate adjacent parcels details as follows:

5615 North 72nd Street, in Omaha, Nebraska
5415 North 72nd Street in Omaha, Nebraska

Both are located in the northern portion of Douglas County, Nebraska. These parcels will be replatted into a proposed commercial subdivision.

LEGAL DESCRIPTION: The subject As Is is described as follows:

(5615 North 72nd Street) Parcel #1264123025: Hartman Commercial Park* Lot 1 Block 0 Irreg 6.306 AC, Omaha, Douglas County, Nebraska.

(5415 North 72nd Street) Parcel #0143360004: Lands Sec Town Range 36-16-12 East 636.65 West 986.65 South 1071.74 Ft & East 300 West 350 South 383.31 Ft SW ¼ SW ¼, Omaha, Douglas County, Nebraska

No formal proposed development name or lot numbers were provided at the time of the report.

For the purposes of this report we will consider the proposed subdivision as Lots 1-8, To Be Determined, Omaha, Douglas County, NE

OWNER OF RECORD:

Dana Partnership
105 North 31st Avenue #100
Omaha, NE 68131

CLIENT/INTENDED USER/INTENDED USE:

This appraisal was requested by the client, Jeff Young with Security National Bank. The intended users of this report is Security National Bank, and its parent, affiliates, subsidiaries and assigns. This appraisal was prepared for use by the client for loan underwriting and-or credit decisions regarding the subject property.

PURPOSE OF THE APPRAISAL:

The purpose of this appraisal is to provide a supported estimate of the market value of the subject's Fee Simple Estate as of the effective date.

EFFECTIVE DATE/REPORT DATE:

Effective date of the appraisal is As Is – October 3, 2016; When Complete – June 1, 2017. The date of the report is November 1, 2016.

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

ASSUMPTIONS AND CONDITIONS:

The appraisal is conditional on the standard Assumptions and Limited Conditions indicated at the end of this report. The report is under the extraordinary assumption the property will be approved to be replatted into 8 lots as shown in the preliminary plat prepared by Purdy & Slack and related infrastructure is completed and property rezoned as described in the report as of the prospective effective date. The report is also under the extraordinary assumption the proposed development can secure a large big box retail user for the largest site within 2 years of the completion date. If any assumptions or hypothetical conditions are found not true, the results of the report may be different.

Aerial Photo



DATE OF INSPECTION: Brian Wilson inspected the property on October 3, 2016.

SITE SIZE: 5615 North 72nd Street is 274,863 SF or 6.31 Acres
5415 North 72nd Street is 797,583 SF or 18.31 Acres
Total Site size is 1,072,446 or 24.62 Acres
(Source: Douglas County Assessor)

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

AS PROPOSED: The subject is to be replatted and will consist of eight lots ranging in size from 0.74 acres to 15.80 acres. The existing mini storage, which consists of 1.5 AC, will be retained by the current owner and is not a part of this appraisal report. The subject lots are detailed as follows:

LOT & DESCRIPTION	Acres
Lot 1 (Commercial)	3.2
Lot 2 (Retail)	0.98
Lot 3 (Retail)	0.92
Lot 4 (Retail)	0.92
Lot 5 (Retail)	0.92
Lot 6 (Retail)	0.74
Lot 7 (Retail)	0.74
Lot 8 (Big Box Retail)	<u>15.8</u>
	24.22

- Lot numbers added by appraiser for purposes of this report

DESCRIPTION:
SUMMARY:

The subject is currently a part of a 24.61 acre parcel located along North 72nd south of Hartman Avenue. The larger east parcel is currently partially improved as a golf driving range with a 1,792 SF clubhouse with full walkout basement area. The improvements are old and have not been used in a while and do not contribute to the highest and best use of the site. The west parcel is vacant land.

The subject is a proposed commercial subdivision, specifically marketed with a single large big box retail user and several pad sites and an interior commercial type site. The lots will have direct access to North 72nd, via a paved street running between the lots.

ZONING:

The northwest parcel is zoned CC-ACI-3(PL) Community Commercial, Area of Civic Importance Overlay District and the southeast parcel is zoned DR-ACI-3(PL) Development Reserve, Area of Civic Importance Overlay District within the City of Omaha’s jurisdiction. As Proposed, the subject is expected to be rezoned entirely to CC-ACI (PL).

HIGHEST & BEST USE:

The subject – as proposed - has the highest and best use as proposed as a commercial subdivision.

PERSONAL PROPERTY:

No personal property or business values are included.

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

**ENVIRONMENTAL
CONDITIONS:**

No obvious environmental concerns were observed during the property inspection therefore, environmental conditions are presumed non-adverse. However, it may be prudent to obtain a current environmental assessment of the property. **Your attention is directed to the Limiting Conditions and Assumptions at the conclusion of this report.**

SUMMARY OF INDICATED VALUES:

AS IF COMPLETED SUBDIVISION	
Indicated Market Value via the Cost Approach	N/A
Indicated Market Value via the Direct Sales Comparison Approach	\$4,510,000
Indicated Market Value via the Income Capitalization Approach	N/A

As Is Value:

\$3,210,000

MERCURY. powered by benson

4615 North 72nd Street

Legend
📍 MERCURY. powered by BENSON



	Scope	End Date	Start Date	Notes	Column5	Column6
1	Civil Engineering	9/1/22	1/1/23	SEH Group		
2	Award Notification to Close	2/1/2023	11/15/2022	Assumption of ARPA Request Dates		
3	Grading started	6/1/22	6/1/23	Grading started (however, was for Crossroads)		
4	Platting	1/1/23	6/1/23	Subject to Planning Board		
5	TIF Redevelopment	1/15/23	3/15/23	TIF Approval		
6	Construction	4/15/23	10/15/23	Contractor engaged		
7	Marketing	10/15/22	12/31/23	Sale		
8						
9						
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16						



AMES INNOVATION



This building was once well-known as the Ames Bowling Alley in North Omaha, but the 44,000 square foot building had deteriorated over the years, making this a fantastic opportunity for redevelopment.

This project, the Ames Innovation Center, was designed to create a customer-service, data-driven environment in North Omaha that would foster collaboration among various businesses and organizations.

Our first tenant space was completed in the Spring of 2019 and is home to the Nebraska Department of Motor Vehicles and includes a 3,800-square-foot express DMV.



AMES PLAZA



Ames Plaza was a structure that was condemned by the City of Omaha, and at White Lotus Group, we saw this as an exciting challenge and opportunity. We worked closely with the City and negotiated the acquisition of this 1950's retail mall.

The goal of the project was to revitalize and re-purpose the space using Tax Increment Financing into a 100% occupied mixed-use building. We did exactly that with 40,000 square feet of self-storage, 20,000 square feet of a nationally anchored fitness center - Planet Fitness, and a 23,000 square feet workforce training center - Heartland Workforce Solutions.



1401 JONES – PUBLIC LIBRARY



1401 Jones has a rich Omaha history, housing the David Cole Creamery until the 1940s. While White Lotus Group has been searching for the perfect tenant for the space, the project was approved for TIF funding and historic-tax credits.

In February of 2022, The Omaha City Council approved an agreement for the Downtown Omaha Public Library to move from its location at 14th and Farnam to 1401 Jones. Work began at the end of March 2022 and is scheduled to conclude at the end of February 2023.

We are excited to help achieve the Omaha Public Library's 2010 and 2017 Facilities Plans recommendations for a new branch location in downtown Omaha and a new central library.



LEARNING COMMUNITY CENTER



White Lotus Group jumped into this project as the owner's representative for the HELP Foundation of Omaha, Inc. We started by identifying some problems the Learning Community was having which included the need to acquire real estate, build that real estate out to fit their needs, and then finally, how that real estate would be funded. In less than sixty days, White Lotus Group coordinated the acquisition, the design with RDG Planning and the construction with Ronco Construction to initiate a complete project plan. One hundred (100) days later - the center was delivered for 22% under the original budget approved by the Learning Community.



The \$ 20 million development on the former site of a beloved Omaha eatery, MisterC's, will serve the Metropolitan Community College Fort Omaha campus. The five-story, 113,000-square-foot mixed-use 30 Metro feature 110 affordable apartment units, a Charles Drew health clinic, a T-Mobile, the Department of Health and human services, and the Nebraska Economic Development field office- North Omaha. The design and aesthetic are consistent with the college.



The transformation of the Turner Park Apartments included turning 58 units of Class C apartments into historically significant urban cultured apartments. These distinctive apartments were built in 1920 and renovated by the White Lotus Group team in 2017. The renovations included everything from plumbing and mechanical to roofing and interiors.

We believe that they set the standard for innovative revitalization along North Dodge Street, Omaha.



PRAIRIE SPRING APARTMENTS



This development in North Omaha includes 8 buildings and 120 affordable housing apartments with a preference for seniors and veterans. Amenities include a pool, clubhouse, ponds, and walking trails.

As the owner of the land, White Lotus Group has provided turn-key development services leading planning and zoning efforts, selecting of the design and construction consultants, and managing the design and construction efforts.



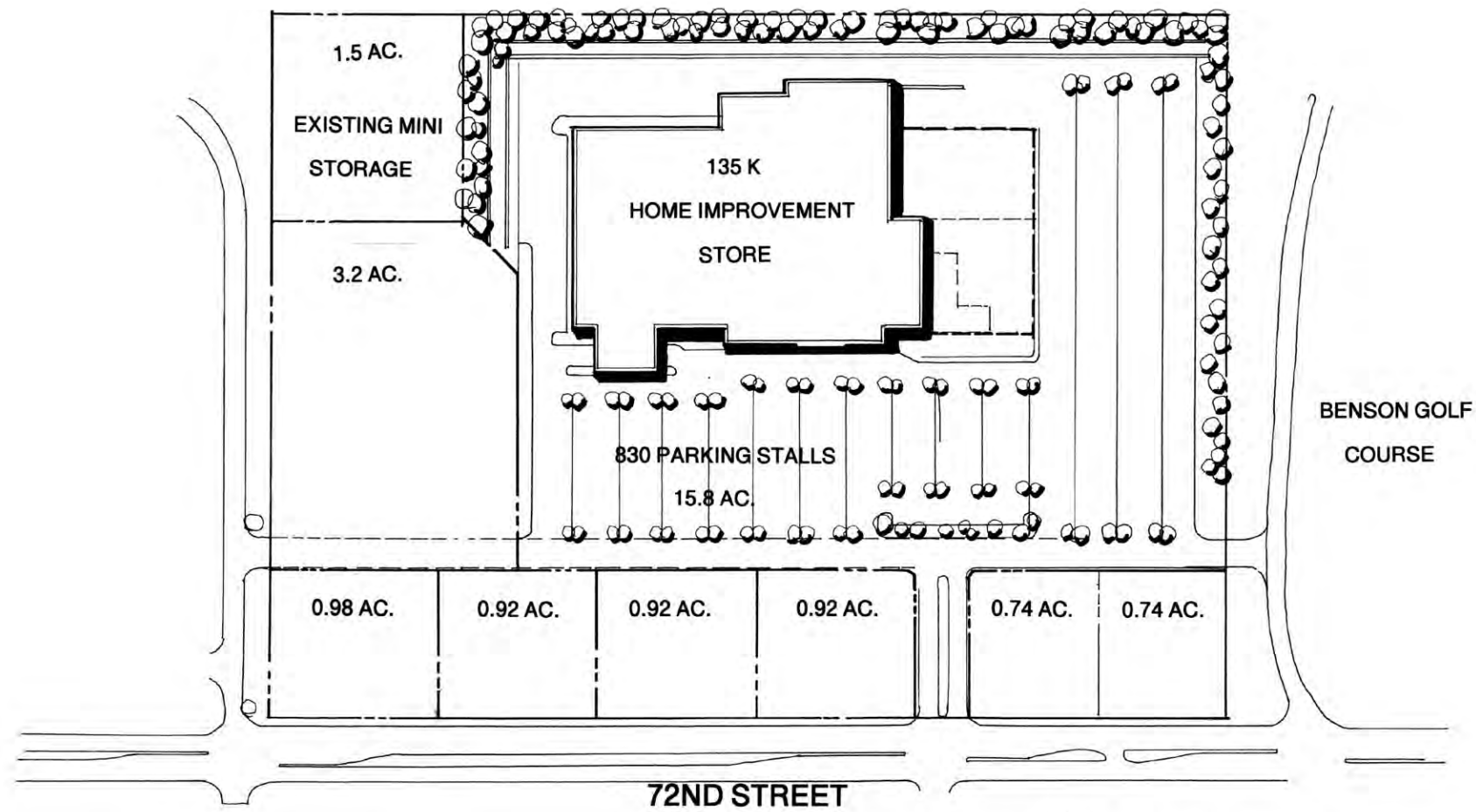
BLACKSTONE CORNER



Blackstone Corner is a 92,000SF Apartment Complex in the Heart of Blackstone Omaha. The building consists of 112 luxury apartments, a community lounge, and parking. The luxury apartment complex includes a community patio, string lights, a fire pit, and an available gas grill. Other features include Bike storage, a pet wash station, seating for entertainment, and full-size rooms with balconies. White Lotus Group financed the co-developer of this project and our affiliate managed construction.



MURAL Nebraska is a progressive project awarded by the City of Lincoln to White Lotus Group with the task to bring affordable housing to the central business district of Lincoln. The project aims to combine affordable housing units with associated services through their community service facility focused on healthcare and child care. The entire development also has a planned new central library as well as a public park central to the entire block to be developed by the City of Lincoln.



Timothy S. Shank
 ARCHITECTS
 1919 Grant Street Suite 200
 Des Moines, IA 50314 515-281-4448

PROJECT NO:	_____
DATE:	_____
REVISIONS:	_____
△	DATE
_____	_____
_____	_____

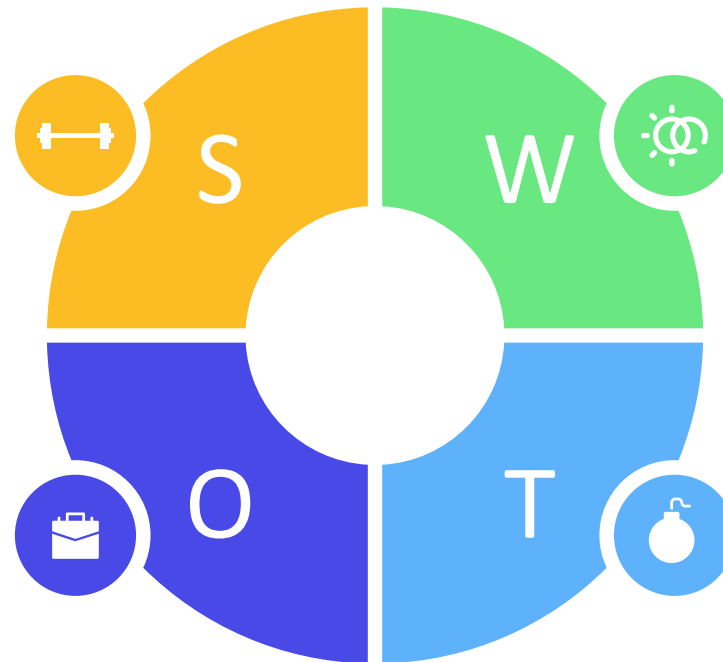
MERCURY. Powered by Benson

Strengths

- Mercury represents the western gateway to North Omaha
- Easily accessible along 72nd Street.
- Opportunities for all use types

Opportunities

- One of the largest tracts of land that will include the widest use types
- Plans to include integrated housing with business and retails



(ADDRESSES)

Weaknesses

- Lack of investment opportunities in area
- Will ensure public input in community development project
- Will seek black-owned operators onsite

(CHALLENGES)

Threats

- Connects west to North
- Redevelopment will not displace
- Challenges racial segregation by serving as gateway

Grant Application

Row 78

Organization Name (if applicable)	Intersections Athletics Association
Physical Address	17101 Cypress Drive
Mailing Address	
Website	https://intersectionsaa.org/
Social Media Accounts	
Name	Tim Bennett
Title	Executive Director
Email Address	Tim.Bennett@intersectionsaa.org
Phone	+1 (503) 729-9054
Team	Yes
	Jamie Noelle - Director of Development and Strategic Partnerships, Jeff Weak, Director of Capital Project, George Achola, Real Estate Attorney, Jason Maus, General Attorney
Organizational Chart	In the process of completing.
Other Completed Projects and/or Accomplishments	
Proposal Title	Ames St. Youth Sports Project
Total Budget (\$)	\$75,000,000.00
LB1024 Grant Funding Request (\$)	-\$75,000,000.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	<p>The purpose of the IAA is to break down existing economic and physical barriers of access to youth sports programming at all levels and sports facilities to build bridges across the Omaha metropolitan area, with a strong focus on ensuring that traditionally underserved communities have the access, support and training which such communities have historically lacked. The goal of the IAA is to develop innovative programming that fosters equality, equity, access and exposure for a broad and diverse group of young athletes and their families. The IAA through a unique holistic player pathway in cooperation with its current partners will support young athletes and their families with sports physicals, mental health services, tutoring, college recruiting assistance, sports performance, nutrition education, and much more. Phase 1 of the Ames St. Youth Sports Project will consist of Indoor MultiSport Fieldhouse with Sports Performance. Phase 1b will consist of 4 lighted field turf multi sports fields. Phase II will consist of one hard court building of 8 volleyball/8 basketball courts. The targeted area for this project is 30th St to 52nd, between Sprague St. and Ames St. The first phase to be completed by Fall of 2024.</p>
Timeline	Currently in the process of finalizing. Our feasibility and sustainability model is complete for each of the project's phases.
Percentage completed by July 2025	100%

Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	IAA will directly impact the community through youth sports in a unique way. By reducing economic and physical barriers to programming and facilities and combining this with collaborative partnership model, IAA will greatly impact the overall quality of life of each individual participant and their family through a holistic educational pathway.
Visioning Workshop Findings Alignment	In the process of completing.
Priorities Alignment	In the process of completing.
Economic Impact	In the process of completing.
	In the process of completing.
	In the process of completing.
	In the process of completing.
	In the process of completing.
Community Benefit	
Best Practices/Innovation	
Outcome Measurement	IAA will act as a governing body for its partners that will provide an accountability and growth structure.
	IAA will measure its impact through retention, participation and graduation.
	Yes, the sub services surround each athletic venue will create additional investment opportunities.
Partnerships	Yes
	Union Omaha, Warren Academy, B&B Academy, Nebraska Med, UNMC, Simple Foundation
	In the process
Displacement	No
Displacement explanation	
Physical Location	In the process of finalizing.
Qualified Census Tract	Within one or more QCTs
Additional Location	

Documents

Property Zoning

Is the project connected to utilities?

Design, Estimating, and Bidding

General Contractor

Request Rationale Our sustainability and feasibility model is finalized and will be submitted shortly.

Grant Funds Usage Land purchase, construction, and maintenance.

Proposal Financial Sustainability Yes

A unique collaborative model with long term base tenants.

Funding Sources

Scalability Yes

Financial Commitment Operations, human resources, and further sustainability.

ARPA Compliance Acknowledgment

ARPA Reporting and Monitoring Process Acknowledgme

LB1024 Funding Sources Acknowledgment

Public Information

File Uploads

Grant Application

Row 79

Organization Name (if applicable)	Southside Redevelopment Corporation, DBA Canopy South
Physical Address	2411 O Street, STE 1 Omaha, NE 68107
Mailing Address	N/A
Website	canopysouth.org
Social Media Accounts	facebook.com/CanopySouthOmaha
Name	César A. García, PE
Title	Executive Director
Email Address	info@canopysouth.org
Phone	+1 (402) 916-9229
Team	Yes
	Canopy South will be the fiscal agent and administrator of grant funds through ARPA. Latino Economic Development Council (LEDC) will lead all fundraising, marketing, community engagement and project oversight. LEDC is led by respected and trusted Latino Leaders in Nebraska- collectively LEDC represents the interest of the majority minority, latinos from all sectors and from all paths of life. Together, this group has years of experience in fund development, project management, non profit and business development.
Organizational Chart	Organizational charts for Canopy South and Latino Economic Development Corporation are included in the attachment.
Other Completed Projects and/or Accomplishments	LEDC: "OMAHA — Today it's a South Omaha parking lot, mostly, with a few benches and trees and a plaque dedicated in 1988: "La Plaza de la Raza, The Gathering Place of the Races." But local advocates say the 24th and N Streets pocket is rundown and never got the polishing it was supposed to in a past revamp of the historic South 24th Street. Now a combined \$1 million from Douglas County and the City of Omaha pushes the plaza closer to a \$3 million transformation into a corridor centerpiece and state tourism draw." Canopy South: Founded in 2019, Canopy South was created with one purpose - to generate holistic and effective revitalization in South Omaha neighborhoods through strategic partnerships and community-driven initiatives. Canopy South prioritizes choice by dismantling systemic barriers to reinforce equitable access to opportunity for all. Canopy South, a nonprofit organization, is one of 28 members following a national model established by Purpose Built Communities, a nonprofit organization founded by Tom Cousins, Warren Buffett, and Julian Robertson that focuses on four fundamental focus areas (1) developing mixed income housing, (2) establishing a cradle-to-career education pipeline, (3) enhancing community vibrancy, and (4) elevating economic vitality. By being a member of the national network, the organization has access to a multi-disciplinary team with the combination of expertise, experience, and partnerships to support holistic, long-term, sustainable neighborhood revitalization efforts. At Canopy South, we believe that by changing the environment, we can change outcomes for people who live there. We are breaking the intergenerational cycle of poverty with a coordinated and holistic revitalization of the neighborhood. Canopy South just celebrated our third birthday and we have spent these initial years building a strong foundation, creating a culture of excellence, and cultivating trust with partners and residents. Our first major accomplishment as an organization was receiving a \$1.3M Choice Neighborhoods Planning + Action grant from the Department of Housing and Urban Development in partnership with the City of Omaha and Omaha Housing Authority to create a holistic Transformation Plan for the Southside Terrace – Indian Hill neighborhood. Through extensive resident and stakeholder engagement the Transformation Plan was accepted by HUD. In Summer 2021, Canopy South was awarded \$1.65M in private and public funding to establish a revolving loan fund to develop or rehabilitate owner-occupied single-family homes in Qualified Census Tracts. This was a collaborative grant application with several other nonprofit organizations totaling \$13.6M. In September 2022, the City of Omaha, Omaha Housing Authority and Canopy South were one of four cities across the U.S. who were awarded a Choice Neighborhood Implementation grant from HUD. This allocation of \$50M will support the holistic revitalization of the Southside Terrace – Indian Hill neighborhood.
Proposal Title	Adelante II South Omaha Project

Total Budget (\$)	\$94,531,144.00
LB1024 Grant Funding Request (\$)	\$94,531,144.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	Canopy South in partnership with the Latino Economic Development Council plans to undertake a collective project, which includes: updating the Plaza de la Raza physical space, building mixed-income housing, building a dedicated parking structure, increasing retail space and support for small businesses, building a new community/business development center, repairing and expanding 24th street from F to Q Streets, and improving the viability of 25th street. As a result, South Omaha will benefit from expertise in public education, business development, healthy living and well-being, safe and reliable transportation, and increased commerce. This project will significantly, and positively impact South Omaha for generations to come.
Timeline	Timeline is included in the attachment.
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)
Community Needs	Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	A strategic concept for the South 24th Street addresses six fundamental opportunities, building on the district's demonstrated strengths: Realization of the Plaza de la Raza concept of an accessible, inclusive place for performance, play, and public life/tourism – a zocalo that belongs to and is comfortable for Omahans. Creation of a Latino Cultural and Economic Development Center, a unique facility that will provide programs and spaces that incubate and support businesses based in arts, culture, and economic development.. Addressing parking and transportation issues and opportunities. Activity increases parking demand and during peak weekend hours, the diagonal parking along the street is already fully utilized. The Plaza development will have an impact on overall parking supply. A conveniently located, multi-purpose parking ramp can both address existing problems and help create the conditions for new types of economic development, geared to hospitality and tourism. In addition, transportation solutions will also include transit and alternative modes like bicycling that provide alternatives to the car. Affordable Mix-income housing. Downtown and Midtown Omaha have demonstrated the importance and marketability of residential development in business districts, and new housing construction has spread to neighborhood districts like Benson, Ralston, and even South Omaha itself. A properly structured housing development can add to our inventory of badly needed affordable housing, as well as increasing the customer base for local businesses. Continuation of the core business district outward to adjacent streets, including the 24th Street corridor to the north and 25th Street to the west.
Visioning Workshop Findings Alignment	The actual design of the Plaza will be a community-wide project, inviting the participation of a wide range of people with connections to and love for South Omaha. The preliminary concept discussed here responds to initial comments from the planning group and is designed to start the conversation and generate a planning level estimate of costs. Principles and features of the concept include: Performance facility. A top priority for the Plaza will be creating a space for music, dance, and other performing arts that is accessible to a wide range of performers, from kids to professionals. The site's topography can create a natural amphitheater with a performance stage that responds to available resources. Attractions & activities will drive foot traffic to South Omaha that will create economic tourism to the district. Consistency with the existing streetscape. South Omaha is everybody's territory. The 24th Street streetscape reflects the symbols and folk art of the people and cultures that have called South Omaha home, while emphasizing the materials, spirit, and colors of public spaces and streets of Mexico and other Latin American countries. The Plaza design will be similarly inclusive, emphasizing Latino culture while also reflecting the neighborhood's historic and contemporary diversity. Play. Public spaces in commercial districts benefit from having places for kids that invite play and interaction with other kids and the environment. But the project envisions fun with meaning, potentially including features that encourage children to make and experiment with music and sound and to explore other parts of the environment. To that end, we are partnering with UNO as part of the university's Urban Thinkspace initiative. Gathering space. The

busy 24th Street district should be complemented by separate areas where people can gather in small groups or be by themselves to read, think, or watch the life of the street. Accessibility. The grade of the site west of 24th Street is deceptively steep and approaches 10%. The concept ensures accessibility to people with limited mobility while using the grade to provide stepped terraces as seating for enjoying performances or simply the view and life of the district. See attached documents for more information.

Priorities Alignment In the last few years, cultural tourism has become a key tool that cities have to attract visitors and pursue additional revenues. According to the United Nations' World Tourism Organization, Cultural Tourism implies "A type of tourism activity in which the visitor's essential motivation is to learn, discover, experience and consume the tangible and intangible cultural attractions/products in a tourism destination. These attractions/products relate to a set of distinctive material, intellectual, spiritual and emotional features of a society that encompasses arts and architecture, historical and cultural heritage, culinary heritage, literature, music, creative industries and the living cultures with their lifestyles, value systems, beliefs and traditions" (Tourism and Culture | UNWTO). The increasing importance of cultural tourism has also been fueled by a series of conventions at the United Nations Educational, Scientific, and Cultural Organization (UNESCO), which has advocated for a more inclusive approach to history and culture that includes everyday activities, the preservation of both the distant past and of living and threatened cultures, and the inclusion of intangible cultural heritage, and not only tangible monuments and historical areas (Loukaitou-Sideris, A., & Soureli, K. (2012). Cultural Tourism as an Economic Development Strategy for Ethnic Neighborhoods. Economic Development Quarterly, 26(1), 50–72). While cultural tourism should not be considered the only tool for revitalization and economic development of an area, it does bring with it significant revenues. The economic impact of cultural tourism in the US can be measured in the hundreds of billions and increasingly a substantial number of people choose a destination for personal identity, heritage, and cultural reasons. According to the Goss Agency, increasing visitors associated to cultural tourism means not only more money to the general economy, but also helps diversify the local economy supports and helps expand small business, spreads economic benefits to groups usually excluded, helps build and strength community relations, and encourages the maintenance of new and existing amenities (<https://thegossagency.com/2016/03/03/the-real-impact-of-a-cultural-tourism-strategy/>). The Adelante project offers among other things, the possibility of strengthening South Omaha as a cultural tourist destination, unlike any other in the Midwest. Building on top of the success of the Cinco de Mayo Festival and the nearby El Museo Latino, this project will consolidate a South Omaha as a unique place in the Midwest; the only one between Chicago on the East, at least Denver on the West, and Kansas City on the South.

Economic Impact The South Omaha community and business district suffered during and after the Covid pandemic so this Adelante II proposal will be one of the most transformational projects to create and have an economic impact for generations to come. From the newly created business center, mixed income housing, plaza de la raza green space, parking structure will come 25-40 full-time and part-time jobs created to operate these in South Omaha. What is more exciting what comes from the programming that assist new business to be created that will take South Omaha to a new level of workforce development and entrepreneurship that will bring millions of dollars in new revenue to the community along w/ millions of tourism to the South Omaha business district in 68107, 68108 and 68105. Please see the Operations and Programming document within the attachment for more information.

The Latino Cultural and Economic Development Center will be responsible for creating at least 30 full time jobs under 3 divisions: Operations, Fund Development & Programs. The Executive Director will be responsible for managing staff, program administration and oversight to the day-to-day operations . She or he partners with the board of directors to ensure long-term planning; strong fund development success; and representation of Latino leadership in the community – all leading to continuous and healthy growth. The ED also has primary responsibility for building partnerships with private, government and community organizations, foundation officers, corporate and individual donors. The ED ensures the prudent management of finances; developing and rewarding an effective, culturally competent staff; assuring that nonprofit/legal requirements are met; advocating for the rights and needs of Latinos across Omaha. The ED reports to the Chair of the Board of Directors. All positions are exempt from overtime pay.

170 construction jobs

The Latino Cultural and Economic Development Center will have Program and Leadership roles ranging from 55k-175k depending on experience.

A strategic concept for the South 24th Street addresses six fundamental opportunities, building on the district's demonstrated strengths: Realization of the Plaza de la Raza concept of an accessible, inclusive place for performance, play, and public life/tourism – a zocalo that belongs to and is comfortable for Omahans. Creation of a Latino Cultural and Economic Development Center, a unique facility that will provide programs and spaces that incubate and support businesses based in arts, culture, and economic development.. Addressing parking and transportation issues and opportunities. Activity increases parking demand and during peak weekend hours, the diagonal parking along the street is already fully utilized. The Plaza development will have an impact on overall parking supply. A conveniently located, multi-purpose

parking ramp can both address existing problems and help create the conditions for new types of economic development, geared to hospitality and tourism. In addition, transportation solutions will also include transit and alternative modes like bicycling that provide alternatives to the car. Affordable Mix-income housing. Downtown and Midtown Omaha have demonstrated the importance and marketability of residential development in business districts, and new housing construction has spread to neighborhood districts like Benson, Ralston, and even South Omaha itself. A properly structured housing development can add to our inventory of badly needed affordable housing, as well as increasing the customer base for local businesses. A mixed-income approach to housing is essential so that people at all stages of life have affordable options. Distressed neighborhoods have very high transiency rates, 2-3 times than that of healthy neighborhoods, which means that the entire neighborhood is "self-displacing" every three or four years on average. Half of low-income transiency is due to people "fleeing" these last-resort neighborhoods. Continuation of the core business district outward to adjacent streets, including the 24th Street corridor to the north and 25th Street to the west. The plan sets forth a mission to create conditions for economic growth and improved quality of life for Latinos in Omaha. It addresses the need to focus on Youth and Adults in South Omaha, the need to focus on Workforce Development and Latino Leadership Development, and the need to celebrate the Culture of Latinos.

Community Benefit Nebraska has been considered a "new immigrant destination" since the early 2000s. Most of this growth has been fueled by newcomers from Latin America. In the last 20 years, while the population of Nebraska has grown at an average of 0.7% annually, foreign-born population has grown at an average of 3.7% and Latin Americans at 4.3%. In this same period, on average, half of foreign-born population residing in the State was born in Latin America. This growth on Latinos is not only due to immigration. Most importantly, there is a fast growing second generation of US born Latinos who will have an important effect in the demographic future of the state. mai Omaha is a highly segregated city with more than half of all Latinos in Omaha residing in South Omaha. Latinos in South Omaha are most likely to live in poverty. Two-thirds of Latino in South Omaha have incomes at or lower that 125% of the poverty level. In the case of non-Latinos, this percentage is only 33%. As in other parts of Nebraska, Latinos work mostly in construction and the meatpacking industry. As it is well-know, the COVID-19 pandemic has had disastrous effects on the Latino population in the United States. Nebraska has not been an exception. According to the latest available data, the impact of COVID-19 in Nebraska and in Omaha has been dramatic. Latinos has suffered close to 60% of cases and 1 of every 4 of the deaths; throughout the pandemic the daily number of cases among Latinos doubled and sometimes even tripled the number of cases for non-Latinos. While there is no definitive data yet on the social and economic impact of COVID-19 in South Omaha, recent analysis done by UNO's Office of Latino/Latin American Studies (OLLAS) shows that these have been significant. In a series of interviews with community leaders between 2020 and 2022, OLLAS has found that COVID-19 significantly increased vulnerability levels of the South Omaha community. Not only with regards to health vulnerability (including mental health vulnerability), but the pandemic also uncovered and heightened existing food insecurity, lack of access to technology, educational support, and lack of protection to women from domestic violence. At the same time, OLLAS research also found a significant negative impact to Latino-owned business, especially those owned by women. While community organizations played an important role in assisting those in need within the South Omaha community, these organizations were also overstretched and, in some cases, lacked the necessary resources and expertise to provide the required help, especially considering that the socio-economic crisis resulting from COVID-19 impacted every single aspect of life. Now that main origin of this crisis has subsumed, and some sources of aid have decreased, there is a growing need to develop a social and economic recovery plan for South Omaha, which will not only address the post COVID-19 context, but which will include community and economic development as well as programs that can prepare South Omaha for future crisis and create a more vibrant and prosperous community.

Sustainable practices will be incorporated into the design of the plaza, streetscape, buildings, and parking garage. Some of the sustainable practices include improving impervious coverage for stormwater management by adding greenspace to areas that were once concrete or asphalt. LED lighting will be incorporated into the design of the plaza, streetscape, buildings and parking garage. Local materials will be used where possible. LEED and WELL building certification guidelines will be followed in the design of the buildings and parking garage.

Best Practices/Innovation As noted above the design of the facilities will follow LEED and WELL building certification guidelines. One of Omaha's first urban thinkscapes will be incorporated into the design of the plaza in partnership with UNO.

Outcome Measurement Please see the attachment for more information.

LEDC will partner with UNO OLLAS to do research before and after project completion. Please see LEDC UNO Proposal Document.

Please see attachment for more information.

Partnerships Yes

Letters of Support are included in the attachment and include letters from the South

Omaha Business Improvement District, Pesek Law Firm, UNO OLLAS, AIM Institute, Greater Omaha Chamber of Commerce, Learning Community, Live On Nebraska, Urban Thinkscape, Spark, OPPD, Omaha Community Foundation, CNW Alliance, Kiewit, Completely Kids.

Executing this project will require a partnership of community organizations, development corporations, businesses, and citizens of South Omaha. An initial concept for this partnership includes: The LEDC (Latino Economic Development Corporation). LEDC will lead fundraising, marketing, community engagement, and project oversight. Canopy South will be the fiscal agent and administrator of grant funds through ARPA. UNO OLLAS- A satellite UNO OLLAS Research Center, will serve as a hub for the intangible cultural heritage of the immigrant and Latino communities that have enriched South Omaha since the late 1800s. This space will coalesce the multiple archives, currently on private hands, of the immigrant and Latino experience. Will be able to gather these collections to provide them with a home where they will be accessible to the community and to researchers from all over the country. We will rely on the current contacts that OLLAS has with the Smithsonian Latino Center to seek an institutional agreement between both institutions. The physical area where this center will be located will include classrooms, exhibition areas, and research areas. The inclusion of a UNO OLLAS office within this building will also make it possible to bring UNO classes to South Omaha and increase recruitment and retention of high school and college Latino students. This is of crucial importance to the development of a highly educated labor force among the growing Latino population, which are currently more than 16% of Omaha's population and will reach more than 30% by 2050.

Displacement

Displacement explanation

Physical Location See attached exhibits.

Qualified Census Tract Within one or more QCTs

Additional Location Documents See attached exhibits.

Property Zoning Yes

Is the project connected to utilities?

Yes

Yes

Design, Estimating, and Bidding No

No

See attached exhibits.

General Contractor Yes

No

Kiewit has not been contacted yet, they are a partner providing Construction Manager at Risk services to help with Preconstruction Services. A competitive bid process will be utilized to award all subcontracts for the project. Kiewit will have a Small Business Program to inform local xBE subcontractors about projects and provide information on how to bid on projects to help accomplish xBE project goals.

Request Rationale Dollar amount is based on recent market analysis for project types. See attached.

Grant Funds Usage Please see attached documents.

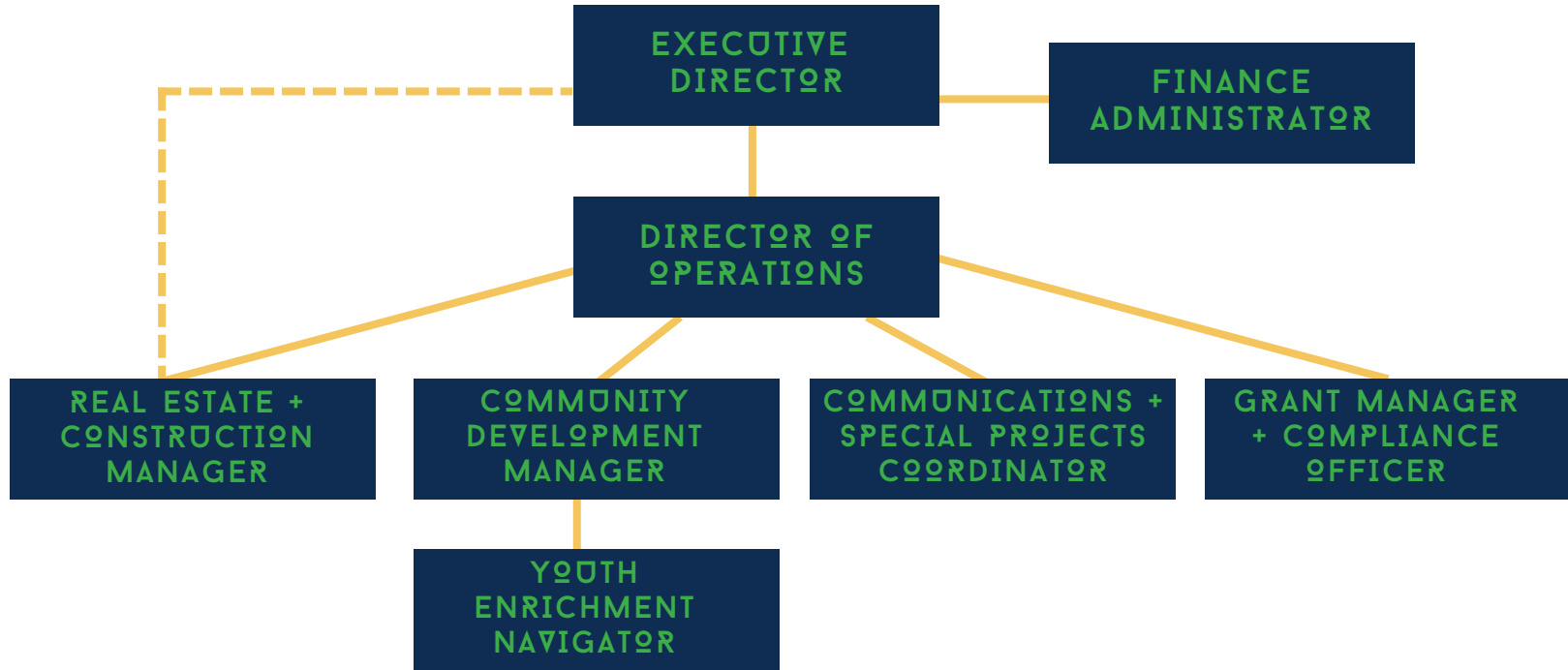
Proposal Financial Sustainability Yes

Fiscal operations will be managed by each of the following organization: PARKING STRUCTURE - PARK OMAHA PLAZA DAY-TO-DAY - SO BUSINESS IMPROVEMENT DISTRICT LATINO CULTURAL & DEVELOPMENT CENTER- LATINO ECONOMIC DEVELOPMENT COUNCIL MIXED INCOME HOUSING- CANOPY SOUTH

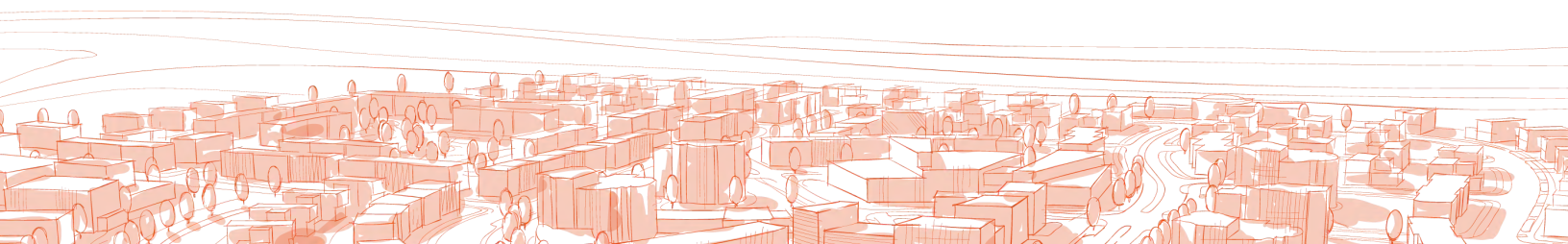
Funding Sources	The City of Omaha and Douglas County have confirmed seeding funding totaling \$1M.
	2023 Foundation Pipeline includes the following: Omaha Community Foundation: Futuro Latino Fund & Fund for Omaha Robert B. Daugherty Peter Kiewit Foundation Holland Foundation Criss Foundation Mammel Foundation Union Pacific Foundation Hawks Foundation Weitz Foundation Sherwood Foundation Kiewit Companies Foundation All in progress and expect to close June-Oct 2023
	N/A
Scalability	Yes, we have a phased approach to the Plaza de la Raza.
	Please see Costs Summary.
Financial Commitment	Canopy South was awarded \$500,000 from the City of Omaha and \$500,000 from Douglas County for the Plaza de la Raza project.
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
ARPA Reporting and Monitoring Process Acknowledgment	<input checked="" type="checkbox"/>
LB1024 Funding Sources Acknowledgment	<input checked="" type="checkbox"/>
Public Information	<input checked="" type="checkbox"/>
File Uploads	Additional Location Documents (see application for list) Data table of uses (breakdown of how the requested funds will be used for your proposal) Organizational Chart Plans and detailed descriptions, including pictures and a map of the site location/surrounding area Proposal Budget/Sources and Uses Schedule

ORGANIZATION CHART

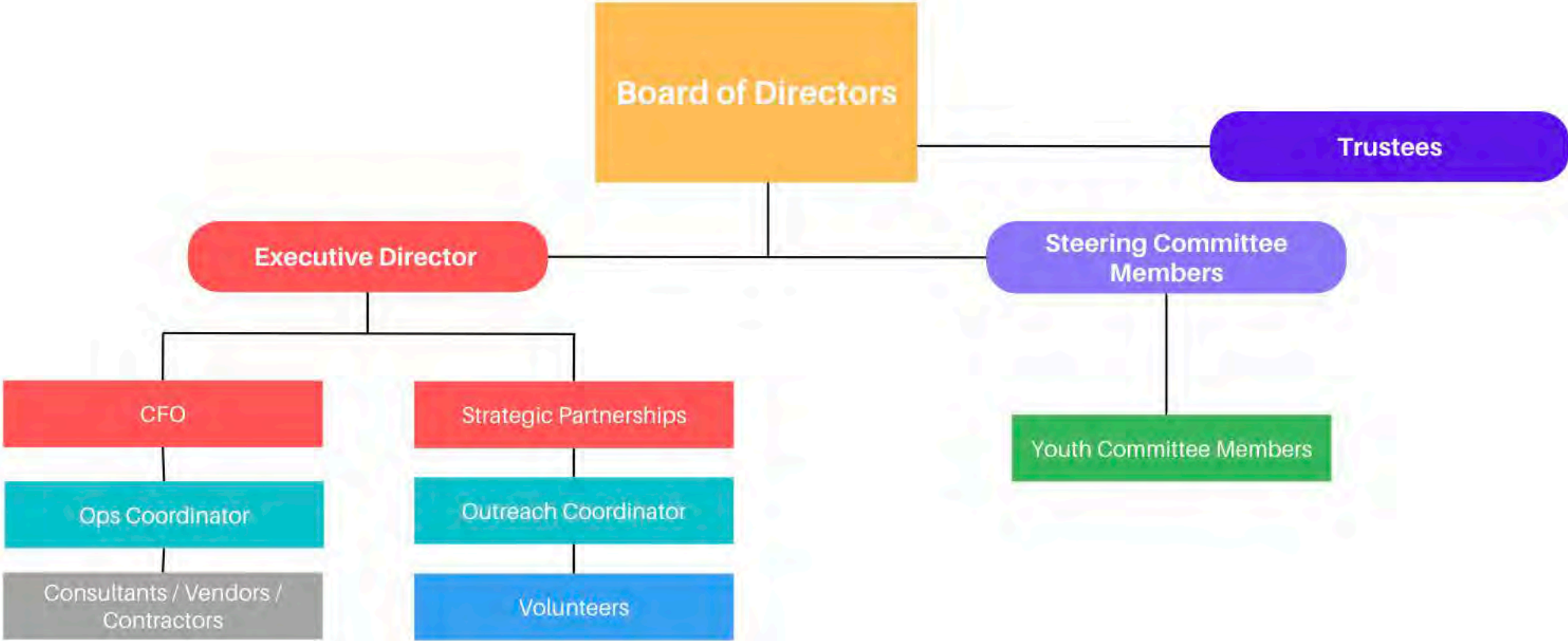
LAST UPDATED 09.26.22



LB 1024 // PROJECT TEAM STRUCTURE



Organizational Chart



October 6, 2022

RE: **Adelante 2 – South Omaha**

Preliminary Schedule

1. PLAZA

- a. Design December 2022 – May 2023
- b. Construction..... June 2023 – May 2024

2. STREETScape

- a. Design May 2023 – December 2023
- b. Construction..... January 2024 – May 2025

3. CULTURAL CENTER AND MIXED USE BUILDINGS

- a. Design May 2023 – February 2024
- b. Construction..... March 2024 – May 2026

4. PARKING GARAGE

- a. Design May 2023 – February 2024
- b. Construction..... March 2024 – May 2026



Adelante 2 South Omaha: Moving the Heart of Our Community Forward

Adelante 2 is a unique, multi-dimensional initiative community effort to repair and advance the economy of South Omaha by focusing on its center – the historic South 24th Street business district. The district's businesses and the people that they serve were severely affected by the Covid pandemic. Yet the street pulses with activity, people, music, smells, and color – testimony to its importance to the life of this community and the City at large. And it is this very character and life that will help it lead the recovery and growth of South Omaha and its people.

This program begins at the district's traditional core – the 24th and N intersection, but radiates into adjacent areas and beyond. Here, community development projects of the 1970s and early 1980s converted N Street and adjacent properties into a surface parking lot and provided new sidewalks. These projects also contained a small open space, referred to as the Plaza de la Raza, to buffer the parking lot from the street and provide a small pedestrian amenity along the street. In the years that followed, a city-sponsored market building floundered, but a real Latino marketplace was blossoming along 24th Street, as Latino entrepreneurs opened new restaurants, shops, offices, and other businesses, complementing traditional businesses along the street.

By the early 2000s, the earlier streetscape project deteriorated while the business environment continued to grow. The South Omaha community, with the support of the City of Omaha and the Chamber of Commerce, sponsored a randomized survey and strategic planning effort called Adelante South Omaha – Forward South Omaha. The survey indicated a high degree of support and interest in the district and suggested substantial opportunities for new markets. It also identified the condition of the public realm – deteriorating sidewalks and curbs, lack of amenities, and poor maintenance – as major obstacles to further business development. This led to a major multi-year commitment by the City to develop an iconic streetscape along South 24th between L and Q Streets.

The resulting streetscape, designed by RDG Planning & Design with extensive community collaboration, was unified by the theme of a Tree of Life – a symbol common to the cavalcade of cultures that have defined the history of this dynamic district. Special art incorporated the iconography and artistic techniques of these cultures, including papercuts, ceramics, and traditional materials derived from precedents in Mexican town plazas. The street itself was modified to provide diagonal parking, slower traffic, and four-way stops, creating a slow-moving processional pattern that further reinforced the street's pedestrian character. The streetscape has won numerous design awards and has been published internationally. It has contributed to the vitality of one of Omaha's most active city environments. But the centerpiece of the project was intended to be a renewed and expanded Plaza de la Raza, a celebratory public space that included two components of the zocalo – water and performance. However, this central public space, and its potential to advance the economic and cultural life of the district, was never executed.

Now, in 2022, we have the opportunity to reinvent the Plaza de la Raza and rekindle its potential for economic growth. The COVID pandemic demonstrated the need and importance of public outdoor space and accessible, attractive, and walkable environments for people of all ages and abilities. The City of Omaha and Douglas County recognized the catalytic potential of the Plaza by allocating \$500,000 apiece toward its development. But a truly comprehensive development initiative expands beyond the Plaza to grow the local economy by capitalizing on culture and addressing significant functional needs. Funding through the American Recovery Plan Act (ARPA) and other sources for this multifaceted project, combined with the enterprise and resiliency of the district's people and businesses, will reinvigorate South Omaha.

A Five Part Plan

A strategic concept for the South 24th Street addresses six fundamental opportunities, building on the district's demonstrated strengths:

- **Realization of the Plaza de la Raza concept** of an accessible, inclusive place for performance, play, and public life/tourism – a zocalo that belongs to and is comfortable for Omahans.
- **Creation of a Latino Cultural and Economic Development Center**, a unique facility that will provide programs and spaces that incubate and support businesses based in arts, culture, and entertainment.
- **Addressing parking and transportation issues and opportunities.** Activity increases parking demand and during peak weekend hours, the diagonal parking along the street is already fully utilized. The Plaza development will have an impact on overall parking supply. A conveniently located, multi-purpose parking ramp can both address existing problems and help create the conditions for new types of economic development, geared to hospitality and tourism. In addition, transportation solutions will also include transit and alternative modes like bicycling that provide alternatives to the car.
- **Affordable Mix-income housing.** Downtown and Midtown Omaha have demonstrated the importance and marketability of residential development in business districts, and new housing construction has spread to neighborhood districts like Benson, Ralston, and even South Omaha itself. A properly structured housing development can add to our inventory of badly needed affordable housing, as well as increasing the customer base for local businesses.
- **Continuation of the core business district outward to adjacent streets**, including the 24th Street corridor to the north and 25th Street to the west.

Part One: Plaza de la Raza

The actual design of the Plaza will be a community-wide project, inviting the participation of a wide range of people with connections to and love for South Omaha. The preliminary concept discussed here responds to initial comments from the planning group and is designed to start the conversation and generate a planning level estimate of costs. Principles and features of the concept include:

- **Performance facility.** A top priority for the Plaza will be creating a space for music, dance, and other performing arts that is accessible to a wide range of performers, from kids to professionals. The site's topography can create a natural amphitheater with a performance stage that responds to available resources. Attractions & activities will drive foot traffic to South Omaha that will create economic tourism to the district.
- **Consistency with the existing streetscape.** South Omaha is everybody's territory. The 24th Street streetscape reflects the symbols and folk art of the people and cultures that have called South Omaha home, while emphasizing the materials, spirit, and colors of public spaces and streets of Mexico and other Latin American countries. The Plaza design will be similarly inclusive, emphasizing Latino culture while also reflecting the neighborhood's historic and contemporary diversity.
- **Play.** Public spaces in commercial districts benefit from having places for kids that invite play and interaction with other kids and the environment. But the project envisions fun with meaning, potentially including features that encourage children to make and experiment with music and sound and to explore other parts of the environment. To that end, we are partnering with UNO as part of the university's Urban Thinkspace initiative.
- **Gathering space.** The busy 24th Street district should be complemented by separate areas where people can gather in small groups or be by themselves to read, think, or watch the life of the street.

- Accessibility. The grade of the site west of 24th Street is deceptively steep and approaches 10%. The concept ensures accessibility to people with limited mobility while using the grade to provide stepped terraces as seating for enjoying performances or simply the view and life of the district.

The City of Omaha and Douglas County have each allocated \$500,000 to help realize the Plaza concept. This enables us to move forward expeditiously with the more detailed design process and complete basic improvements, allowing us to be ready for construction on the accelerated schedule of the ARPA program. The actual Plaza design will maintain service access to businesses on adjacent blocks along the existing alleys, with an alley design providing both service and emergency access that maintains the continuity of the open space.

Part Two: Latino Cultural and Economic Development Center

The second pillar of the South Omaha plan is the Latino Cultural and Economic Development Center, a focus for the preservation, development and promotion of Latino culture, business, research, technology, workforce development and arts. Traditional business development training and incubation ignores one of America's most vital and growing industries – entertainment. Yet people involved in its various aspects understand that entertainment and music are businesses that require special skills and areas of expertise. In addition, the Center's facility will capture business related to cultural and entertainment pursuits that originate in South Omaha but have no place to establish an operational base here. Finally, a Center adjacent to the Plaza provides the connection between training, support, and actual public performance. ARPA and the Plaza project will help South Omaha rebuild its economy through cultural and artistic renewal. The Center will be the catalyst to a wave of new businesses and economics.

The center itself would be located adjacent to and south of the Plaza on the site of the former Mercado at 4909 South 25th Street. The historically contributing two-story structure on 25th Street would be retained and incorporated into the new project if feasible. A preliminary building program envisions a three-level building with a usable rooftop, using the grade to create entrances on two levels. The blocking diagram provided in this submission illustrates this program and includes:

- A community coffee shop and gallery
- Accommodation of current site tenants, including the Mayan nation now housed in the Mercado building
- Flexible space for performance and assembly
- Technology facilities for digital media and arts development. These are likely to include recording, video production, and photo editing facilities
- Classrooms and training space
- Shared workspace and offices for young businesses, with a special focus on entertainment and culture, technology and construction management
- Meeting & conference rooms
- Satellite UNO OLLAS Research Center
- Indoor/outdoor reception patio and rooftop event space

Part Three: Parking and Transportation Improvements

Parking has been a persistent concern in South Omaha, as well as other business districts. While parking does not create business or positive activity, convenient and adequate parking is a necessary component of a successful district. A parking needs study commissioned by Park Omaha and completed by Walker Consultants documented high demand for public on-street spaces along 24th Street and intersecting streets, a demand that could be amplified by the Plaza development on the existing N Street parking lot. While the Walker study indicates an adequate number of parking spaces, many of these are private and/or inconvenient for customer use. The plan envisions a three-level parking ramp, with a probable site being an existing surface parking lot between south of N Street along 23rd Street and north of Our Lady of Guadalupe Church. The site's topography allows grade level entry on two levels, a lower

from 23rd Street and a second level at N Street near the alley. The dimensions of the site and facility design can also provide space for street level retail or restaurant uses.

While the parking structure with mixed commercial development is justified by demand, an intriguing possibility that will be explored during the design process is hotel development over the parking facility. Currently, South Omaha events attract significant tourism, but the lack of lodging facilities cause visitors to stay outside the district. Convenient interstate access, an abundance of restaurants, the walkable character of the district, and variety of attractions (including those proposed by the El Centro Adelante project) position South Omaha as a unique place for visitors to stay and a hotel would add substantially to the area's employment base. The LEDC will be exploring this possibility, which would add a level to the parking structure, during the early project development process.

Other initiatives should be pursued in the future expand access to South Omaha by other means. A trail or pathway connection to the future Omaha Riverfront Trail and the existing Veterans Memorial Trail to Council Bluffs could place South Omaha on the map for bicycle tourism and local active transportation access. The NEAT (Neighborhood Enhanced Access to Trails) Plan, sponsored by the Metropolitan Area Planning Agency and being prepared by RDG Planning & Design and Ehrhart Griffin and Associates, is considering options for this connection. In addition, a probable second ORBT bus rapid transit line would be a north to south line following the 24th Street corridor. This would provide direct and frequent service to the business district.

Part Four: Mixed Income Housing

Housing development, possibly related to the Cultural and Economic Development Center with some units affordable to resident artists or businesses, could be a capping element of the South Omaha program. An underused site at 25th and O Streets affords access to the main street, the Plaza, and the Center and provides excellent views to the surrounding cityscape. The grade change across the site makes parking below residential floors feasible. The concept diagram provides street level retail space along 25th Street and up to 44 rental units. Financing may involve securing of Low or Mixed Income Housing Tax Credits from the Nebraska Department of Economic Development to generate private equity.

Part Five: Neighborhood Connection

While South Omaha's traditional "downtown" is 24th Street from L to Q Streets, the El Centro Adelante concept includes major development along 25th Street, which also provides the primary view of the district from the Kennedy Expressway, the Stockyards Business Park and Livestock Exchange, and neighborhoods to the west. Also, while the 24th and L intersection is marked as the gateway to the core district by the iconic Tree of Life, the active neighborhood business corridor continues north to F Street and toward the I-80 interchange. While these streets do not require the extensive streetscape treatment of the core, thematic lighting, signage, and strategic landscaping can reflect the importance of these surrounding streets to the core district and extend their role as vital gateways to the central district. In addition, diagonal parking along 25th Street can compensate for some parking displaced by the Plaza development.

Partnerships

Executing the Adelante II program will require a partnership of community organizations, development corporations, businesses, and citizens of South Omaha. An initial concept for this partnership includes:

- *The LEDC (Latino Economic Development Council)*. LEDC will lead fundraising, marketing, community engagement, and project execution.
- *Canopy South*. Canopy South will be the fiscal agent and administrator of grant funds through ARPA.
- *Spark*. Spark will assist with property acquisition, including both purchase or assisting developers with property acquisition.

- *Urban Thinkscapes*. This organization will provide a list of playful learning experiences /programming via the collective expression of preferences for play, art, design, important historical individuals or events, and location.
- *Cinco de Mayo Omaha*. CDMO coordinates Omaha's largest festival and will continue to foster its events to attract hundreds of thousands of tourists to the historic district.
- *Metro*. Metro would lead a major transit planning effort for the 24th Street Corridor.
- *The City of Omaha and Douglas County*.

The project also supports the work of other institutions and will be beneficial to them both thematically and from the ability to attract audiences and economic development. An example of such an organization is El Museo Latino at 25th and L Street. The Museo's ability to fund a development and facility improvement program through ARPA is an integral part of the entire El Centro enterprise.

Summary

South Omaha is truly the territory of all Omahans and has been a welcoming home for the many national and ethnic groups that sought a better life in America. Its rich and lively Latino enterprise and culture today makes it a special place in our City, a true center of urbanism and creativity. The multi-faceted Adelante 2 South Omaha project will advance the economy and quality of this important and historic part of our community and as such, will provide great benefit to our entire metropolitan area that will create jobs and bring millions of dollars in revenue to the district from this transformation project. It will be similar to Stinson Park that has created its own business and attraction district. South Omaha will create a similar catalyst with a cultural ambience.



COMMUNITY HEALTH
DEVELOPMENT PARTNERS

SELECT DATA TRENDS IN SOUTH OMAHA

David Drozd, M.S.

Director of Research and Data Analytics

david.drozd@communityhdp.com | 402.730.2777

South Omaha Planning Committee

June 2022



COMMUNITY HEALTH DEVELOPMENT PARTNERS

Community Health Development Partners (CHDP) is committed to bringing high-quality, affordable healthcare to the communities who need it most.

Focused on rural, lower-income, and medically underserved communities, we partner with medical service providers and community organizations to increase the availability of specialty care and services and contribute to the economic growth in the communities we serve.

Quick Facts

- Headquarters: Omaha, NE (4727 Center St.)
- Number of Employees: about 30
- Current Projects Under Development: 4
- Projects: Health centers in rural or underserved areas

2020 CENSUS REVIEW

- Self response increased in Nebraska’s urban areas vs. 2010, leading to better data
 - More time to self respond in 2020 due to covid delays
 - Census used the time to send extra mailings for self-response
 - Leave-behind postcard by door-to-door enumerators prompted households to self-respond online

County	2020 Self Response	Rank	2010 Self Response	Rank	Difference	Rank
Nebraska	71.9%	n/a	71.1%	n/a	0.8%	n/a
Sarpy	79.9%	1	75.4%	4	4.5%	3
Washington	78.5%	2	74.6%	6	3.9%	5
Lancaster	78.1%	3	74.6%	6	3.5%	6
Douglas	73.7%	9	70.9%	25	2.8%	7

Numerous organizations partnered to improve census response, including special outreach during the pandemic – THANK YOU!

Douglas County count was 11,000 higher than Census estimates, thanks in part to improved self response.

Impacts:

1. Money: About \$21,000 per person from population-based allocation formulas
2. Power: increased political representation

To see response rates for South Omaha neighborhoods see tinyurl.com/2e6uhzed

RACE/ETHNICITY OF SOUTH OMAHA POPULATION

(ZIP CODES 68105, 68107, 68108)

Census	Hispanic/Latino	Non-Hispanic White	Non-Hispanic Black	Non-Hispanic Native American	Non-Hispanic Asian	Non-Hispanic Other or 2+ Races	Total Population	Change	Percent Change
1990	5,571	50,692	2,333	681	309	105	59,691	n/a	n/a
2000	17,963	40,929	3,292	667	664	1,059	64,574	4,883	8.2%
2010	31,006	30,412	3,861	552	790	1,376	67,997	3,423	5.3%
2020	36,128	25,238	4,199	450	894	2,447	69,356	1,359	2.0%

Percent Distribution:

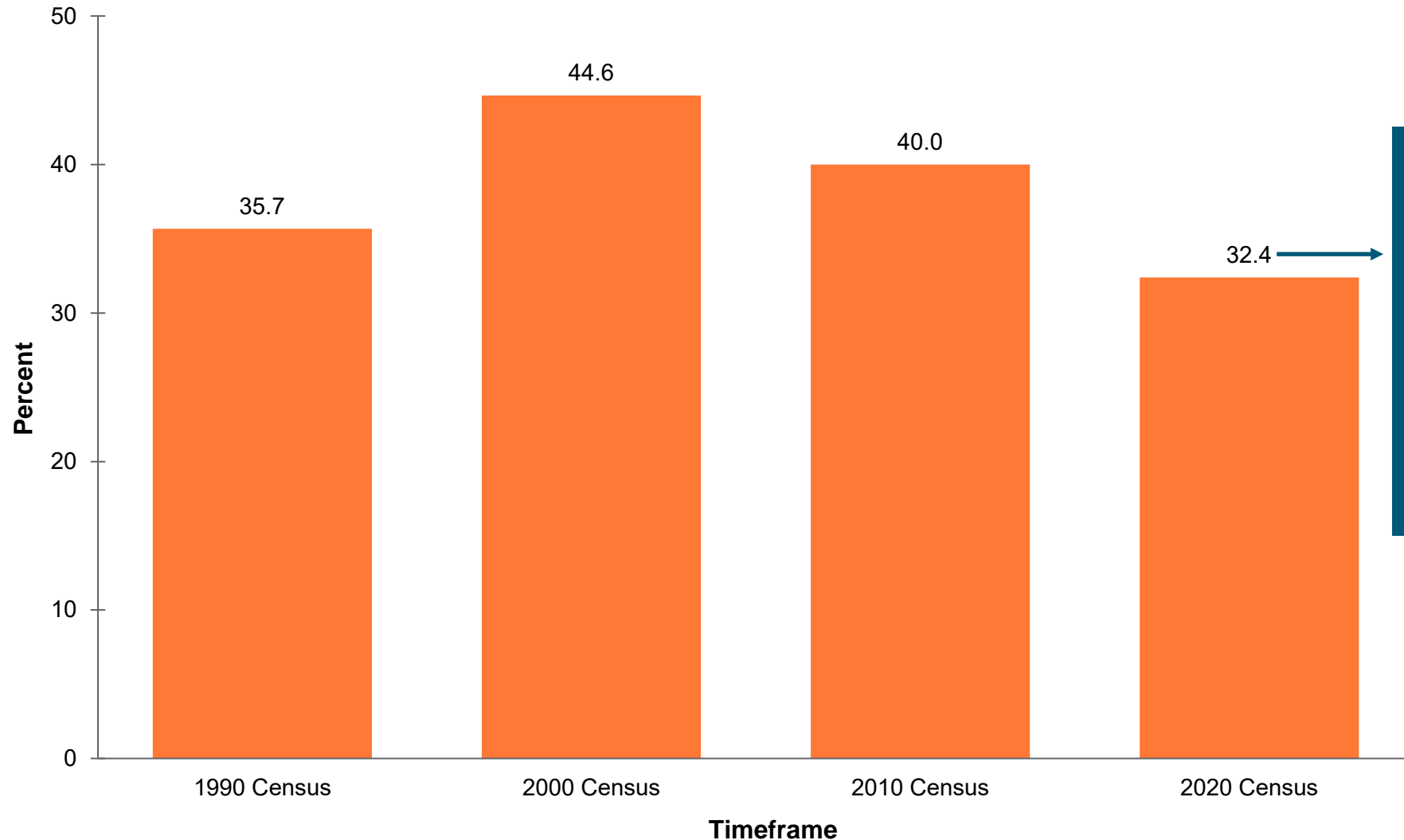
1990	9.3%	84.9%	3.9%	1.1%	0.5%	0.2%	100.0%
2000	27.8%	63.4%	5.1%	1.0%	1.0%	1.6%	100.0%
2010	45.6%	44.7%	5.7%	0.8%	1.2%	2.0%	100.0%
2020	52.1%	36.4%	6.1%	0.6%	1.3%	3.5%	100.0%

Key takeaways – in the course of a generation (30 years from 1990 to 2020):

1. South Omaha has shifted from having 9X more Whites than Latinos to about 1.5X more Latinos
2. The White population has been cut in half while Latinos have grown 6.5X
3. Latinos have shifted from being 1 of every 10 persons to 1 in 2

While the majority of the South Omaha population is now Latino, population growth in other parts of the metro has reduced the concentration of the Omaha metro's Latino population in South Omaha

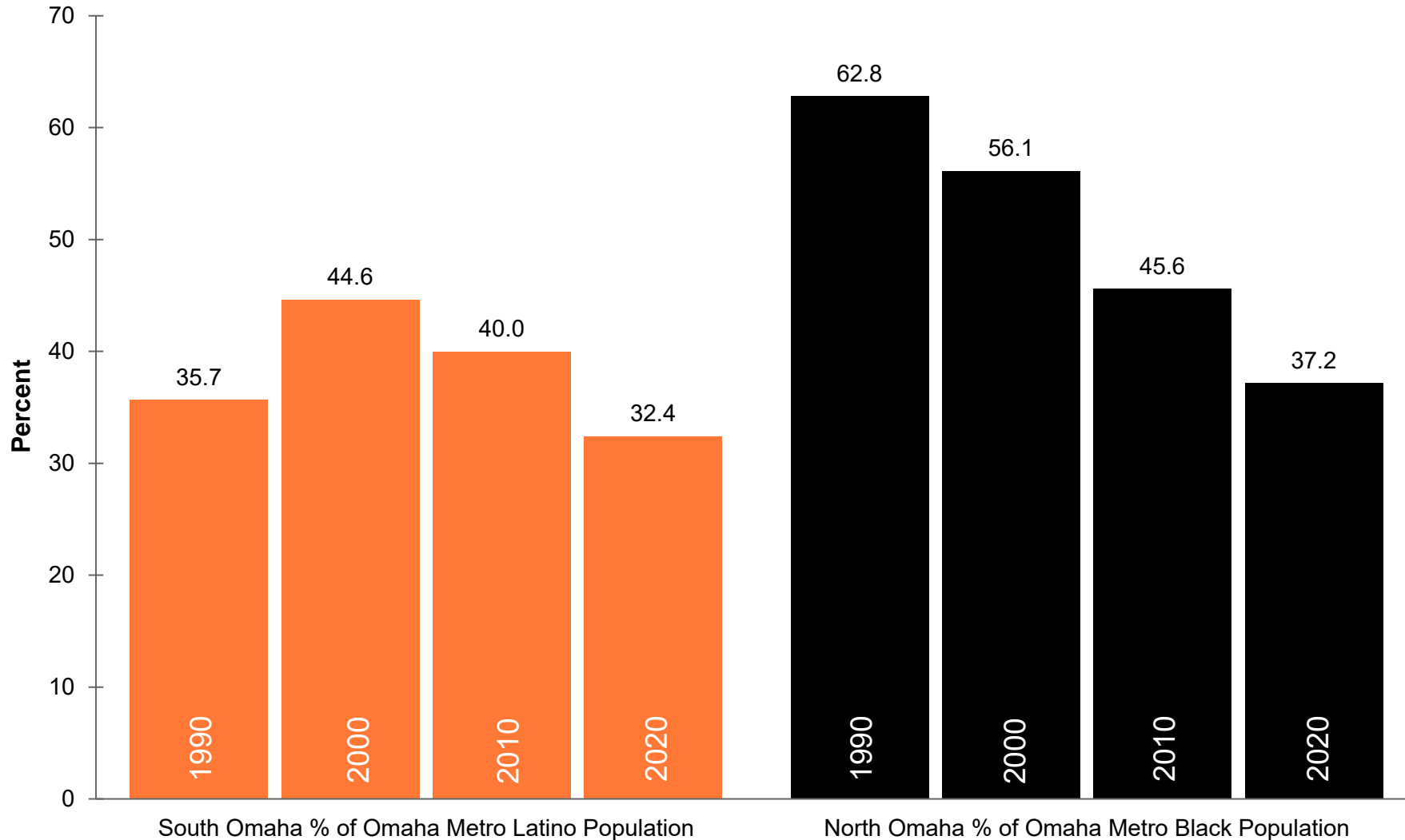
Portion of the 8-county Omaha metro area Latino population in zip codes 68105, 68107, 68108: 1990 to 2020



2020 Omaha metro Latino population by area:
32.4% in South Omaha
21.6% Douglas Co. W of 72nd
18.4% Douglas Co. E of 72nd besides South Omaha
18.0% Sarpy County
6.9% Pottawattamie County
2.6% Outlying Counties

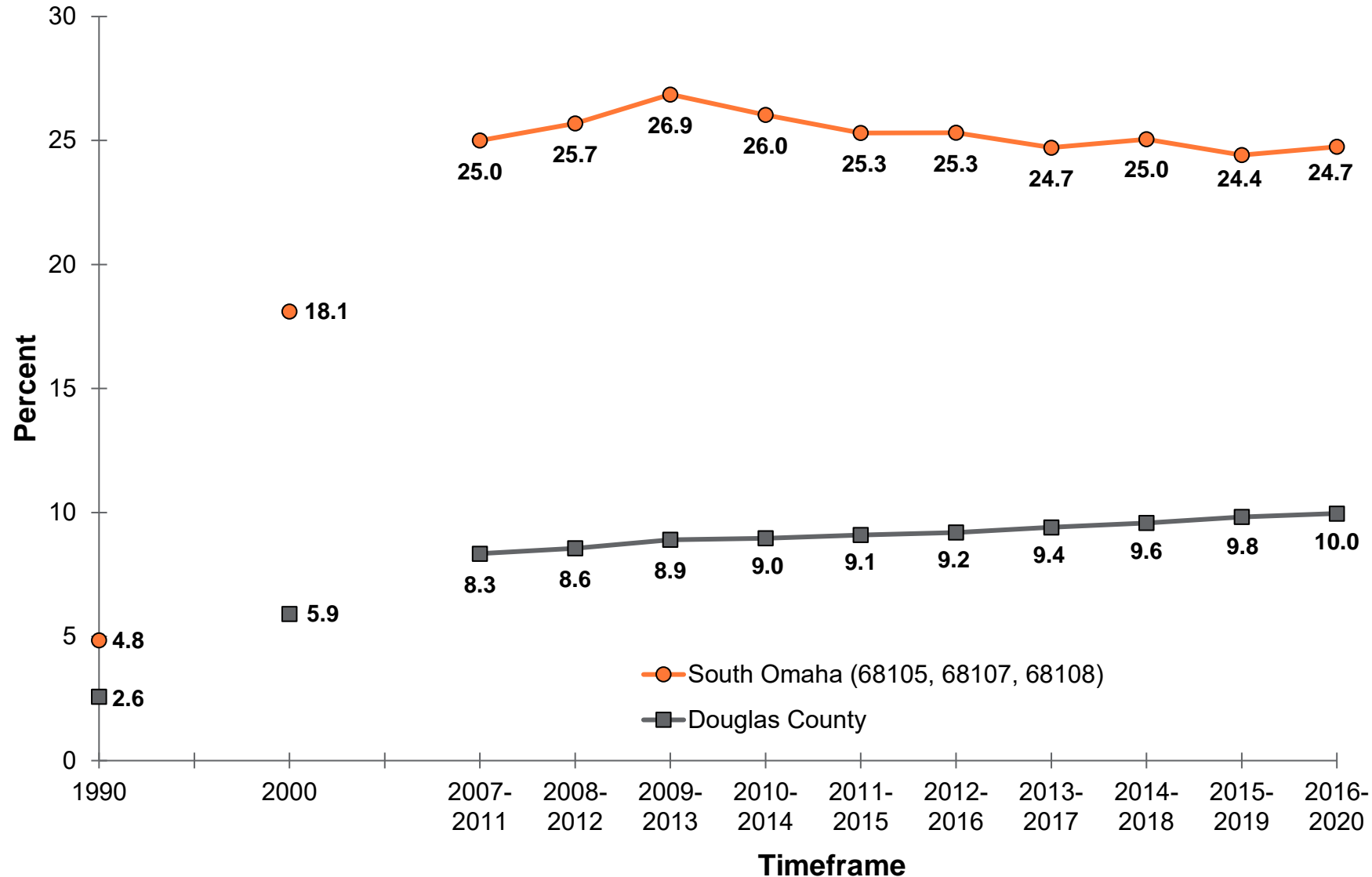
Population growth across the metro has not only reduced the concentration of the Omaha metro's Latino population in South Omaha, but also for the metro's Black population in North Omaha

Portion of the 8-county Omaha metro area population in South Omaha and North Omaha for select groups: 1990 to 2020



South Omaha remains a prevalent residential location for immigrants after high growth in the 1990s

Percent of Population that is Foreign Born, South Omaha vs. Douglas County: 1990 to present



About 16,500 South Omaha residents (1 in 4 people) were born outside the U.S.

Top 3 Countries

Mexico: 11,244; 68.2%

Guatemala: 1,501; 9.1%

El Salvador: 1,390; 8.4%

CHALLENGES AMONG THE FOREIGN-BORN POPULATION

Data for Southeast Quadrant of Douglas County
(Southeast of 72nd & Dodge)



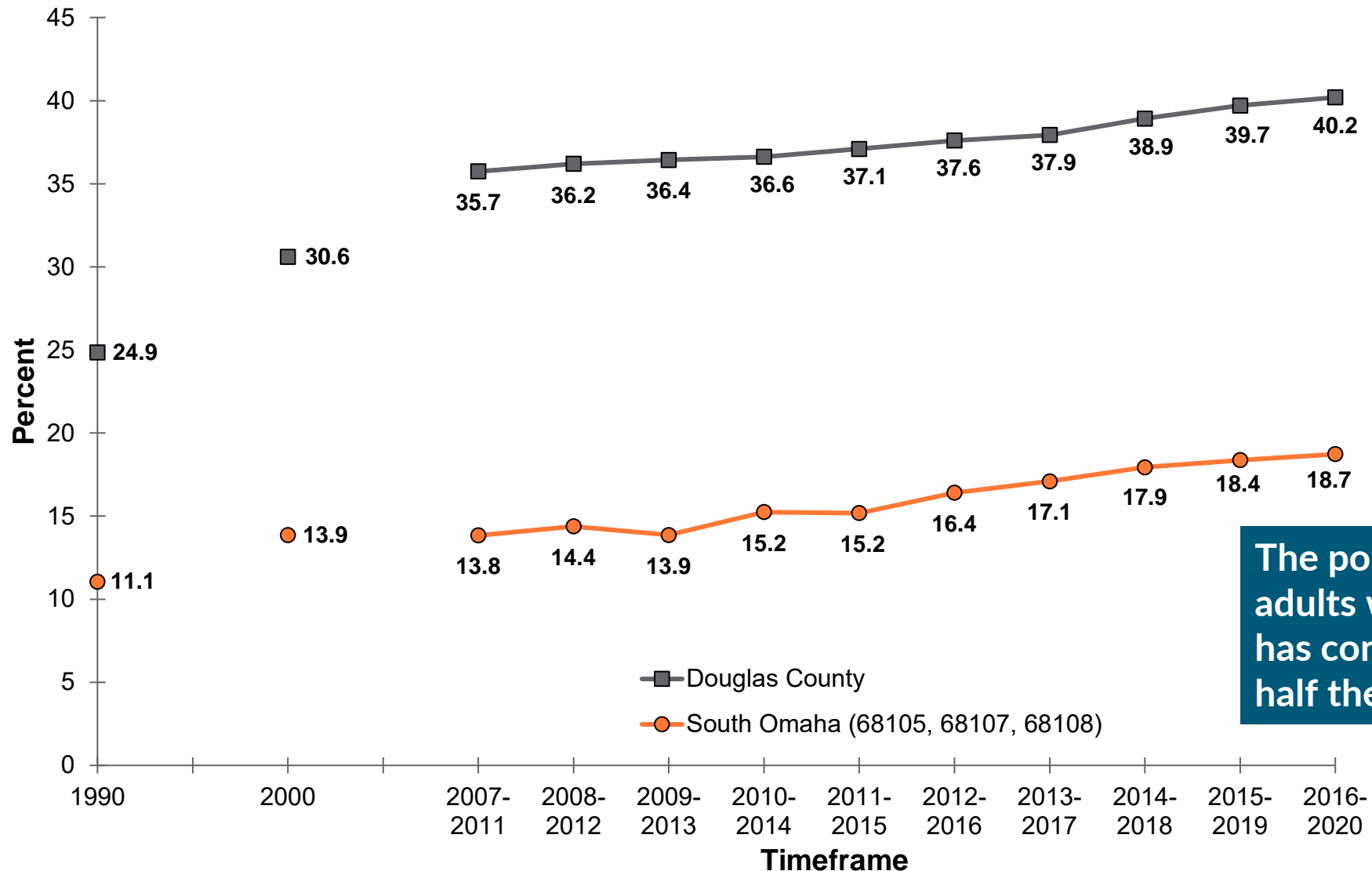
Born in U.S.

Foreign Born

	Born in U.S.	Foreign Born
Household Size	2.1	3.8
1.01 or more occupants per room	1.4%	11.6%
Age 25+ without High School Diploma	9.6%	55.0%
Annual Personal Earnings <\$35,000	31.2%	52.6%
Receiving Food Stamps/SNAP	10.9%	17.4%
Home Ownership Rate	53.9%	42.2%
Owners with 30%+ of Income on Housing	21.7%	26.9%

Adults with a Bachelor's Degree have increased, helping lead to better socio-economic outcomes

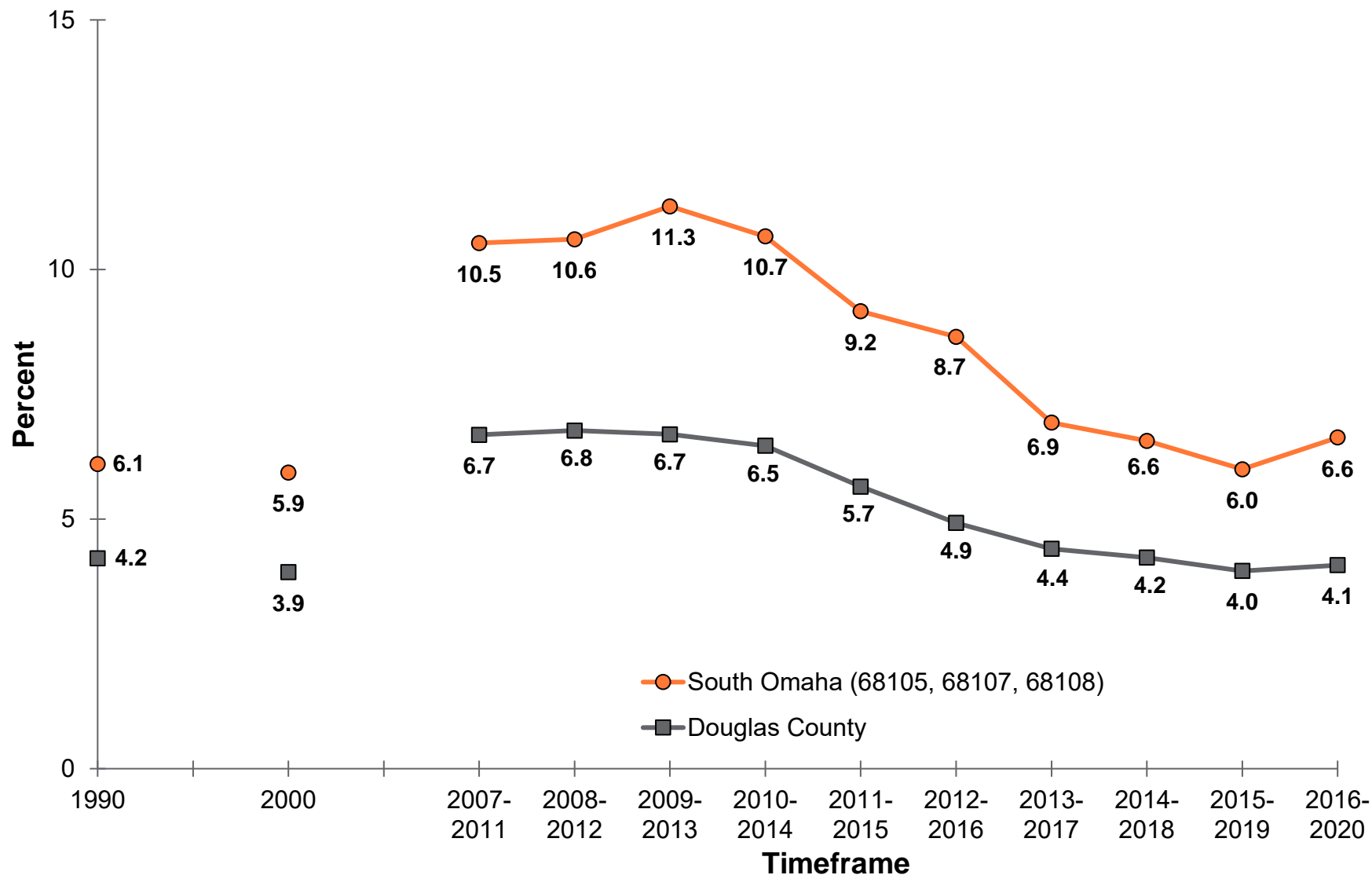
Percent of Age 25+ Population with a Bachelor's Degree or more, Douglas County vs. South Omaha: 1990 to present



The portion of South Omaha adults with Bachelor's Degrees has consistently been less than half the Douglas County average.

Unemployment rates, while declining after the Great Recession, remain similar to prior decades

Age 16+ Unemployment Rates, South Omaha vs. Douglas County: 1990 to present

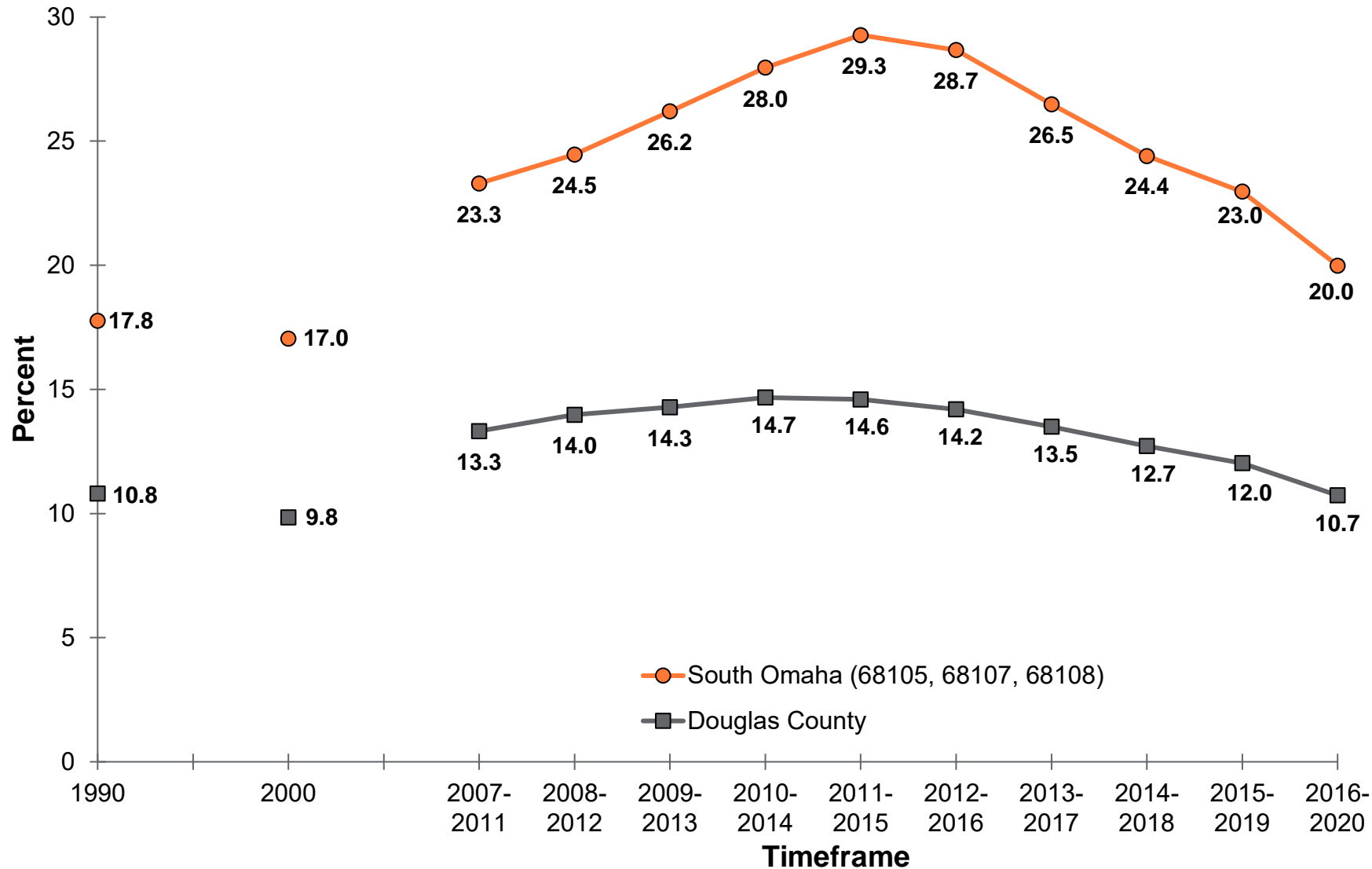


Unemployment rates in South Omaha have consistently been above the Douglas County average.

- Rates increased in 2020 with the pandemic

Poverty has fallen post Great Recession but remains elevated relative to prior decades

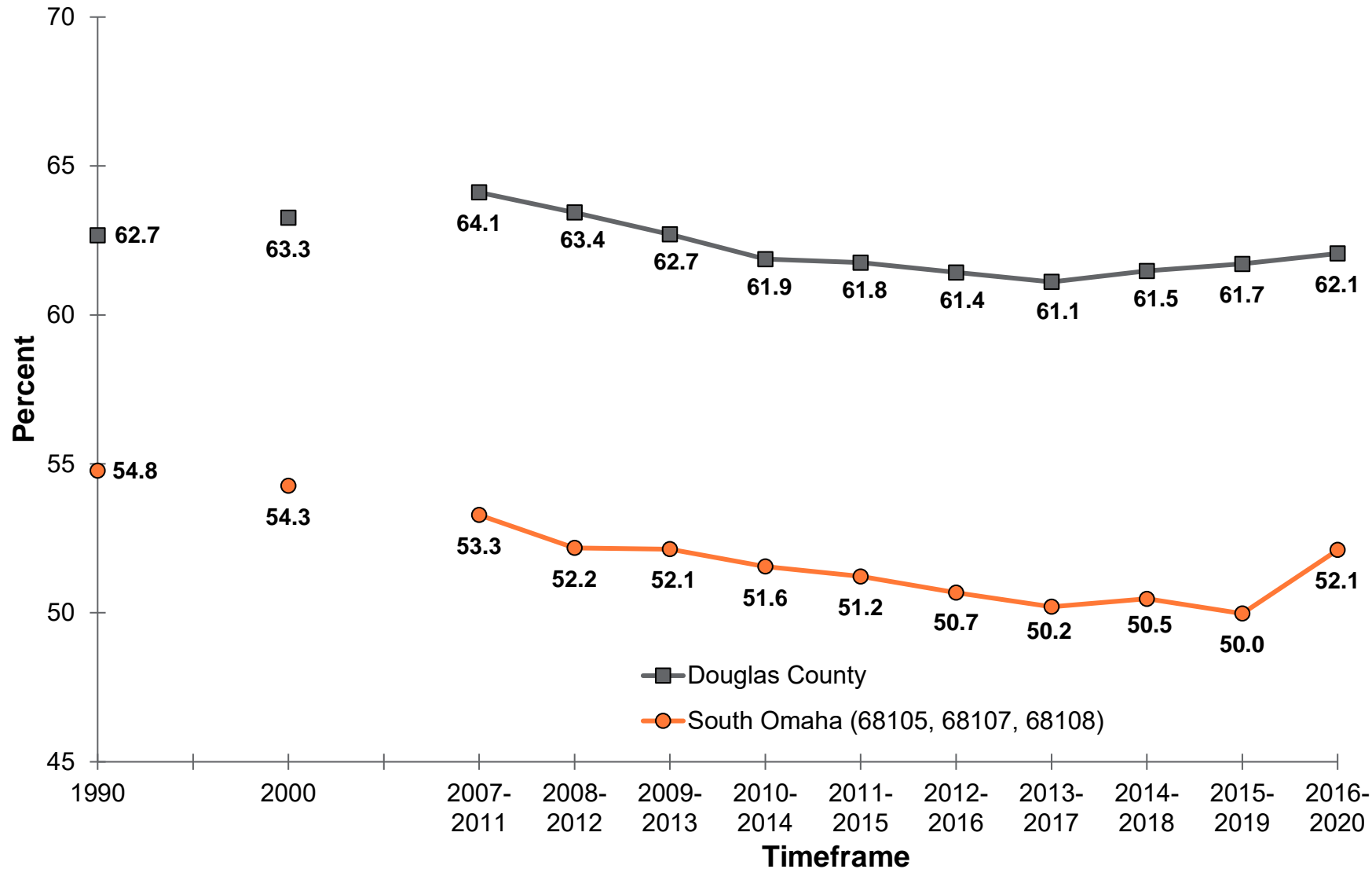
Poverty Rates for Individuals, South Omaha vs. Douglas County: 1990 to present



South Omaha poverty remains about double the county average.

Home ownership rates have trended downward but are starting to rebound

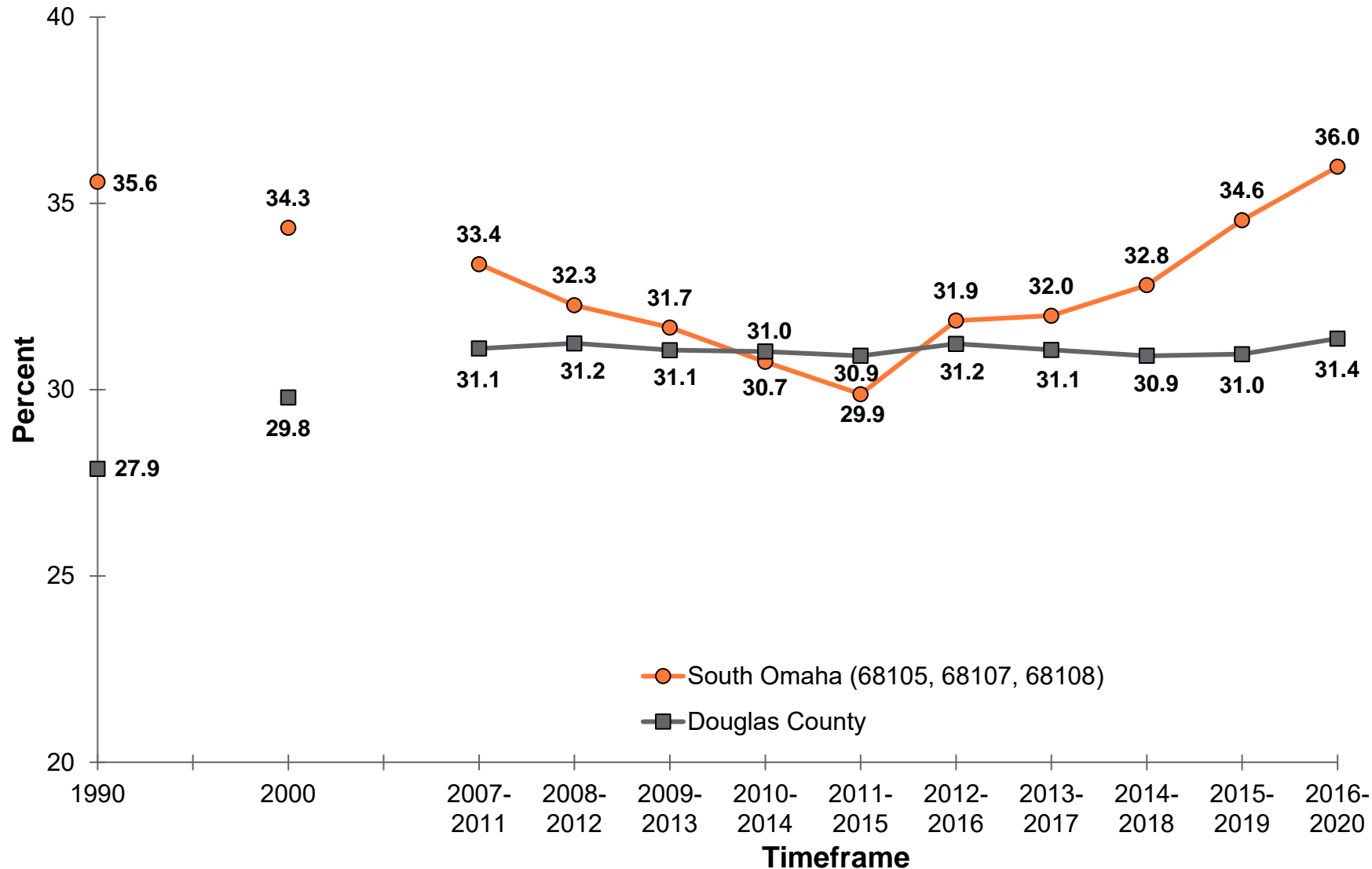
Home Ownership Rates, Douglas County vs. South Omaha: 1990 to present



We'll need to see additional data to verify if the recent increase in South Omaha is real or statistical noise/an outlier.

One-person households in South Omaha have traditionally been high and have risen recently

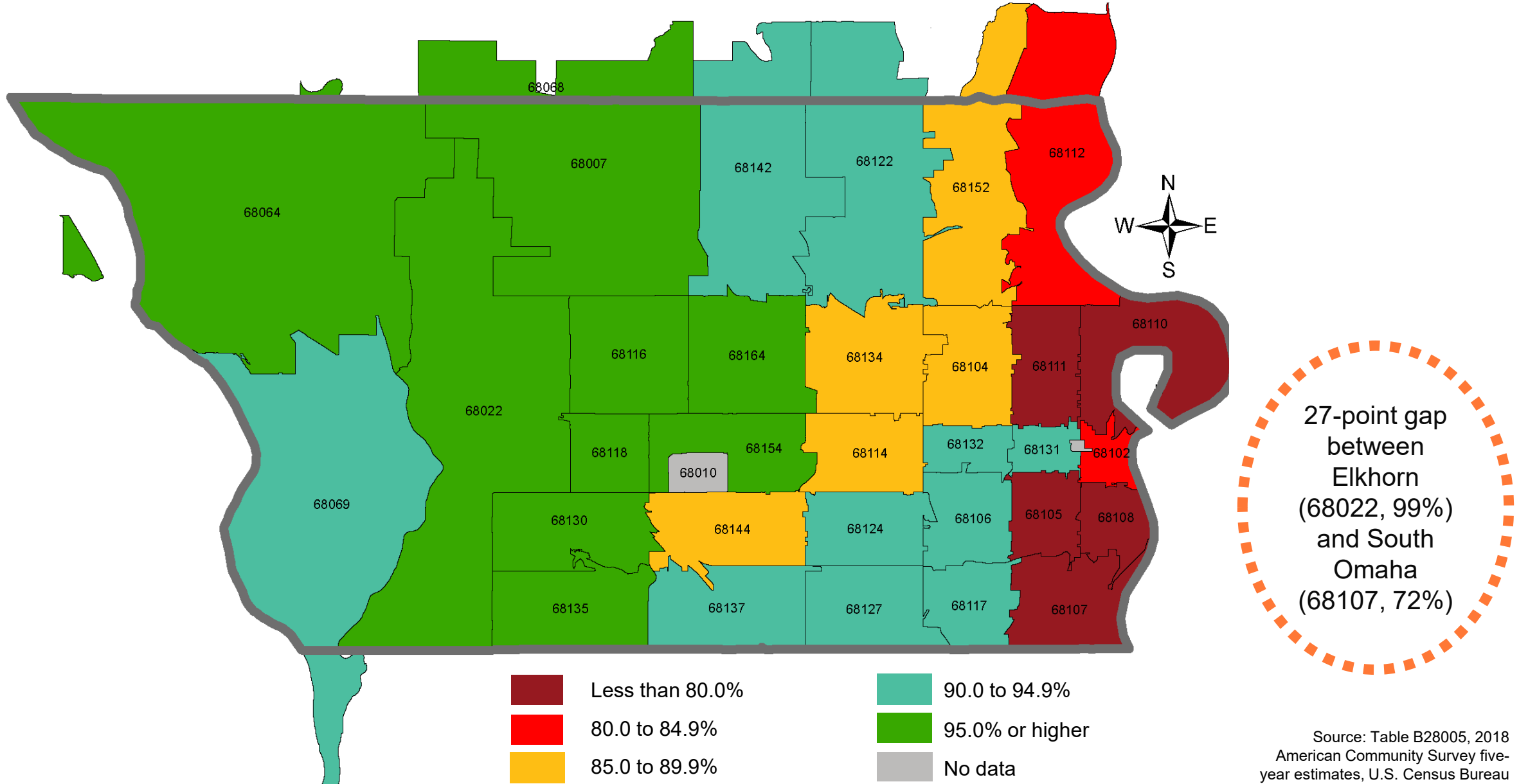
Percent of Households where One Person Lives Alone, South Omaha vs. Douglas County: 1990 to present



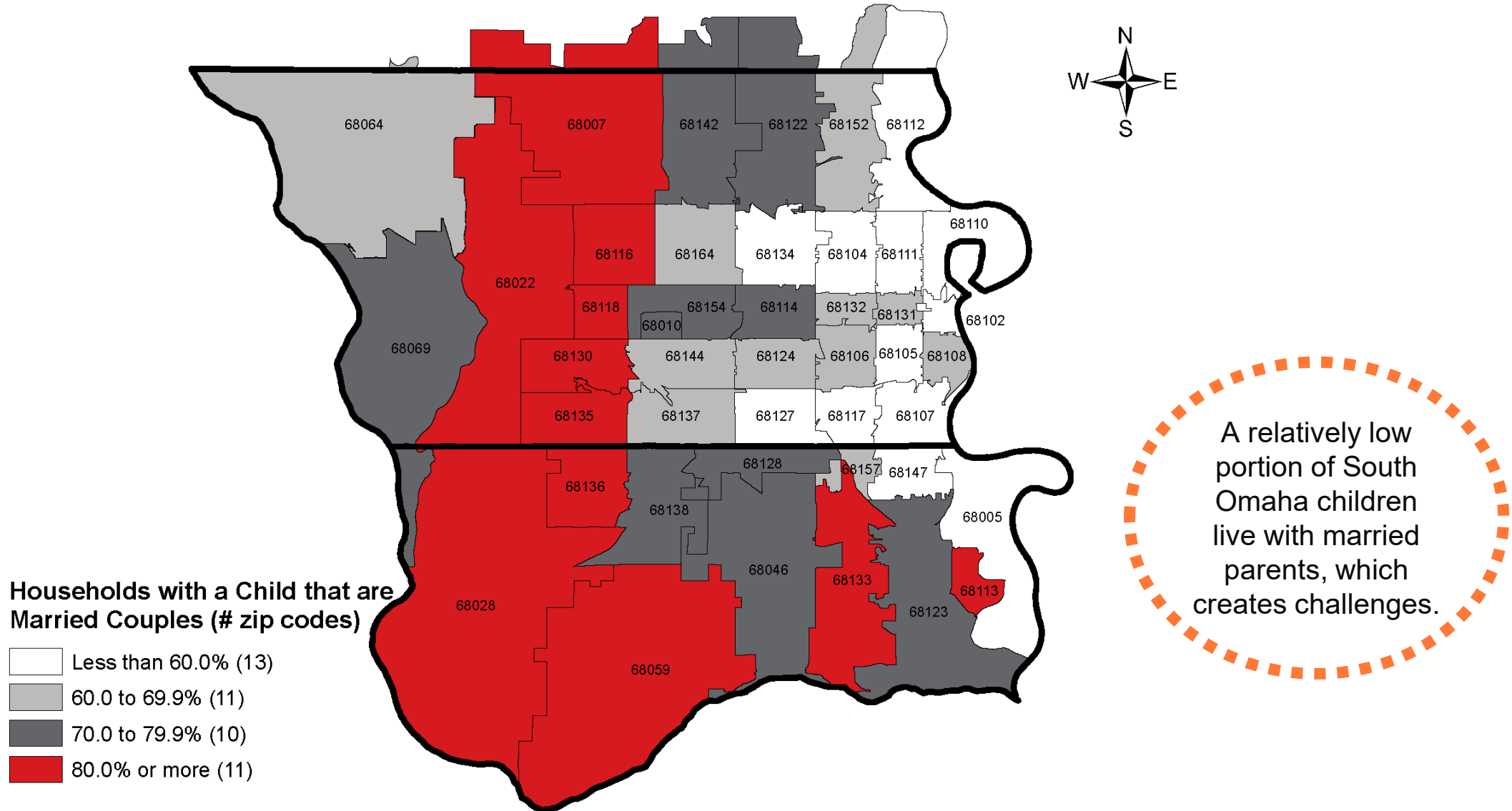
Data show Latino households living alone are more likely to be:

- Older
- Widowed
- With a disability
- Not in the labor force
- Without a vehicle
- Renting

Percent of Children Under Age 18 with Broadband Internet at Home

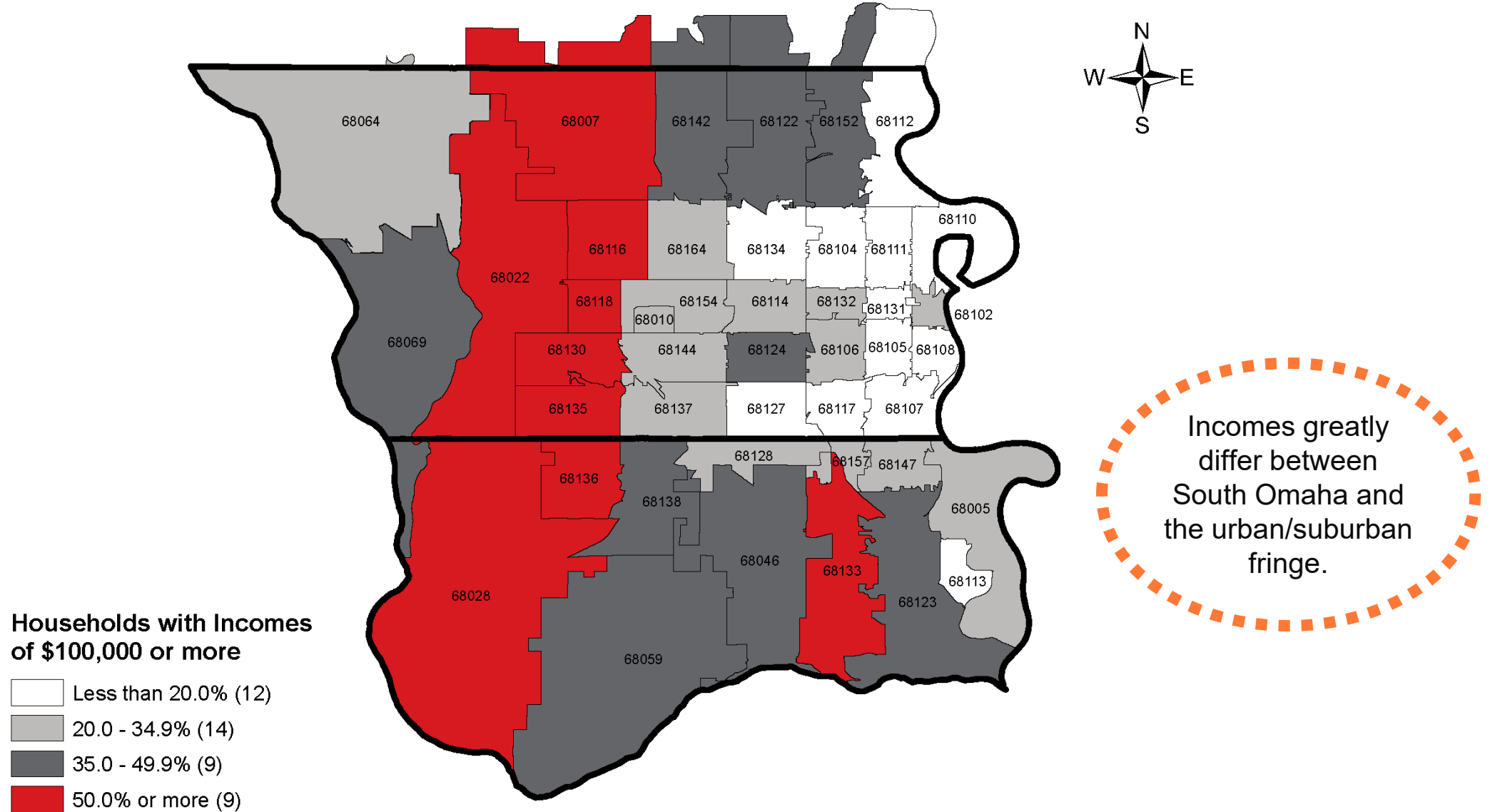


Percent of Households with a Child Under Age 18 that are Married Couples



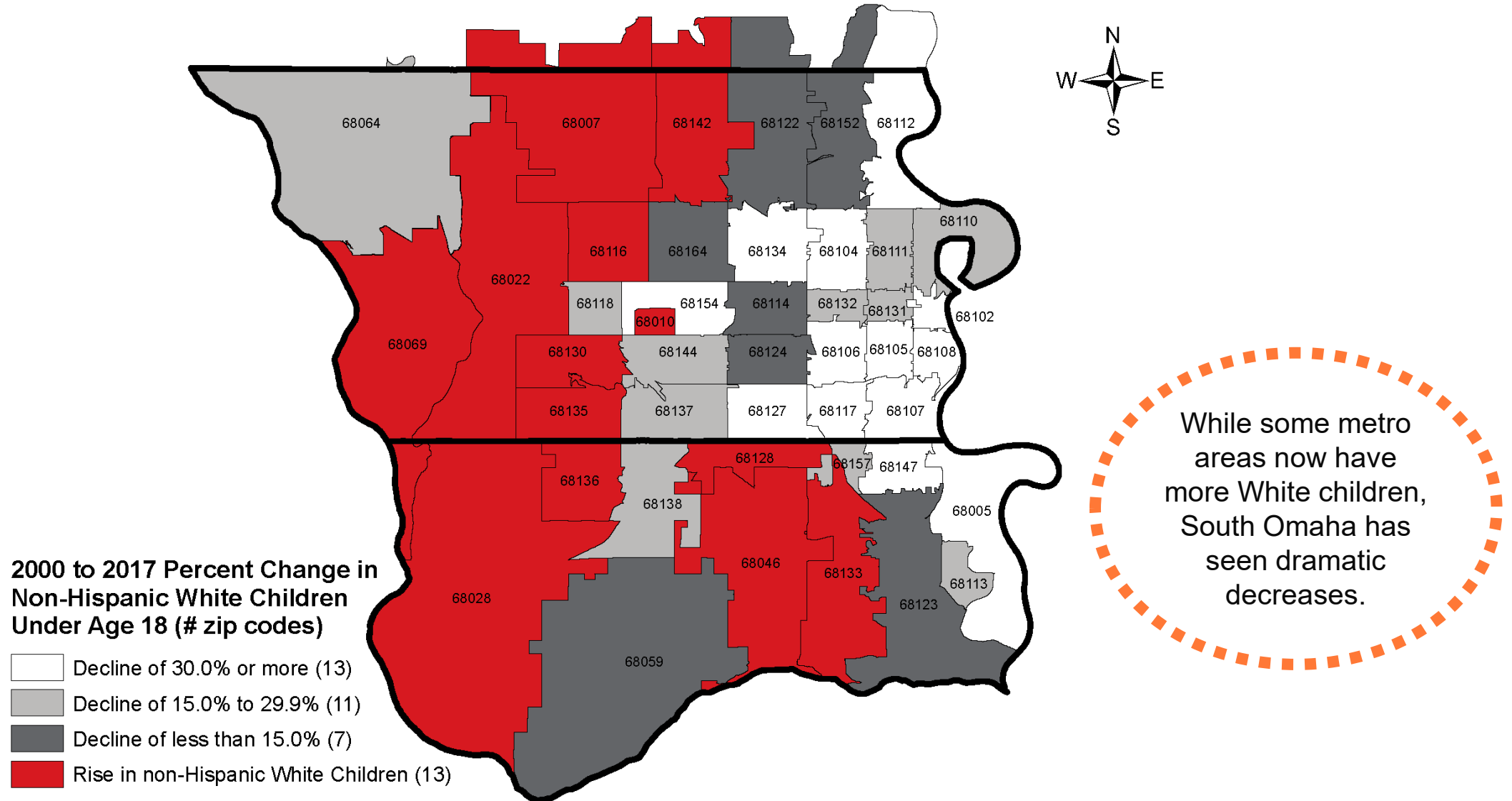
Source: Table B11005, 2015-2019 American Community Survey, U.S. Census Bureau; Prepared by: David Drozd on March 9, 2021

Percent of Households with Incomes of \$100,000 or more: 2019



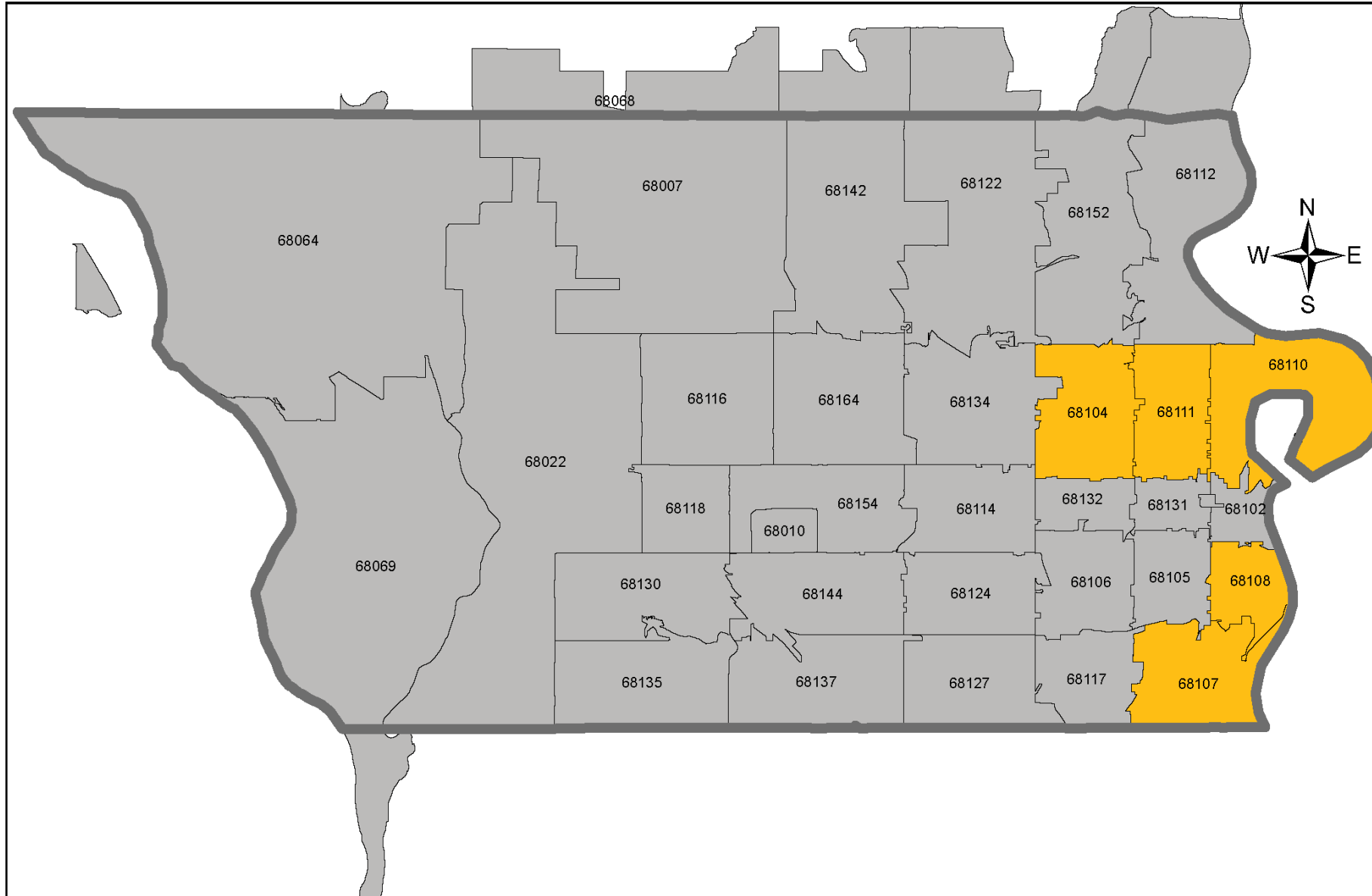
Source: Table B19001, 2015-2019 American Community Survey, U.S. Census Bureau; Prepared by: David Drozd on March 3, 2021

Percent Change in Non-Hispanic White Children Under 18: 2000 to 2017



Sources: Table PCT012I, 2000 Census; Table B01001H, 2015-2019 American Community Survey, U.S. Census Bureau; Prepared by: David Drozd on April 28, 2021

Areas with 50% Diversity and Median Incomes > 25% Below the County Average



South Omaha and North Omaha are the only local areas with both high diversity and relatively low income.

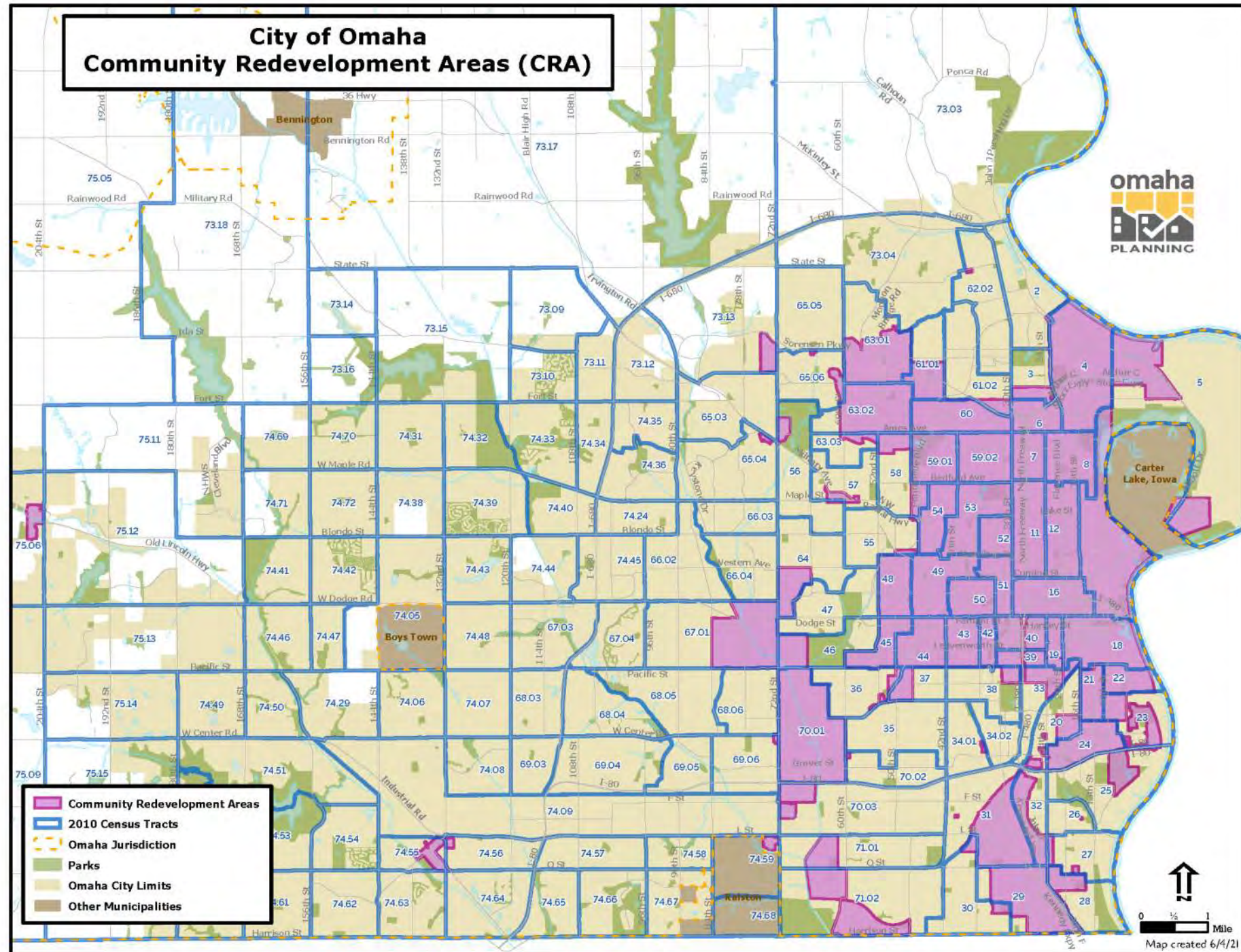
Source: Tables B03002 and B19013, 2014-2018 American Community Survey, U.S. Census Bureau; Prepared by: David Drozd on November 16, 2020

CITY OF OMAHA PLANNING AND ECONOMIC DEVELOPMENT

Tax Increment Financing (TIF) can only be used in areas that have been designated as Community Redevelopment Areas (CRAs).

- Shown in purple on the map
- A few additional areas have received the CRA designation since this map was created

Source: City of Omaha Planning Department,
<https://planninghcd.cityofomaha.org/tif>
accessed June 13, 2022





Thank you.

David Drozd, M.S.

Director of Research and Data Analytics

david.drozd@communityhdp.com

402.730.2777

October 5, 2022

Nebraska Economic Recovery Committee,

It is an honor and privilege to write this letter of support for the Latino Economic Development Council and Canopy South's application for LB1024 Grant Funding for their project *Adelante – El Centro del Sur de Omaha*. This project proposes a long overdue revitalization on the area surrounding *La Plaza de la Raza* and the community and business district on 24th street from F to Q Streets.

The University of Nebraska at Omaha's Office of Latino/Latin American Studies (OLLAS), which I currently direct, has a long tradition of researching, assisting, and connecting with our Latino community in the city and the State. As part of our research, we have observed the growing need of the South Omaha community to have access to a community center that can enhance the touristic appeal of the area, provide opportunities for local business and artists, and serve as an archive an exhibition setting for the rich immigrant history of South Omaha.

I am certain that once completed, the *Adelante* project will serve as a space that will boost community and economic development in South Omaha, increase population retention, and provide opportunities for all those who live in that area. We are looking forward to collaborating with this project, providing our research and educational expertise in any and all areas where it might be relevant.

Funding this project is a once in a generation opportunity, which will also bring benefits to the city of Omaha and the State of Nebraska at large. Thank you for your consideration and support. Should you have any questions, please give me a call at (402) 554 3835 or email me at cdona@unomaha.edu.

Sincerely,



Cristián Doña-Reveco, PhD.
Director, Office of Latino/Latin American Studies ([OLLAS](#))
Associate Professor, Department of Sociology and Anthropology
University of Nebraska at Omaha
cdona@unomaha.edu

**2022 OFFICERS AND
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October 7, 2022

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Legislative Council

PO Box 94604

SECRETARY

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Lincoln, NE 68509

AT LARGE

Cindy Gonzalez

Dan Gomez

Kevin Lewis

Dan Weidner

Rosie Zweiback

Dear Senator Wayne and Economic Recovery Committee members:

PAST CHAIRMAN

Jill McClure

Completely KIDS is writing in support of the Latino Economic Development Council plans to update the Plaza de la Raza, build mixed-income housing, build a parking structure, increase retail space, build a community-business development center, upgrade 24th street, and improve the viability of 25th street.

Completely KIDS serves several Omaha Public Schools buildings in the immediate vicinity of this project and believe it will help to revitalize an area of great cultural and economic significance for our families.

LEGAL ADVISOR

Koley Jessen

CHIEF EXECUTIVE OFFICER

Carla Rizzo

Please consider supporting Canopy South and the Latino Economic Development Council in their efforts to improve this vital area. South Omaha will benefit in substantial ways for years to come.

GUILD PRESIDENT

Karly Jurgensen Daniel

Thank you,



Carla Rizzo

Completely KIDS

CEO

BOARD MEMBERS

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Walter Duda

Nicole Evans

Laura Fender

BJ Hansen

Molly Huyck

Danielle Johnson

Teddi Kennedy

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Lina Stover

Tim Waggoner

Wendy Whalen



October 4, 2022

Economic Recovery Special Committee
Nebraska Legislature
State Capitol
Lincoln, NE 68509

RE: Letter of Support for Canopy South and Latino Economic Development Council

Dear Senators:

The Greater Omaha Chamber would like to offer our full support for Canopy South and the Latino Economic Development Council's application to the Economic Recovery Act's Qualified Census Tract Grant Program. We are excited that they have taken a comprehensive and cooperative approach to revitalizing an important economic hub of South Omaha.


Canopy South and the Latino Economic Development Council plan to undertake a collective project, which includes: updating the Plaza de la Raza physical space, building mixed-income housing, building a dedicated parking structure, increasing retail space and support for small businesses, building a new community/business development center, repairing and expanding 24th street from F to Q Streets, and improving the viability of 25th street.

Through the combination of all of these projects, the Greater Omaha Chamber feels that they achieve all of the goals of the Economic Recovery Act—that it is transformational for the community and it will have a positive and long-lasting economic impact for residents of the area through the opportunity to create wealth and improve their quality of life. It will not only benefit South Omaha but all parts of the metro.

We support this application and ask the members of the Special Committee to support it as well. We know there are many requests being presented to the Special Committee and hard decisions will need to be made, but the impacts of this application are well deserving of funding through the Grant Program.

Thank you for your consideration and please do not hesitate to contact me if you wish to further discuss the merits of the combined projects.

Sincerely,



Veta Jeffery
President and CEO



CNW Alliance

3009 R St
Omaha, NE 68107
(531) 777-2567

October 4, 2022

To Nebraska Economic Recovery Committee,

CNW Alliance is pleased to support Canopy South/Latino Economic Development Council in efforts to improve the physical and commercial façade of areas of South Omaha. As a result, South Omaha benefits from expertise in public education, business development, healthy living and well-being, safe and reliable transportation, and increased commerce.

CNW Alliance's primary purpose is to provide family crisis intervention services, day reporting center service, and any other services to the Omaha community especially South Omaha youth and families. We work with youth and families in our community and focus on adolescents ages 12-18, who are referred from Juvenile Probation in Douglas and Sarpy County, for day/evening reporting or family support. We work with non-system-involved youth through community referrals offering family support and gang prevention and intervention services.

CNW Alliance understands, the Latino Economic Development Council plans to undertake a collective project, which includes updating the Plaza de la Raza physical space, building mixed-income housing, building a dedicated parking structure, increasing retail space and support for small businesses, building a new community/business development center, repairing, and expanding 24th street from F to Q Streets and improving the viability of 25th street.

We look forward to continuing our work with the partners to accomplish more for families in our neighborhoods.

Warm Regards,



William Rush Sr
Business Owner

www.cnwalliance.org | william@cnwalliance.org





PESEK LAW LLC

TRIAL ATTORNEYS

October 4th, 2022

Nebraska Economic Recovery Committee

RE: Latino Economic Development Council

On behalf of Pesek Law LLC, I am writing to express support for the Latino Economic Development Council (LEDC) in their efforts to bring improvements to South Omaha. Our law firm is located in the heart of the commercial corridor of South 24th street, a thriving district that can only benefit from the investment in projects to make it an even more welcoming space for everyone.

Our law firm serves the Latino community of Omaha, providing quality fully bilingual legal services for victims of negligence. The LEDC seeks to serve the same families that we serve. The Latino community was disproportionately impacted by the pandemic, and there is a growing need to develop a social and economic recovery plan for South Omaha. We believe the LEDC is best positioned to lead these efforts and we are happy to support their projects for the advancement of our neighborhoods.

Pesek Law's support is reflective of our commitment to the improvement of South Omaha for all.

Sincerely,

Ross Pesek, CEO
Pesek Law, LLC
402-342-9684
ross@peseklaw.com



October 5th, 2022

Nebraska Economic Recovery Committee

RE: Latino Economic Development Council

This is a letter of support on behalf of the South Omaha Business Improvement District (BID) through my capacity as chairman of the board. The South Omaha BID supports efforts for community improvement projects led by the Latino Economic Development Council (LEDC).

The South Omaha BID is excited to see projects that will stimulate the economy in our area and promote a higher quality of life for residents, business owners and visitors in South Omaha.

We look forward to collaborating further with the LEDC to multiply the impact that we can make in improving South Omaha for all.

Sincerely,

A handwritten signature in black ink that reads "Ross Pesek". The signature is written in a cursive style. To the right of the signature is a vertical line.

Ross Pesek, Chairman
South Omaha Business Improvement District
402-342-9684
ross@peseklaw.com



October 4, 2022

Dear Nebraska Economic Recovery Committee Members:

On behalf of the AIM Institute, we are pleased to support Canopy South and the Latino Economic Development Council in their efforts to improve the physical environment and economic strength of South Omaha.

We also pledge to deliver services to South Omaha residents in the new Latino Cultural and Economic Development Center once built.

The AIM Institute is a 501(c)(3) nonprofit organization that grows a strong and diverse tech community through education, career development, and outreach. We envision a thriving community where anyone can pursue a rewarding tech career. For nearly 30 years, the AIM Institute has fostered the growth of Omaha's tech sector, promoting diversity, equity, and inclusion in the tech sector by making outstanding educational opportunities and career training accessible to all demographics and backgrounds, from elementary school through adulthood.

The value of offering these services is estimated at \$75,000 per year. Our contribution represents the amount we would customarily charge to provide workforce development programming and technical training. At the cost of \$1,500 per participant, this will deliver life-changing educational services to 50 residents per year.

We are confident that providing our services in South Omaha will have a dramatic impact on the participants served and we congratulate the leadership from Canopy South and the Latino Economic Development Council and urge your support of the project.

Sincerely,

A handwritten signature in blue ink that reads "Itzel Lopez". The signature is written in a cursive, flowing style.

Itzel Lopez
Vice President of Advancement &
Community Relations
AIM Institute
ilopez@aiminstitute.org



1612 North 24th Street
Omaha, Nebraska 68110
Phone: 402.964.2405

Chief Executive Officer
Dr. Bradley Ekwerekwu

**COORDINATING
COUNCIL OFFICERS**

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Allen Hager

Vice Chair
Brian Thommes

Secretary
Carol Hahn

Treasurer
Mark Hoeger

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Clarice Jackson
Brian Thommes

Achievement Subcouncil 2
Carol Hahn
Nathan Zingg

Achievement Subcouncil 3
Mark Hoeger
Melinda Kozel

Achievement Subcouncil 4
Allen Hager
Lisa Schoenberger

Achievement Subcouncil 5
Erik Servellon
Tonya Ward

Achievement Subcouncil 6
Andrew Brock
Tim Hall

MISSION

Together with school districts and community organizations as partners, we demonstrate, share and implement more effective practices to measurably improve educational outcomes for children and families in poverty.

VISION

That all children within the Learning Community achieve academic success without regard to social or economic circumstance.

LearningCommunityDS.org

September 28, 2022

Dear Omaha Economic Recovery Act Coordination Plan Committee,

The Learning Community is pleased to support Canopy South/Latino Economic Development Council in efforts to improve the physical and commercial façade of areas of South Omaha. The Learning Community Center of South Omaha is strategically planted close to the 24th Street corridor, which is arguably the strongest and most thriving part of South Omaha. Partnering with our support for the Southside Terrace - Indian Hill Choice Neighborhoods Implementation Grant and other much desired improvements to South Omaha, we dedicate ourselves to working with school district and community partners to add value across the Learning Community of Douglas and Sarpy Counties. Together, our partners reflect the greatest strengths of the Omaha metro area. As a result, South Omaha benefits from expertise in public education, business development, healthy living and well-being, safe and reliable transportation, and increased commerce.

As the Learning Community understands, the Latino Economic Development Council plans to undertake a collective project, which includes: updating the Plaza de la Raza physical space, building mixed-income housing, building a dedicated parking structure, increasing retail space and support for small businesses, building a new community/business development center, repairing and expanding 24th street from F to Q Streets, and improving the viability of 25th street.

The Learning Community's support represents a commitment that will significantly, positively impact South Omaha. We look forward to continuing our work with the partners to accomplish more for families in all Learning Community neighborhoods. The time is NOW, and the Learning Community of Douglas and Sarpy Counties is primed and prepared to support this effort without hesitation.

Sincerely,

Dr. Bradley Ekwerekwu
CEO – Learning Community of Douglas and Sarpy Counties



**Omaha
Community
Foundation**

Growing good,
together.

1120 S. 101st Street
Suite 320
Omaha, NE 68124
402-342-3458

omahafoundation.org

October 6, 2022

Dear Economic Recovery Special Committee,

On behalf of the Omaha Community Foundation, I write this letter in support of the Latino Economic Development Council's (LEDC) proposal titled "South Omaha Business District Improvement Plan," submitted in relation to the Economic Recovery Act, Legislative Bill 1024 (LB1024). The LEDC's proposal includes a combination of capital improvements and operational support that will benefit the economic recovery of the South Omaha community to include the following projects, totaling \$35 million:

- Community & Business Center
- Mixed Income Housing
- Plaza de la Raza Revitalization
- Parking Structure

South Omaha is a vibrant and diverse community that is located across two of the Qualified Census Tracts that were most negatively impacted by the Covid-19 pandemic, both physically and economically. The projects proposed by the LEDC offer the South Omaha community an amazing opportunity to heal from the effects of the pandemic, while also generating transformational economic growth and tourism for an area that is long overdue for revitalization.

Sincerely,

Donna Kush

President and CEO



October 4, 2022

Dear Nebraska Economic Recovery Committee Members:

We are pleased to offer our support of Canopy South and the Latino Economic Development Council in their efforts to improve the physical environment and economic strength of South Omaha at the Plaza de la Raza and throughout the surrounding neighborhood.

Omaha Urban Thinkscapes is a collaborative effort led by Dr. Debora Wisneski, John T. Langan Community Chair of Early Childhood Education at the University of Nebraska Omaha; Kathleen Knudsen, Facilitator of Metro-Omaha Raise Me to Read at Metropolitan Omaha Education Consortium; and Stephen Osberg, Senior Director - Transportation and Urban Development at the Omaha Chamber. Our aim is to create playful public spaces that improve the health, well-being, and development of young children and their families in Omaha.

The process of developing Thinkscapes pairs community engagement with technical expertise in the realms of play and public space from UNO and other partners. It is centered on the concepts of social justice and equity, including community artists, children, and families in the design, development, and research of community play spaces. Thinkscapes provide access to playful learning in neighborhoods which have historically experienced disinvestment.

The project proposed by Canopy South and the Latino Economic Development Council includes a dramatic, community-driven renovation of the Plaza de la Raza and surrounding area. The redesigned plaza will include a Thinkscape, providing a place for youth (and people of all ages) to play and learn, planting the seeds for long-term transformational change.

The Omaha Urban Thinkscapes team recognizes the innovation and long-term potential of the proposal offered by Canopy South and the Latino Economic Development Council and commends its leadership for pursuing a vision which include children and families. We look forward to partnering in bringing this vision to reality and urge your support of the project.

Sincerely,

Debora Wisneski

Kathleen Knudsen

Stephen Osberg



October 5, 2022

Dear Nebraska Economic Recovery Committee:

On behalf of the Omaha Public Power District (OPPD), I am writing in response to a request for support for the proposed economic development improvements from the Latino Economic Development Council (LEDC) and Canopy South for South Omaha. We have two employees in particular who volunteer their time and talents with the LEDC Steering Committee, Joel Robles and Brian Adams, who exhibit our community spirit by engaging community partners for the betterment of OPPD's service territory.

OPPD, a political subdivision of the state of Nebraska, is a publicly owned electric utility engaged in the generation, transmission, and distribution of electricity. OPPD serves an estimated population of 855,000 in a 13-county, 5,000-square-mile service area in southeast Nebraska.

As the public power provider in this community, we thrive when our communities thrive, and support efforts for increasing the public good. We proudly employ many who live in this part of OPPD's service territory and would benefit from community revitalization. This effort is focused on creating conditions for economic growth and improving the quality of life for this region, and we welcome the opportunity to power such efforts.

Thank you for your consideration.

Sincerely,

Javier Fernandez
President & Chief Executive Officer
Omaha Public Power District



October 5, 2022

Dear Omaha Economic Recovery Act Coordination Plan Committee,

Live On Nebraska is rooted in humanity which is why we are gratified to support the Latino Economic Development Council in efforts to improve the physical and commercial façade of areas of South Omaha. As a result of this concept, the entire community of Omaha will benefit from business development, healthy living and well-being, and increased commerce.

As Live On Nebraska understands, the Latino Economic Development Council plans to undertake a collective project, which includes: updating the Plaza de la Raza physical space, building mixed-income housing, building a dedicated parking structure, increasing retail space and support for small businesses, building a new community/business development center, repairing and expanding 24th street from F to Q Streets, and improving the viability of 25th street. The Plaza de la Raza concept is an incredibly important project aimed at providing inclusive and accessible spaces for all. These spaces are needed and vital for our community's success.

Live On Nebraska's support represents a commitment that will considerably impact South Omaha and the greater Omaha community. We look forward to continuing our work with the partners to accomplish more for all Omaha communities.

Sincerely,

A handwritten signature in black ink, appearing to read "Kyle Herber".

Kyle Herber
President & CEO



October 6th, 2022

1111 N 13th St, Suite 311
Omaha, NE 68102

Dear Omaha Economic Recovery Act Coordination Plan Committee,

We at Spark would like to express our support for Canopy South and the Latino Economic Development Council's project proposal to update the Plaza de la Raza, to build mixed-income housing, a new community and business development center, and a dedicated parking structure, to increase retail space and support for small businesses, to repair and expand South 24th St from F to Q, and to improve the viability of South 25th St. Spark is dedicated to advocating for holistic community development and we believe that these investments into the South 24th St. neighborhoods will spur economic development in the area and improve the quality of life for the people who will utilize the new services and amenities. In our previous partnerships with Canopy South, they have proven to be smart, collaborative, and responsible stewards of development in South Omaha. We are confident that they will be able to complete the project and deliver on what is promised. We are here to support Canopy South and the Latino Economic Development Council in these endeavors.

Sincerely,

A handwritten signature in black ink, appearing to be "JB", written in a cursive style.

Jamie Bergland
Executive Director

1111 N. 13th St., #311
Omaha, NE 68102
402.819.4885

sparkcdi.org



KEY

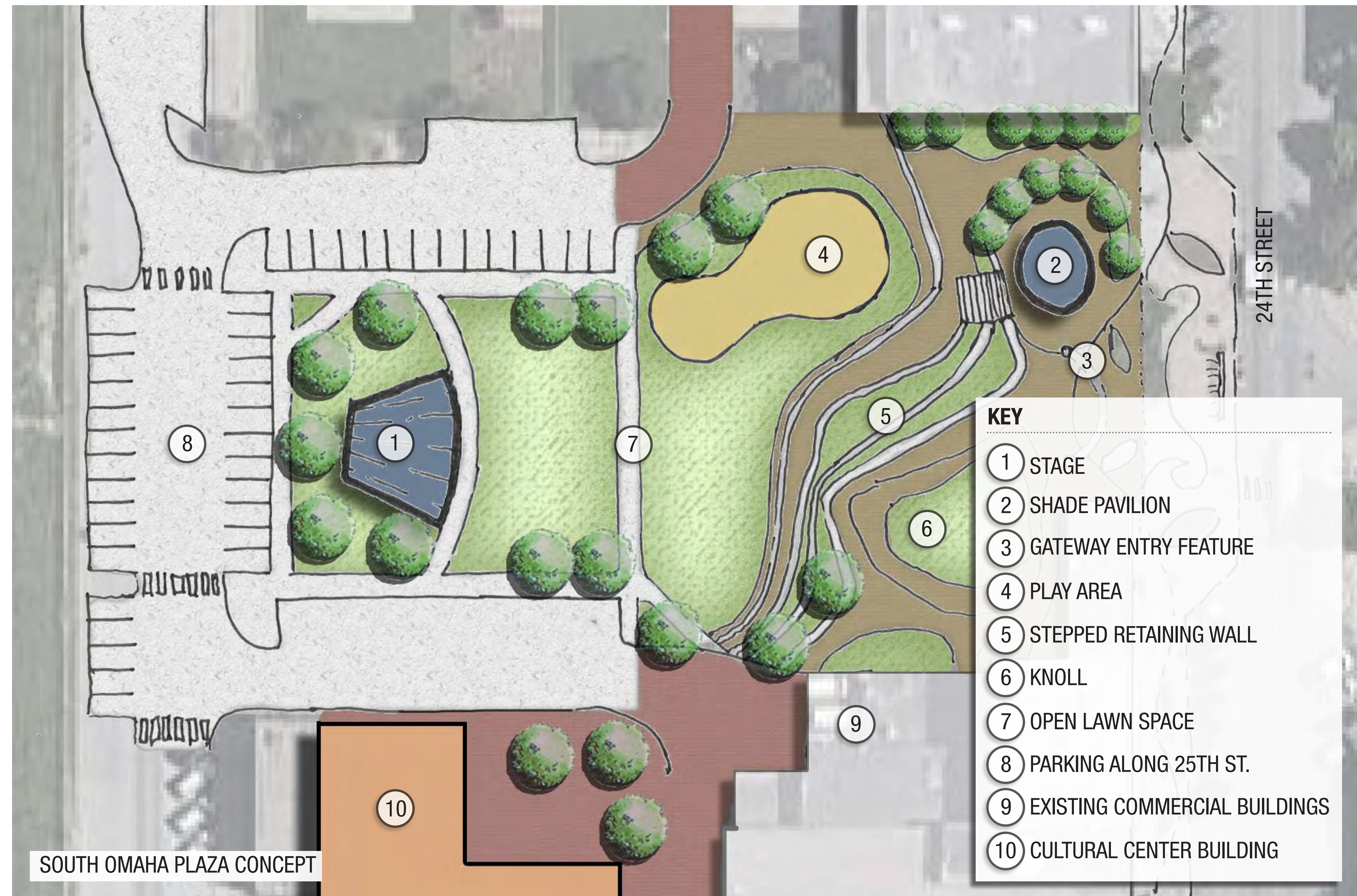
- ① PLAZA
- ② PARKING GARAGE
- ③ PARKING ALONG 25TH ST.E
- ④ EXISTING COMMERCIAL BUILDINGS
- ⑤ CULTURAL CENTER BUILDING
- ⑥ MIXED USE BUILDING / AFFORDABLE HOUSING

SOUTH OMAHA PLAZA CONCEPT

A strategic concept for the South 24th Street addresses six fundamental opportunities, building on the district's demonstrated strengths:

- Realization of the Plaza del la Raza concept: an accessible, inclusive place for performance, play, and public life.
- Creating a Latino Cultural Community Arts Center: complementing the plaza by providing a place where all age groups can learn, practice, and perform.
- Addressing parking and transportation issues and opportunities: conveniently located multi-level parking facilities that will help solve issues of limited parking, especially on weekends and at event times.
- Affordable housing: sorely needed affordable housing can help assuage current housing problems in South Omaha and provide a customer base for local businesses.
- Continuation of the core business district outward to adjacent streets: includes the 24th Street corridor to the north and the 25th Street to the west.
- A Workforce Development Program: this important element of need for South Omaha is discussed at length in a separate narrative.



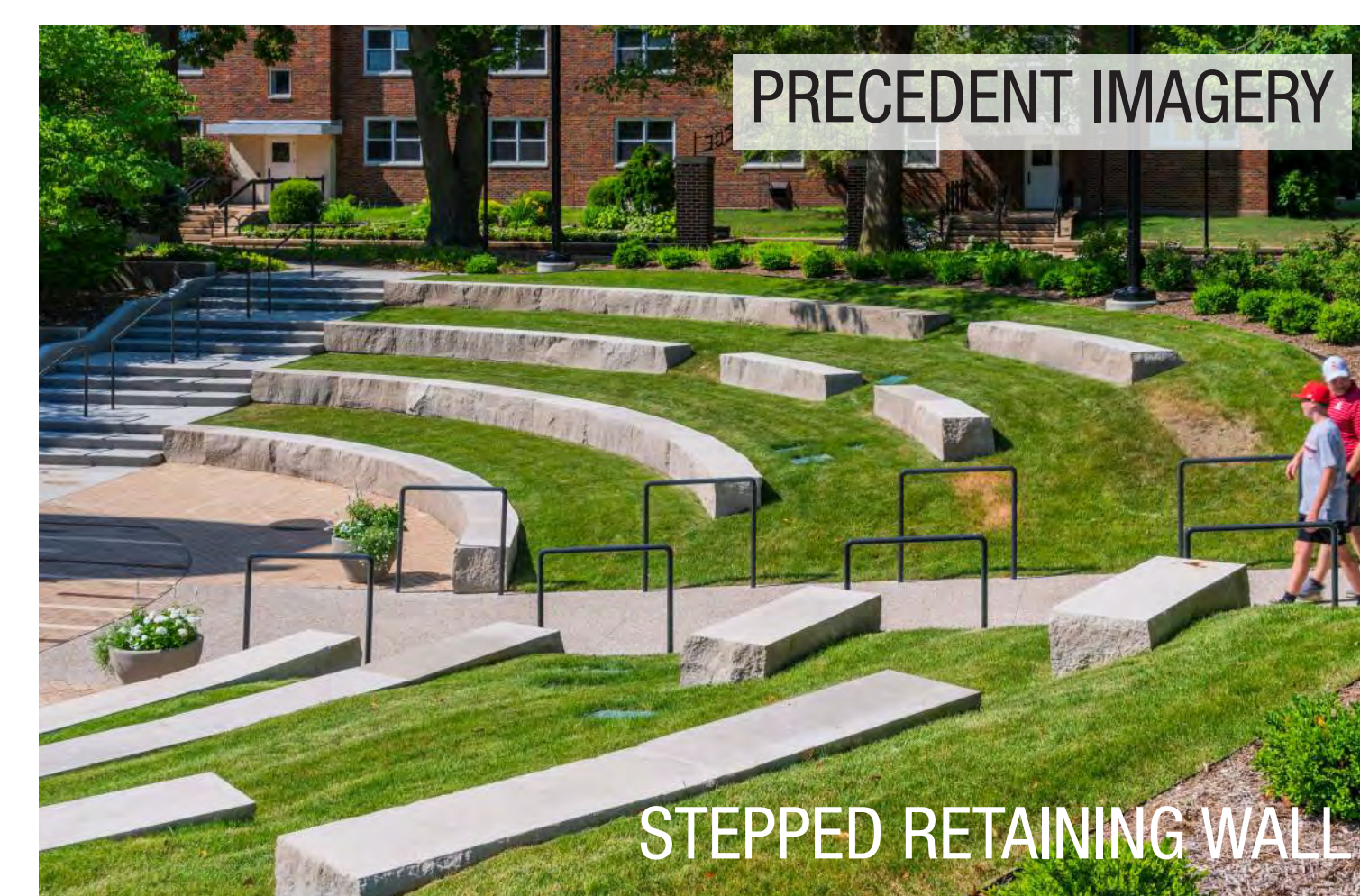


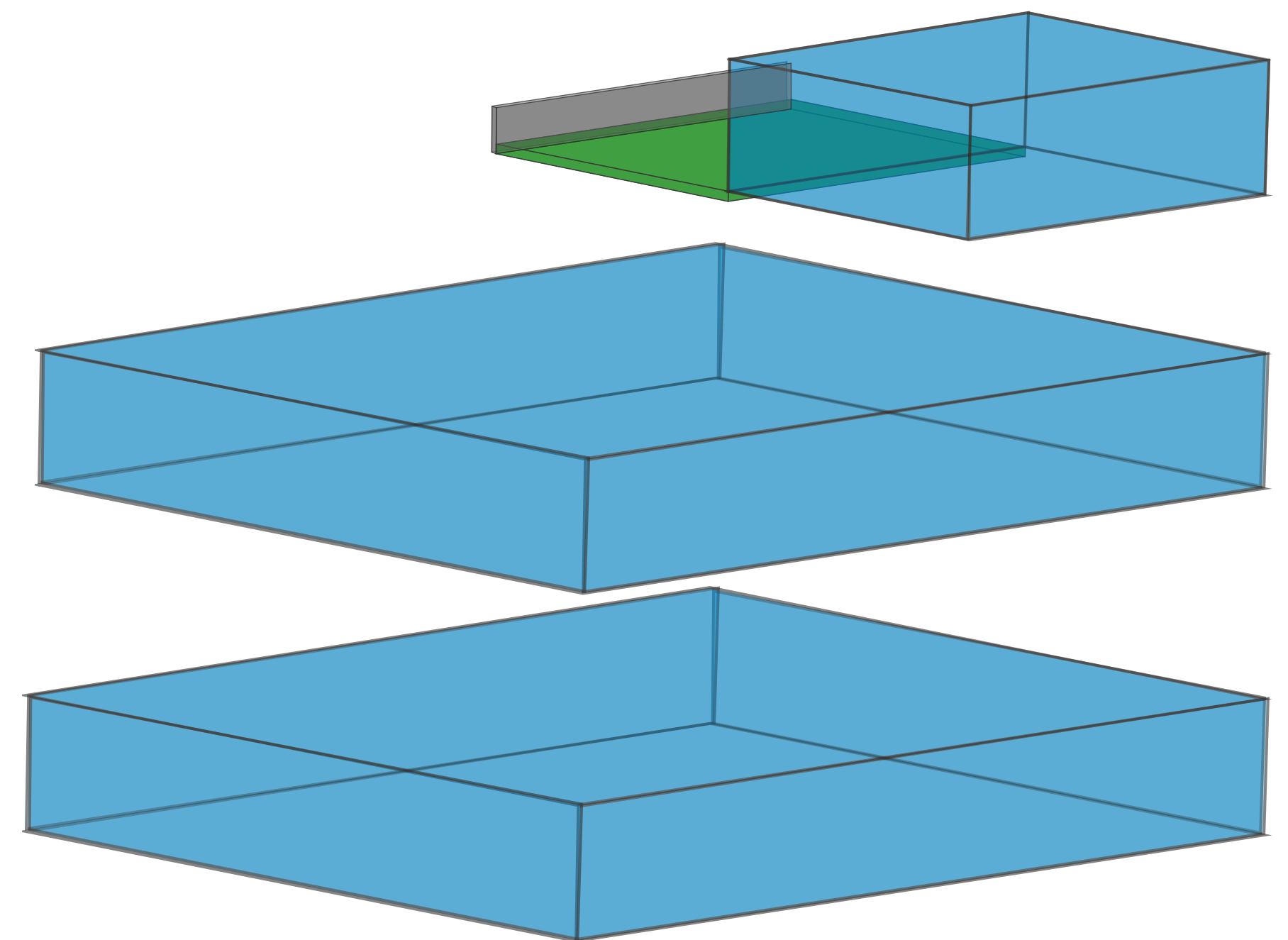
The continuation of the core business district will be done through improvements that extend the current streetscape environment that exists on 24th Street from L-Q streets.

Streetscape improvements for 24th Street from L-F and 25 Street from L to O streets includes new sidewalks, lighting, street trees, planters, benches, trash receptacles, bike racks and public art.

The design of the Plaza will be a community-wide project, inviting the participation of a wide range of people with connections to and love for South Omaha. The preliminary concept discussed here is designed to start the conversation and generate a planning level estimate of costs. Principles and features of the concept include:

- Accessibility: Due to steep grades on the site, the concept will account for those users with limited mobilities, ensuring they are able to experience the full range of spaces in the plaza.
- Consistency with the existing streetscape: The plaza should emulate the adjacent streetscape in physical and cultural elements so that it becomes an anchor along the 24th and N street corridors.
- Performance facility: A key function of the plaza will be encouraging and providing a place for music, dance, and other performing arts. The topographic features of the site suggest a tiered amphitheater approach.
- Gathering space: The busy 24th street environment should be juxtaposed with separate locations in the plaza for small group gatherings
- Play space: Public spaces in commercial districts benefit from having spaces for kids that invite them to play and interact with others and the environments around them.



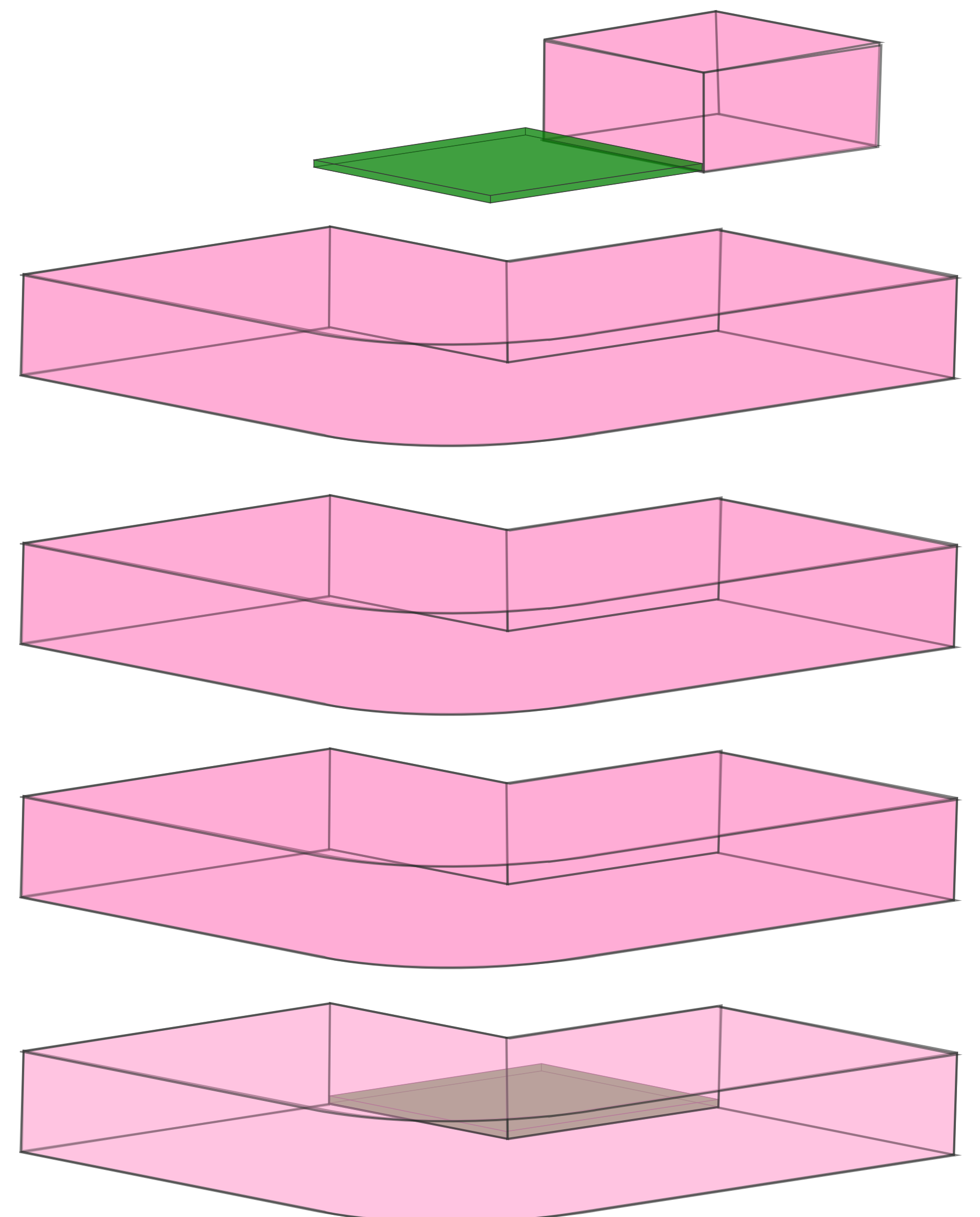


CULTURAL CENTER

Rooftop Patio - 6,000 s.f. (\$1M)
community event space

Level 2 - 16,000 s.f. / (\$4M)
offices / flex education rooms / library

Ground Level - 16,000 s.f. (\$4M)
gallery / performance space / reception / cafe /
catering kitchen / community courtyard



MIXED USE DEVELOPMENT

Rooftop Patio - 6,000 s.f. (\$1M)
outdoor lounge / grille / patio

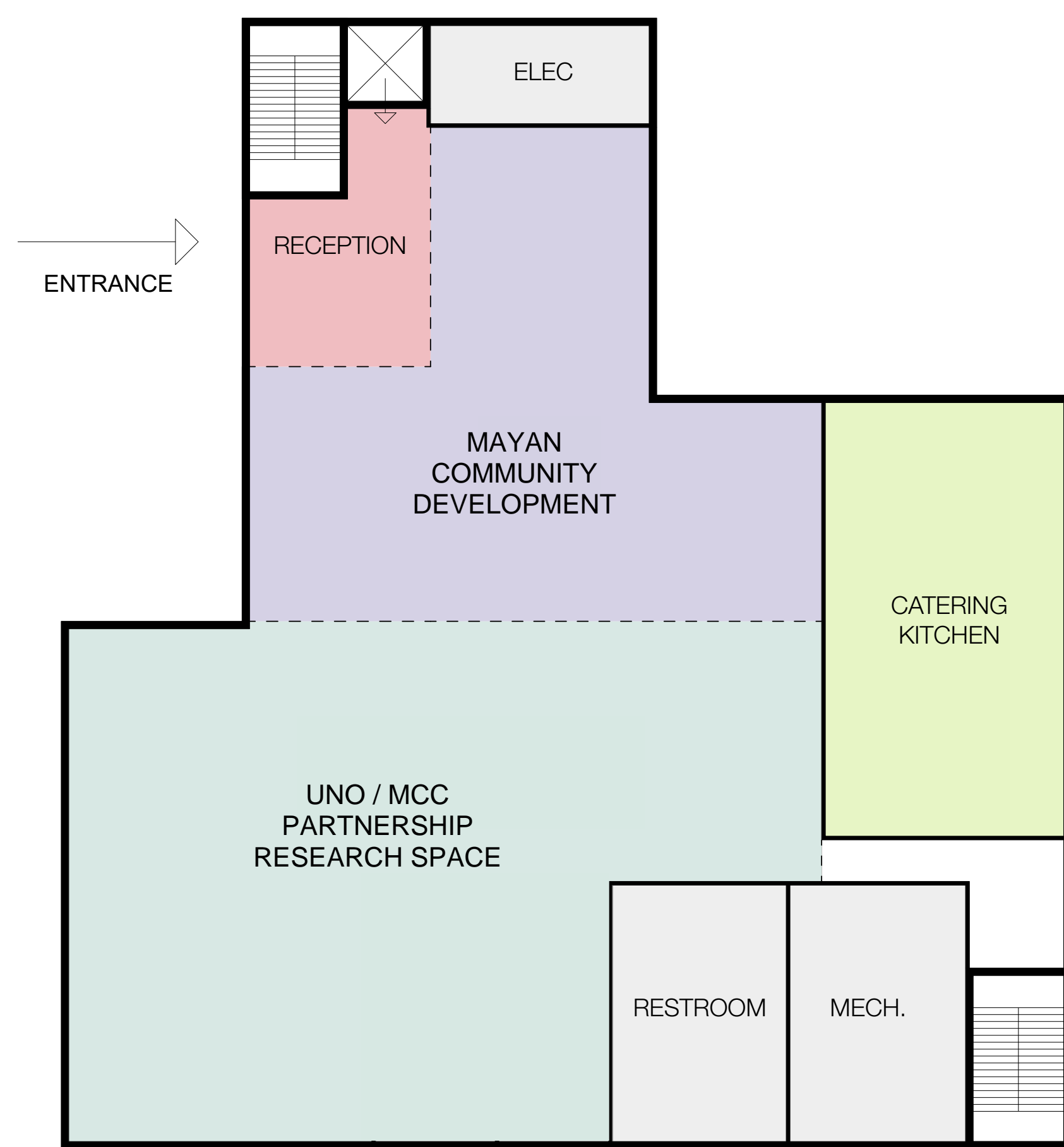
Level 4 - 18,000 s.f. / 12-16 apartments (\$4M)
Loft apartments / Common Space

Level 3 - 18,000 s.f. / 16-18 apartments (\$3.5M)
Apartments / Common Space

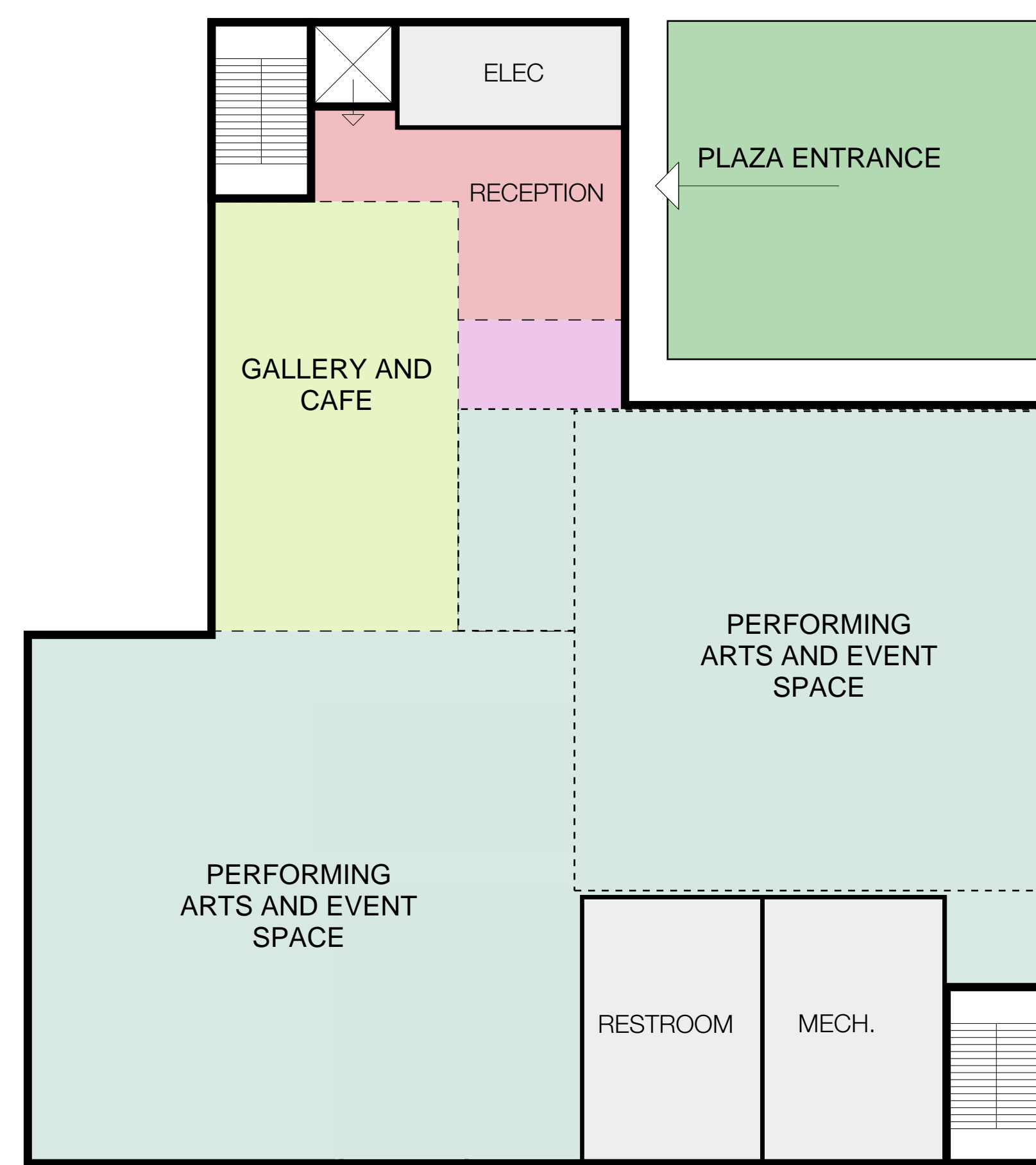
Level 2 - 18,000 s.f. / 16-18 apartments (\$3.5M)
Apartments / Common Space / Amenities / Fitness
Studio

Ground Level - 18,000 s.f. (\$4M)
storefront / commercial / business / restaurant
space / pocket park & building mechanical

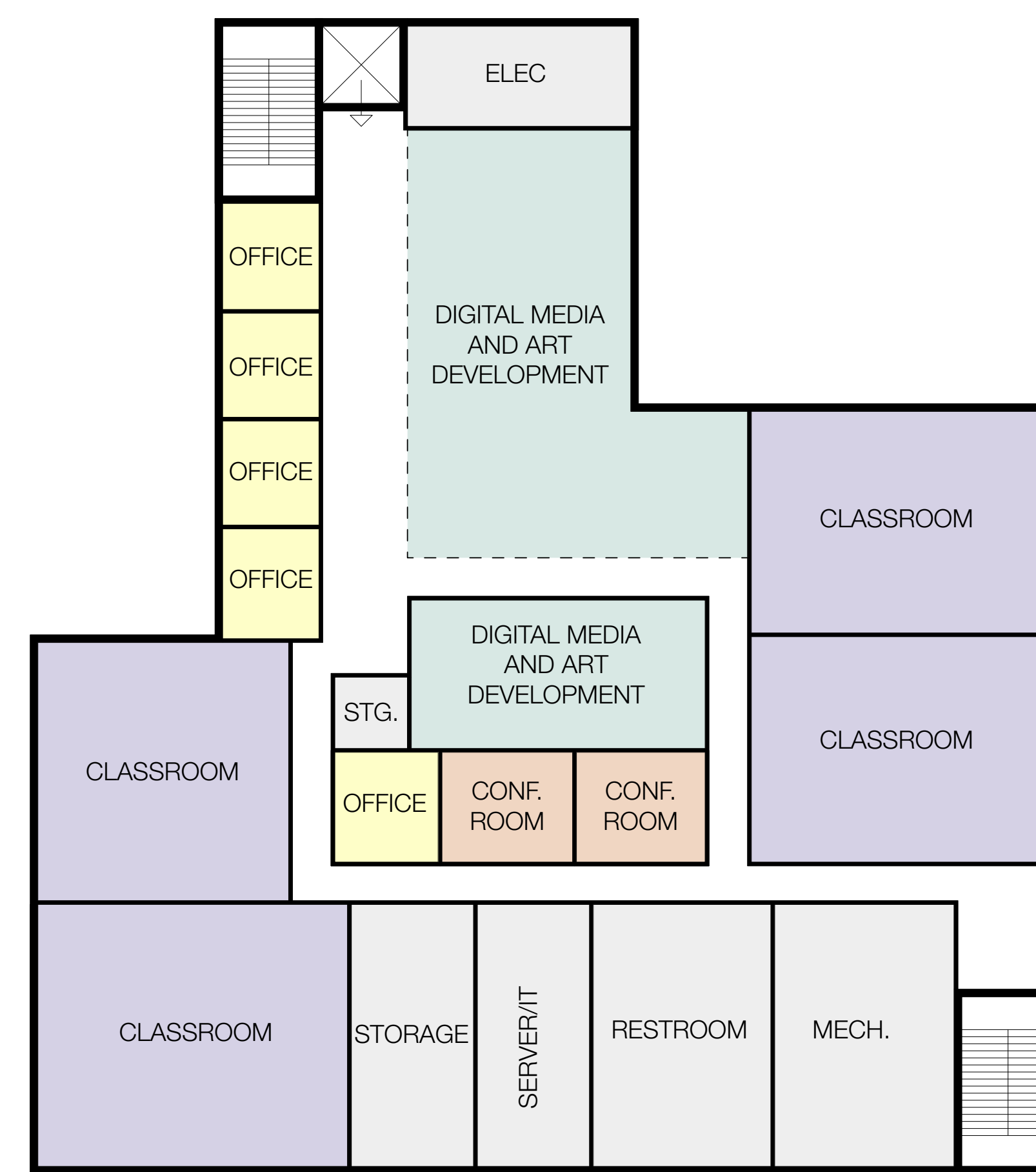




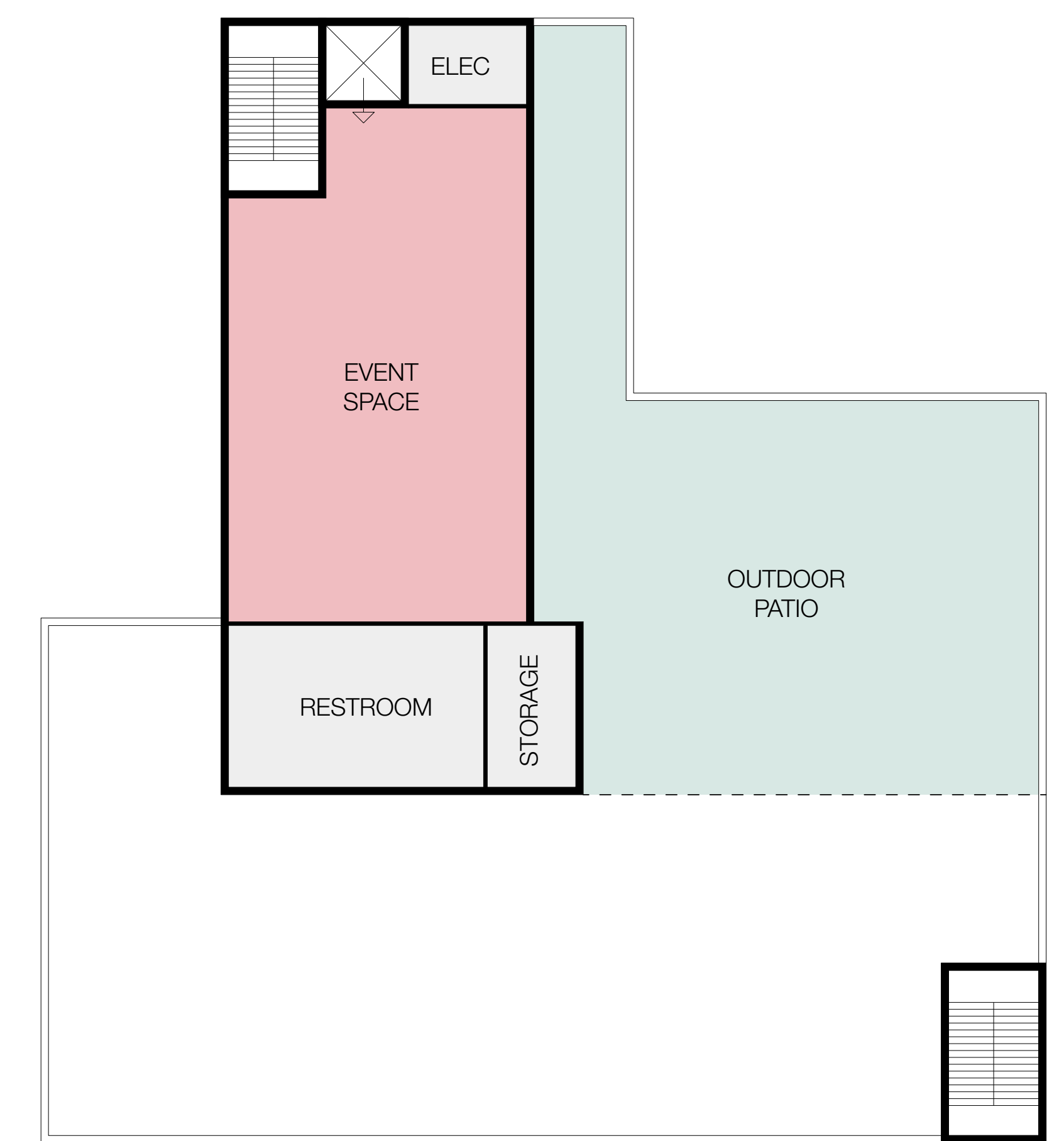
LOWER LEVEL



LEVEL ONE

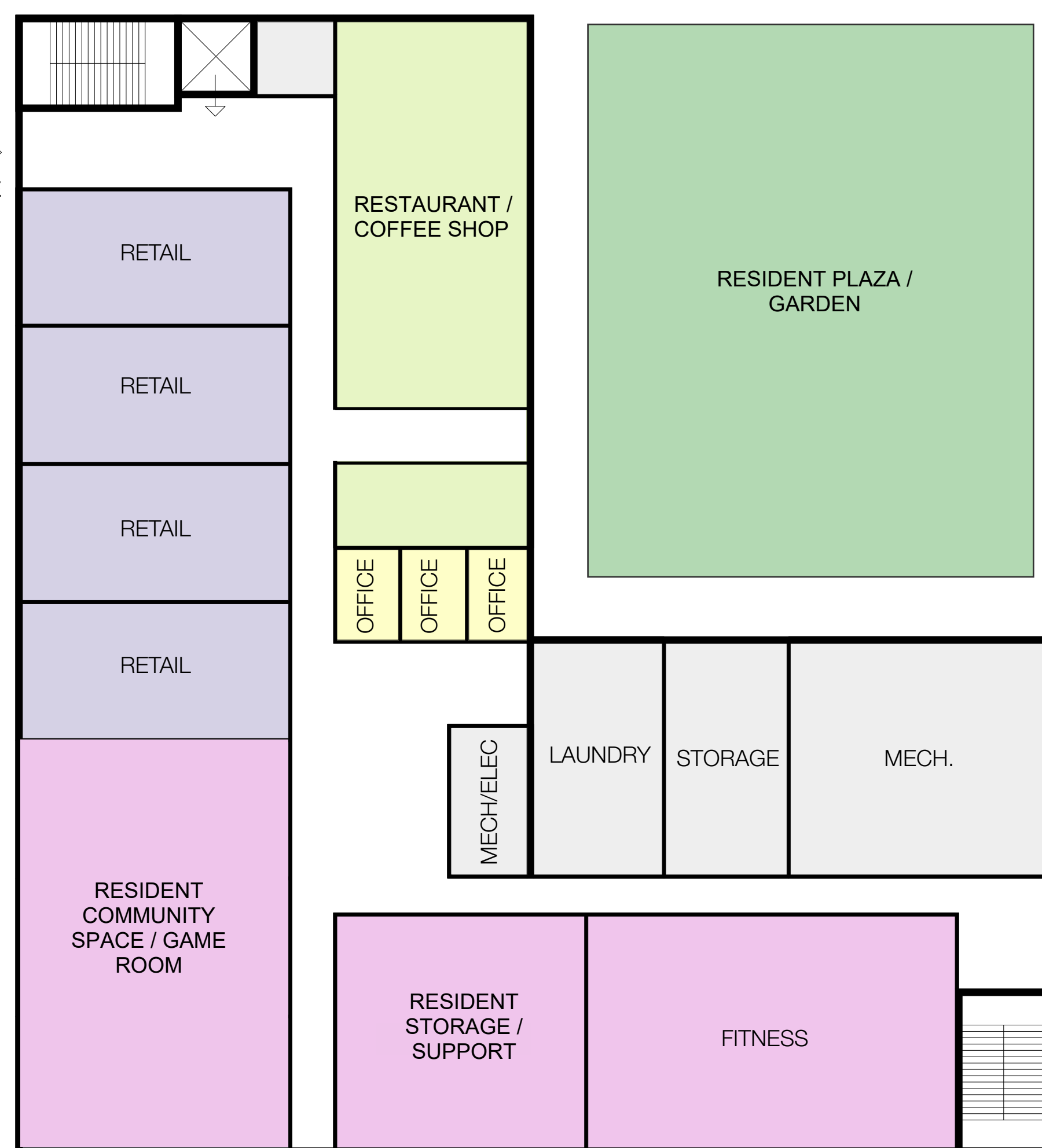


LEVEL TWO

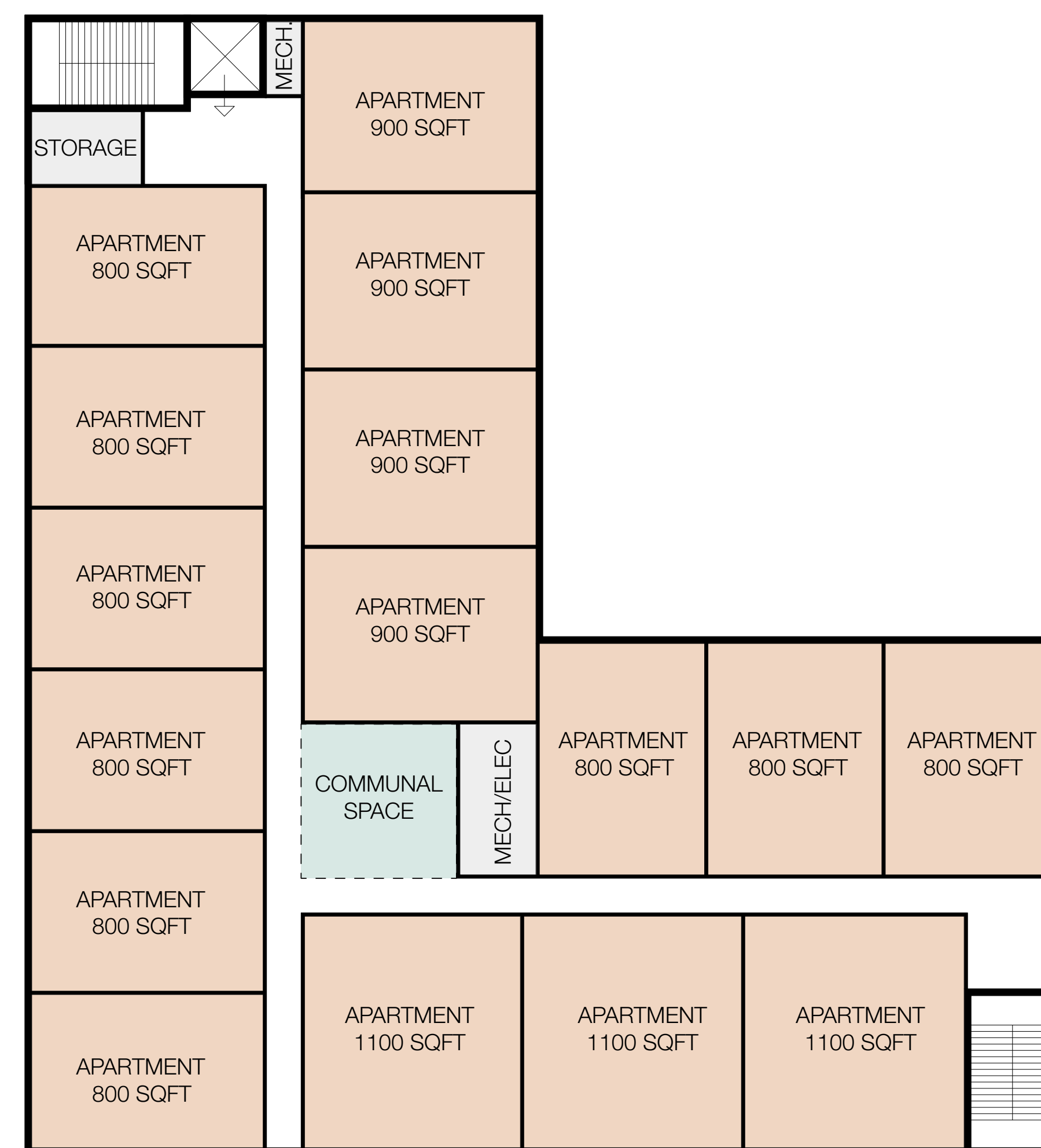


ROOFTOP PATIO

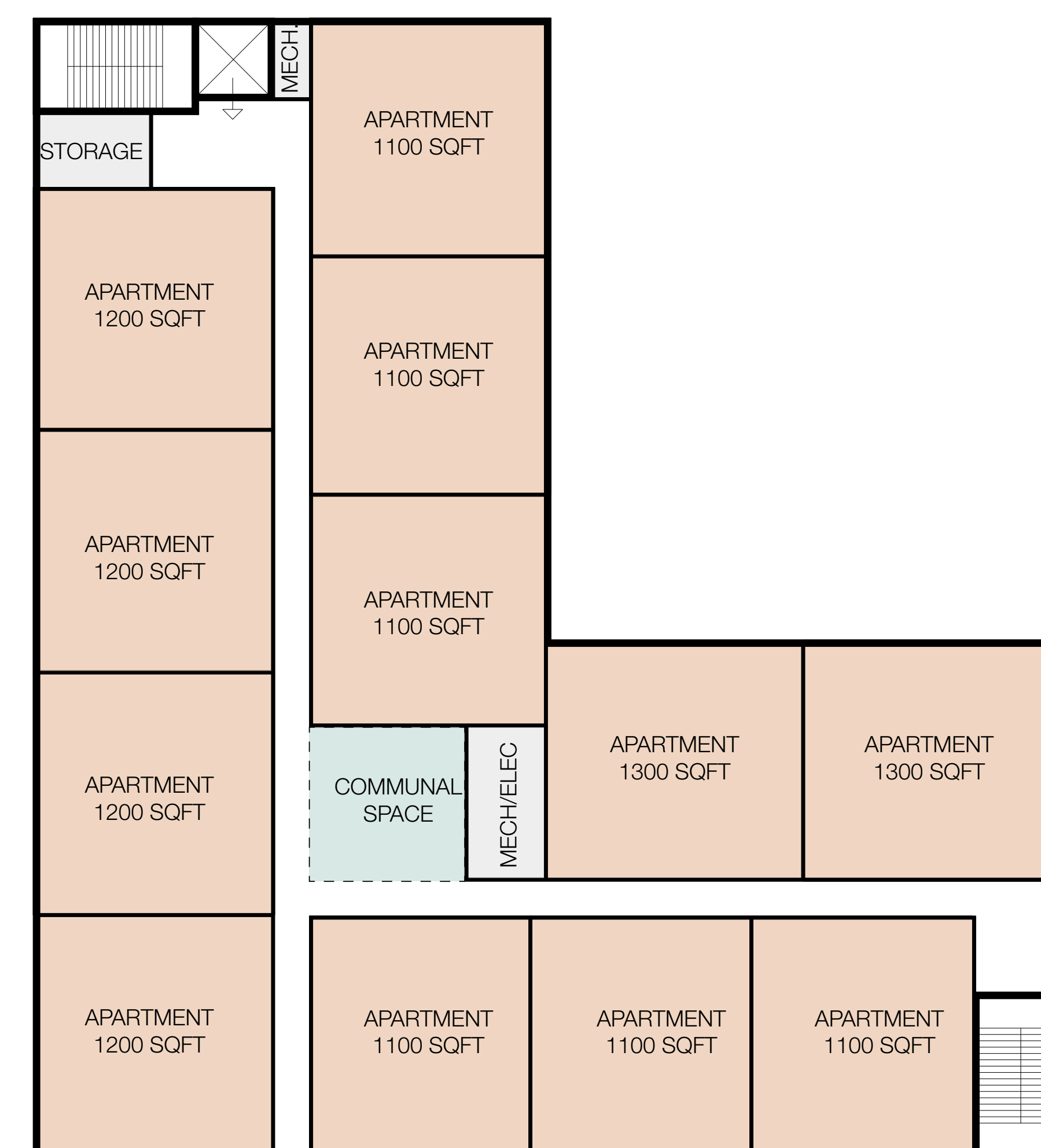
CULTURAL AND ECONOMIC DEVELOPMENT CENTER



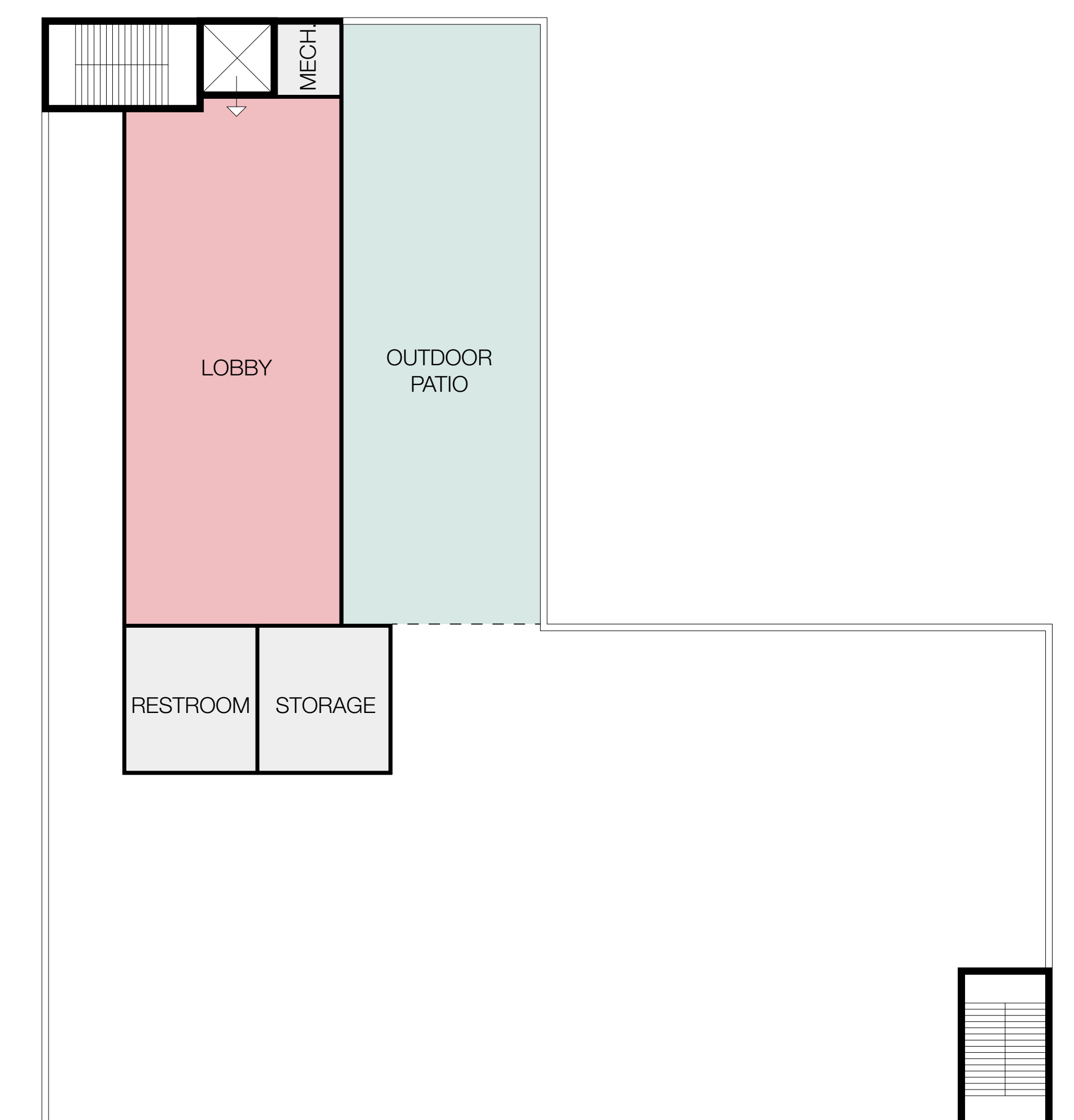
LEVEL ONE



LEVEL TWO AND THREE



LEVEL FOUR



ROOFTOP PATIO

MIXED USE APARTMENTS

Description of Space	Quantity	Assignable Area	Total ASF	
Cultural Center - Rooftop Patio				5,000
Roof top outdoor patio	1	2,500	2,000	
Catering Space	1	300	300	
Roof top lobby	1	1,000	400	
Storage	1		300	
Restrooms	1		900	
circulation	1		800	
Stair Tower	2		300	
Cultural Center - Level 2				15,000
Business Development Classrooms	4	1,200	4,800	
Tech Lab - Digital & Technical Training	1	1,000	1,000	
Arts business Development - economic development / skill tr	1	2,000	2,000	
Dance Studio - Mirrored, Bar, Exercise, Yoga				
Band / Instrumental Room - Sound proof				
Photography Studio / Multi Use Room				
Production / Media Room				
Recording Studio Space (Podcasts)				
Training Offices	4	150	600	
Reception	1	300	300	
Conference Rooms	2	300	600	
Staff Lunch Room	1	500	500	
Storage	2	500	1,000	
Restrooms	1	900	900	
Mechanical	1	600	600	
Electrical	1	400	400	
Server / IT	1	500	500	
Circulation	1	1,200	1,200	
Stair Tower	2	300	600	
Cultural Center - Plaza Level				15,000
Reception	1	800	800	
Performing Arts / Event Space	1	5,400	5,400	
Café and Gallery	1	2,200	2,200	
	1	900	900	
Program Development Offices	3	100	300	
Storage	2	500	1,000	
Restrooms	1	900	900	
Mechanical	1	800	800	
Electrical	1	400	400	
Server / IT	1	500	500	
Circulation	1	1,200	1,200	
Stair Tower	2	300	600	
Cultural Center - Lower Level				15,000
Reception	1	600	600	
Mayan Community Development	1	3,200	3,200	
University Research Space	1	4,500	4,500	
Catering / Training Kitchen	1	1,800	1,800	
Storage	1	500	500	
Restrooms	1	900	900	
Mechanical	1	800	800	
Electrical	1	400	400	
Server / IT	1	500	500	
Circulation	1	1,200	1,200	
Stair Tower	2	300	600	
Total Usable Square Feet (USF)			50,000	50,000
Efficiency				90%
Total Gross Square Feet (GSF)				55,556
Estimated Magnitude of Cost				

ADELANTE II - SOUTH OMAHA**Cost Summary****October 7, 2022**

No.	Item	Total
1	Plaza Improvements	\$4,112,400
2	Alley Improvements (M Street to O Street)	\$1,702,100
3	24th Streetscape - F Street to L Street (From EGA)	\$3,724,896
4	Miscellaneous 24th Street Improvements (L Street to Q Street)	\$100,000
5	25th Streetscape - M Street to O Street (From EGA)	\$1,429,344
6	Overall Public Art for streetscape	\$100,000
7	Cultural and Economic Development Center (From Kiewit)	\$30,041,021
8	Mixed Use Apartments (From Kiewit)	\$37,851,383
9	Parking Garage (250 parking spaces with 1st Floor Retail Bays)	\$11,550,000
	OVERALL CONSTRUCTION COST	\$90,611,144

ADELANTE II - SOUTH OMAHA**Operations and Programming Costs for 3 years**

No.	Item	Total
1	Operations and programming	\$3,470,000
2	Estimated Annual Utility costs	\$450,000
	OPERATIONS AND PROGRAMMING COSTS	\$3,920,000

SOUTH OMAHA PLAZA MASTER PLAN
Opinion of Probable Construction Cost
Central Plaza
October 7, 2022

No.	Item	Quantity	Unit	Unit Price	Total
BASE BID					
1 SITE PREPARATION					
	Strip & Stockpile Topsoil	2,800	CY	\$2.50	\$7,000
	Place Topsoil	2,800	CY	\$2.50	\$7,000
	Grading: Cut & Fill	3,500	CY	\$10.00	\$35,000
	Tree Removals - 13	1	LS	\$13,000.00	\$13,000
	Concrete Wall Removal	1	LS	\$6,000.00	\$6,000
	Parking Lot Removal	75,000	SF	\$1.50	\$112,500
	Construction Staking	1	LS	\$12,000.00	\$12,000
	Erosion Control	1	LS	\$8,000.00	\$8,000
				Subtotal	\$200,500
2 SPLASH PAD					
	Splash Pad Equipment	1	LS	\$88,500.00	\$88,500
	Piping, pumps, controller	1	LS	\$161,000.00	\$161,000
	Splash pad concrete	2,100	SF	\$8.00	\$16,800
	Splash pad concrete stain	2,100	SF	\$6.00	\$12,600
				Subtotal	\$278,900
3 Shade Pavilion and Stage					
	Shade Pavilion	1	LS	\$75,000.00	\$75,000
	Stage	1	LS	\$400,000.00	\$400,000
				Subtotal	\$475,000
4 PLAYGROUND AND SYNTHETIC TURF SURFACING					
	Playground (See Breakdown Sheet)	1	LS	\$233,000.00	\$233,000
				Subtotal	\$233,000
5 PARKING LOT AND 25TH STREET					
	Parking Lot concrete and curb	22,700	SF	\$12.00	\$272,400
	Parking Lot Striping	1,500	LF	\$2.00	\$3,000
	Signage	5	EA	\$300.00	\$1,500
				Subtotal	\$276,900
6 HARDSCAPE					
	Concrete sidewalks	12,100	SF	\$9.00	\$108,900
	Color Concrete sidewalks	13,200	SF	\$10.00	\$132,000
	Concrete Stairs	55	CY	\$500.00	\$27,500
	Handrails for stairs	80	LF	\$150.00	\$12,000
	Seat walls	1,300	LF	\$200.00	\$260,000
	5' Cast in Place retaining wall	150	LF	\$400.00	\$60,000
	Pavers	150	SF	\$25.00	\$3,750
				Subtotal	\$604,200
7 UTILITIES					
	Electrical: Site Lighting - 6 new lights	6	EA	\$9,000.00	\$54,000
	Electrical: New main	1	LS	\$30,000.00	\$30,000
	Storm Sewer	1	LS	\$40,000.00	\$40,000
	Utility Service Lines: Water	1	LS	\$35,000.00	\$35,000
	Utility Service Lines: Sanitary Sewer	1	LS	\$20,000.00	\$20,000
				Subtotal	\$179,000
8 SITE AMENITIES					
	Benches	4	EA	\$2,500.00	\$10,000
	Trash Receptacles	4	EA	\$2,000.00	\$8,000
				Subtotal	\$18,000
9 LANDSCAPING					
	Shade Trees	10	EA	\$500.00	\$5,000
	Ornamental Trees	8	EA	\$400.00	\$3,200
	Plant Beds (including mulch & soil)	6,335	SF	\$14.00	\$88,690
	Site Turf - Sod	250	SY	\$4.00	\$1,000
	Site Turf - Seeding	1	AC	\$2,500.00	\$2,500
				Subtotal	\$100,400
				SUBTOTAL CONSTRUCTION COST	\$2,365,900
				General Conditions/Mobilization 8%	\$189,300
				Contingency: 20%	\$473,200
				Design: 12%	\$284,000
				Endowment	\$750,000
				Urban Thinkscapes	\$50,000
				CONSTRUCTION COST TOTAL	\$4,112,400

Adelante II - Architectural Project Development Costs

October 6, 2022

Estimated Construction Costs

MIXED USE RETAIL/RESIDENTIAL

4 story, 80,000 s.f. apartment building:	\$350.00	\$28,000,000.00
Type IIIB Concrete & wood frame construction	5% contingency	\$1,400,000.00
	escalation	\$3,514,246.68
	soft costs	\$4,937,137.00
	Mixed Used Total	\$37,851,383.68

CULTURAL DEVELOPMENT CENTER

3 story, 55,000 s.f. cultural and economic development center:	\$400.00	\$22,222,400.00
Type IIB steel frame construction	5% contingency	\$1,111,120.00
	escalation	\$2,789,106.98
	soft costs	\$3,918,394.05
	Cultural Center Total	\$30,041,021.03

Est. Project Total		\$67,892,404.71
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Estimated Annual Utility Costs

Mixed Use Retail / Residential Building

4 story, 80,000 s.f.:	80000	80000
30 – 50 EUI		
\$1.80 - \$3.00 / gsf / yr	\$1.80	\$3.00

Annual est. utility cost range	\$144,000.00	\$240,000.00
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Cultural Development Center

3 story, 55,000 s.f.	55556	55556
20 – 45 EUI		
\$1.20 - \$2.70 / gsf / yr	\$1.20	\$2.70

Annual est. utility cost range	\$66,667.20	\$150,001.20
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Operations & Programming

NAME	Budget Amount \$	Period	Description	Economic Outcome
Fiesta On The Green	\$225,000	3 yrs	Plaza Summer Concerts (12) per yr	\$1,000,000 tourism for district
Cinco Omaha Festival	\$350,000	3 yrs	Attractions & Production	\$2,500,000 tourism for district
Research Dept UNO	\$350,000	2 yrs	2 pd staff & archive items	\$200,000 from tourism + 2 jobs
Marketing - Center	\$200,000	3 yrs	Market entities: Commercials, Print, Social Media, Radio	\$500,000 tourism for district
Plaza - Maintenance	\$300,000	2 yrs	2 full-time workers & security	\$500,000 tourism for district
Supplies & Furniture	\$250,000	One time	for all floors - TVs, Confront, etc night	
Cocina Program	\$100,000	1 yr	Coordinator and supplies for program	Job creation = 120, 4.5 million revenue from new food entrepreneurs, Total 30 per year
Musicians Program		NA	Development space, 20 groups	1.5 million revenue generated per yr
Hispanic Contractor Capacity Analysis	\$50,000	One time	Research analysis	
Construction Program (need info)	\$575,000	One time	Monthly Hispanic Subcontractor Training Monthly Lunch & Learn with General	New business and job creation
Broadband	\$225,000	One time	24th Street	
Media Enterprises	\$175,000	One time	Media Training rooms: Photo, Recording, PodCast, Tech, etc	
Satellite Office	\$50,000	One time	Office until space is ready	
South Omaha Community Plan	\$190,000	One time	what are the needs in 2013, 2017, 2019	
Building Insurance	\$10,000	One time		
Building Operations?				
Indirect costs	\$420,000	1 yr	14% of total	
TOTAL	\$3,470,000			
PROJECTIONS	EL CENTRO			
Hall Rental	1 yr		rent to public	\$25,000
Rental space	1 yr		rent to small business	\$100,000
Special Events	1 yr		Exhibits, Gatherings, etc	\$25,000
Rooftop Rental	1 yr		rent to public	\$15,000
Kitchen rental	1 yr		to program graduates	\$10,000
Conference & mtg	1 yr		Conf & Foot traffic \$	\$10,000 & \$40,000
50% of self-sustained funding; 50% from funders			calculate for one-year	
MIXED HOUSING	Cesar			
Parking Structure	Cesar			



Community and Economic Development in South Omaha
Prepared by South Omaha Community Development Committee
September 2022

1. Background and Objectives

Nebraska has been considered a “new immigrant destination” since the early 2000s. Most of this growth has been fueled by newcomers from Latin America. In the last 20 years, while the population of Nebraska has grown at an average of 0.7% annually, foreign-born population has grown at an average of 3.7% and Latin Americans at 4.3%. In this same period, on average, half of foreign-born population residing in the State was born in Latin America. This growth in Latinos is not only due to immigration. Most importantly, there is a fast growing second generation of US born Latinos who will have an important effect on the demographic future of the state.

Omaha is a highly segregated city with more than half of all Latinos in Omaha residing in South Omaha. Latinos in South Omaha are most likely to live in poverty. Two-thirds of Latino in South Omaha have incomes at or lower than 125% of the poverty level. In the case of non-Latinos, this percentage is only 33%. As in other parts of Nebraska, Latinos work mostly in construction and the meatpacking industry. As it is well-known, the COVID-19 pandemic has had disastrous effects on the Latino population in the United States. Nebraska has not been an exception. According to the latest available data, the impact of COVID-19 in Nebraska and in Omaha has been dramatic. Latinos have suffered close to 60% of cases and 1 of every 4 deaths; throughout the pandemic the daily number of cases among Latinos doubled and sometimes even tripled the number of cases for non-Latinos.

While there is no definitive data yet on the social and economic impact of COVID-19 in South Omaha, recent analysis done by UNO’s Office of Latino/Latin American Studies (OLLAS) shows that these have been significant. In a series of interviews with community leaders between 2020 and 2022, OLLAS has found that COVID-19 significantly increased vulnerability levels of the South Omaha community. Not only with regards to health vulnerability (including mental health vulnerability), but the pandemic also uncovered and heightened existing food insecurity, lack of access to technology, educational support, and lack of protection to women from domestic violence. At the same time, OLLAS research also found a significant negative impact to Latino-owned businesses, especially those owned by women.

While community organizations played an important role in assisting those in need within the South Omaha community, these organizations were also overstretched and, in some cases, lacked the necessary resources and expertise to provide the required help, especially considering that the socio-economic crisis resulting from COVID-19 impacted every single aspect of life. Now that main origin of this crisis has subsided, and some sources of aid have decreased, there is a growing need to develop a social and economic recovery plan for South Omaha, which will not only address the post COVID-19 context, but which will include community and economic development as well as programs that can prepare South Omaha for future crisis and create a more vibrant and prosperous community.

With the objective of promoting social and economic development, as well as empowering the residents of South Omaha, our main goal is to create a sustainable plan that combines visions and perspectives from residents and private and public sectors to solve or improve the most critical challenges faced by people who live, work, or have fun within the Zip Codes 68107, 68108, 68105 (48 St to River, Leavenworth to Harrison). More specifically, this project will:

- *Specific Objective (SO) 1:* Map community organizations and stakeholders working to benefit the community of South Omaha to have a better understanding of areas of interest, gaps, and possible synergies between these organizations.
- *Specific Objective (SO) 2:* Explore and catalog, from the perspective of those who live, work, or have fun within the Zip Codes 68107, 68108, 68105 (48 St to River, Leavenworth to Harrison), the main challenges and needs they face on a day-to-day basis.
- *Specific Objective (SO) 3:* Identify gaps and potential projects to accelerate the development of education, arts, healthcare, workforce development, housing, business development, and job growth in the area.

As there are a substantial number of needs within the community, the current proposal seeks to generate a baseline of information that will serve to outline the most critical projects required to accelerate the development of education, arts, healthcare, workforce development, housing, business development, and job growth in the area. This information will be used, in a second stage of this project, to develop specific proposals--with the direct participation of community members—that respond to the main needs of the South Omaha community.

2. Methods

This project will use a multimethod approach to collect the necessary data to generate this baseline of information. The following are the basic activities to be carried out during this project:

Secondary data analysis

Using existing data available from previous OLLAS research as well as from public sources and archives, this project will create a map of community organizations and stakeholders working in and for South Omaha. Secondary data will also be used to explore from a macro perspective the characteristics, conditions, and main vulnerabilities of South Omaha (SO 1 & 3).

Ethnographic research and in-depth interviews

- a. Using ethnographic methods such as participatory observation, this project will characterize and categorize the key issues and needs that exist in South Omaha from an everyday perspective. To do this, this project requires that a researcher lives in South Omaha for the duration of the project (SO 2 & 3).
- b. This project will also interview leaders of community organizations regarding the areas of work of their organizations as well as the main needs they see within the community. As part of these interviews, we will collect data that can serve to do a network analysis of the interconnections between these leaders and their organizations (SO 1 & 3).

Survey

The third component of this research is a street survey applied within South Omaha's main commerce and recreation areas. Using a convenience sampling, this survey will ask questions on the use of these areas as well as on community needs (SO 2 & 3).

Focus Groups and Community Workshops

The fourth component of this research consists of a series of focus groups and community events to gather information about main challenges, needs, and gaps from the perspective of both community members and organization leaders. These activities will also serve to receive feedback from the community and empower the same community to take actions to bring about the necessary changes to improve their lives in South Omaha (SO 2 & 3).

3. Tentative Deliverables and products

The main deliverables of this project will be:

- i. A map of community organizations and stakeholders working in and for South Omaha including a database for community use based on secondary data and interviews.
- ii. A public use report using secondary data on the characteristics, conditions, and main vulnerabilities of South Omaha from a macro perspective.
- iii. A public use report characterizing and categorizing the key issues and needs using ethnographic and survey data.
- iv. A public use report based on the focus groups and workshops describing the main needs of the community.
- v. A final report presenting potential projects needed to accelerate the social and economic development of South Omaha.
- vi. Community presentations/seminars, blogs, media appearances and other events to promote and present the results of this research project.

Besides these products, the researchers may also use the results to produce academic articles, presentations, and/or books to be submitted under their authorship and acknowledging partnerships, funding, and support for publication at relevant journals and university press when needed.

4. Social Outreach

This proposal seeks to create a sustainable plan that combines visions and perspectives from residents and private and public sectors to solve or improve the most critical challenges faced by people who live, work, or have fun within the Zip Codes 68107, 68108, 68105 (48 St to River, Leavenworth to Harrison). This is a timely and relevant theme as it deals with the post COVID-19 social and economic recovery of South Omaha as well as the development of a more vibrant and prosperous community. This project, thus, will take care in disseminating its activities and results in a manner that is accessible to the communities and every relevant actor. We will constantly be presenting our results in a manner that is timely and relevant to anyone involved in electoral processes. As such, beyond the blog publications and launching of reports,

we intend to present to Omaha's mayor and city council, at the State legislation, and to every other relevant level of public government.

5. Organizational aspects

The University of Nebraska at Omaha will serve as the research body for this project. The project will require hiring a post-Doctoral research associate and student workers to support the research activities. It is important to highlight the importance of recruiting a culturally competent individual to lead a project of this kind, which benefits our community by either retaining talent or bringing new diversity. In more detail, the following personnel will participate in this project:

- Two UNO faculty with experience on research in Latino communities and urban development. Will coordinate and guide all the research and dissemination activities. Will also be the main responsible of drafting the reports and coordinating of publications. Will participate in the design of research instruments, their application, and analysis.
- Research Associate. PhD in Sociology, Anthropology, or similar areas. Main task will be doing the ethnographic research and interviews that are part of this project. Will also coordinate the focus groups and workshops. Will participate, as well, in the design and analysis of interviews and survey. As a requirement, this person will have to live in South Omaha.
- Graduate or Undergraduate Research Student. Will assist in the literature reviews, secondary data collection, and will also coordinate volunteers for data gathering.
- Undergraduate students as part of service-learning course and/or community volunteers to assist in the data collection.

Finally, the OLLAS Assistant Director will administer the personnel time and other activities, as necessary. OLLAS Community Engagement Coordinator and OLLAS Communications Assistant will also participate in the preparation of the launching of the reports and other relevant activities. The participation of these three professionals will be provided in kind by OLLAS.

6. Resources and budget

UNO	
Research associate and graduate/undergraduate researcher	\$78,000
Faculty	\$16,000 (8K is pro bono)
Materials (Laptop+Software)	\$6,000
Operational Costs	\$25,000
SubTotal	\$125,000
Community Engagement / Research	
Interpreters, marketing, transcription	\$10,000
20 Focus Groups (12 plp each)	\$20,000
Community Leaders Mtg (output)	\$5,000
Focus Group w/ previous FG attendees	\$10,000
Big community meeting (results)	\$5,000
SubTotal	\$50,000
Operational Costs (publications, research materials)	\$15,000
TOTAL	\$190,000

7. Timeline

Timeline	Fall 2022	Spring 2023	Summer 2023	Fall 2023	Spring 2024
Fundraising					
Hiring - Getting resources (Laptop, software)					
Mapping community organizations and stakeholders					
Survey					
Ethnographic research and interviews					
Focus group – Needs and challenges					
Gap Analysis					
Community Meetings					
Final Report					

Grant Application

Row 80

Organization Name (if applicable)	Iroquois Lodge #92, Department of Education
Physical Address	2420 Lake Street Omaha, NE 68111
Mailing Address	
Website	
Social Media Accounts	
Name	Marilynn Ashby
Title	Member/Representative
Email Address	Mickaelasemme@Yahoo.com
Phone	+1 (402) 455-6555
Team	Yes
	All Department of Education Members which includes Officers and members of the Lodge
Organizational Chart	Department of Education encompasses members from Iroquois Lodge #92 and members of the womens' auxiliaries (South Terrace Temple #1353 and Cherokee Temple #223). Officers include a Chairperson, Co-Chair, Secretary, Treasurer, and Chaplain.
Other Completed Projects and/or Accomplishments	We provide two annual local scholarships and those local winners then go on to compete regionally, and possibly nationally for additional monies. We also have provided mentoring, yearly Halloween, Easter and Christmas activities and dinners. We have provided Thanksgiving baskets, as well, all free of charge. We currently participate in all of the 24th and Lake Street activities.
Proposal Title	Building Repair and Upgrade
Total Budget (\$)	\$20,000.00
LB1024 Grant Funding Request (\$)	\$20,000.00
Proposal Type	Service/program
Brief Proposal Summary	We want to repair and upgrade the upstairs in our current building to provide tutoring, mentoring, and other activities for students who need assistance post-pandemic.
Timeline	Our timeline would be by the first quarter of 2023, if possible. That would still allow assistance for this current school year.
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha's presence and perception within the region, significantly improving the lives of area residents through physical development) Long-Lasting Economic Growth (i.e., a proposal that will foster gainful employment opportunities and financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North and South Omaha) Transformational (i.e., a proposal that will help energize, recharge, or spur significant and favorable advancements in North or South Omaha's function or appearance)

Community Needs	Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	It will provide a safe place for young people to get educational and mentoring, which would include learning activities. We currently have the largest rental hall in North Omaha, which can also provide adult workshops and activities.
Visioning Workshop Findings Alignment	
Priorities Alignment	
Economic Impact	N/A
	N/A
	N/A
	N/A
Community Benefit	It will provide a space for community workshops, meetings and other activities on a small or large scale. This facility has been in the community for over 100 years and the only reason it was rejected as a historical site was there were modifications to the entrance many years ago.
Best Practices/Innovation	
Outcome Measurement	
Partnerships	
Displacement	No
Displacement explanation	
Physical Location	Upstairs in the Elks Lodge , licated at 2420 Lake Street, Omaha, NE 68111
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	
Property Zoning	Yes
Is the project connected to utilities?	
	Yes
	Yes
Design, Estimating, and Bidding	
	No
	No

General Contractor No

Request Rationale

Grant Funds Usage Totally for this project.

Proposal Financial Sustainability Yes

The Lodge and its Auxiliaries are sustained through charitable contributions and donations. We also have fundraisers during the year, as well as hall rentals.

Funding Sources

Scalability

Financial Commitment We will continue with this project until completed. We have been working on this for some time.

ARPA Compliance Acknowledgment

ARPA Reporting and Monitoring Process Acknowledgme

LB1024 Funding Sources Acknowledgment

Public Information

File Uploads
