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**ORIGINAL PROPOSAL
SUBMISSIONS
#241-260**

Grant Application

Row 241

Organization Name (if applicable)	El Museo Latino
Physical Address	4701 South 25 Street Omaha, NE 68107
Mailing Address	
Website	www.elmuseolatino.org
Social Media Accounts	facebook:/elmuseolatino instagram:el_museolatino Twitter: EIMuseoLatino
Name	Magdalena A. Garcia
Title	Executive Director
Email Address	mgarcia@elmuseolatino.org
Phone	+1 (402) 731-1137
Team	Yes
	Please see attached Team description with the information requested.
Organizational Chart	Please see attached Organizational Chart. The Board of Directors is the governing part of El Museo Latino. The Executive Director reports to the Board of Directors. The staff reports to the Executive Director.
Other Completed Projects and/or Accomplishments	El Museo Latino opened as a 501(c)(3) nonprofit educational organization on May 5, 1993, in the historic Livestock Exchange Building and operated as the first Latino art and history museum in Nebraska. In October of 1997, the museum moved and leased the North side of the building and shared the space with the Polish Home. In July of 1998 the museum purchased the current building. In 2000, El Museo Latino repaired and replaced the red-tile roof, installed an elevator, renovated the North restrooms making them wheel-chair accessible, and added an accessible ramp on the East side of the building from the alley door. In November of 2015, El Museo Latino placed the current building on the National Register of Historic Buildings. Ms. Garcia has served the Greater Omaha community for 29+ years as the founder and Executive Director of El Museo Latino.
Proposal Title	Elevating the Tradition / Elevando la Tradición – El Museo Latino
Total Budget (\$)	\$13,285,724.00

**LB1024 Grant
Funding Request (\$)** \$9,000,000.00

Proposal Type Capital project

Brief Proposal Summary El Museo Latino's Elevating the Tradition / Elevando la Tradición capital campaign will renovate, expand, and reconfigure the El Museo Latino (EML) museum located at 4701 S 25th Street in Omaha, built in 1898 and placed on the National Register of Historic Places in 2015. This will meet rising cultural demands in the immediate community of South Omaha, the larger Omaha metropolitan area, and the Great Plains region. The current usable space in the museum is 18,000 sq. feet and the project will double its usable space to 39,000 sq. feet. The current space has received no significant updates except for minor repairs and ongoing facility maintenance since 2000 when the red tile roof was repaired and replaced, an elevator was installed, an accessible ramp to the Lower-Level entry in the back of the building and updated the north restrooms. El Museo Latino has presented and exhibited thousands of works of art, hundreds of installations, and countless hours of performances and community events in spaces that were modified only slightly from their original iteration in the 20th century when the property at 4701 S 25th Street was known as the Polish Home. This renovation and reconfiguration of EML will provide additional classroom spaces, an art library, artist studios, and dedicated collection storage and prep area. Other additions will be a family restroom, and accessible restrooms. The exterior, the historic building will be restored, point-tucked, waterproofed and energy efficient windows will be added. The outdoor green space will be regraded, drainage system installed, trees, shrubs, and flowers will be planted, and outdoor lighting will be added along with a performance area. The renovation and expansion will preserve the historic building which is listed on the National Register of Historic Places since 2015 and will create 4-8 new FT positions at the museum after the completion of the project. During the final design phase of the project, 4 positions will be filled at Alley Poyner Macchietto Architecture, 3-6 positions across the different areas of Engineering and the Construction phase will employ 90-100 construction jobs, in a variety of trades and project management.

Timeline El Museo Latino's capital project is ready to start as soon as funds are secured. See attached TIMELINE.

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**

Elevating the Tradition / Elevando la Tradición capital project will renovate, expand, and reconfigure the El Museo Latino (EML) museum at 4701 S 25th Street in Omaha, built in 1898 and placed on the National Register of Historic Places in 2015. This will meet rising cultural demands in the immediate community of South Omaha, the larger Omaha metropolitan area, and the Great Plains region. The current usable space in the museum is 18,000 sq. feet and the project will double its usable to 39,000 sq. feet. The current space has received no significant updates except for minor repairs and ongoing facility maintenance since 1998. The project will also include repairs to the historic building while also making it more efficient with an update to all HVAC, electrical, and plumbing. Gallery spaces will receive updates, expansion, and environmental improvements. There will be additional classrooms, collections storage and prep areas, studio spaces, and a bilingual art library added. The courtyard used for community events will also receive updates to improve water drainage, mobility/accessibility, and security. There will be updates to the gift shop, kitchen, restrooms, and administrative offices to improve efficiency. This grant will go towards constructions costs. EML is the only Latino art museum within a 500-mile radius presenting a strong advantage for regional tourism which has led to a longstanding relationship with Omaha's Convention & Visitor's Bureau. EML is part of many tourists' Nebraska experience and has been included in New York Times features. Nebraska benefits from the cultural value that EML adds as a diverse, inclusive, vibrant state with cultural touchpoints throughout. South Omaha has historically been home to Omaha's immigrant population who worked in the meat packing and railroad industries that dominated the socio-economic fabric of South Omaha through the 1960s and 1970s. Originally constructed in 1886, the two-story building served as the first site of South High School. From 1916 to 1930, the building served as South Central School, a primary school located in South Omaha. For six years after the school's closure, the building was known as the American Legion. Starting in 1936 until 1998, the building was known as the Polish Home. In October of 1997, El Museo Latino shared the building with the Polish Home. In July of 1998, El Museo Latino purchased the building, and it became the museum's permanent home. This project's renovations will help to restore more of these historic community functions to South Omaha neighborhood by making El Museo Latino's event space more available for community events and improving the quality of life for our South Omaha neighbors. The project will update, seal, and repair the historic building while making the building more energy efficient; it will create classroom spaces that better serve our youth and community; it will create dedicated areas for collection storage and prep area; will create studio spaces; will create a bilingual art library dedicated to Latin American arts; will update all the systems including HVAC, electrical and plumbing; and transform the courtyard space. This will help create sustainability for El Museo Latino's operations for the future. The interior of the building will retain its rectangular, dual-winged shape with some of the areas re-designed and repurposed. The exterior of the building will remain red brick

and limestone and will have the red brick restored and tuck-pointed. The interior will be restored to have a vintage but contemporary finish. The central courtyard facing west of the building will be resurfaced to slope water and drains away from the building and renovate to better utilize as an outdoor program space.

Visioning Workshop Findings Alignment

El Museo Latino is an extremely valuable and unique resource for the South Omaha community, in several ways. The most apparent is El Museo's ability to support, foster, share, and preserve the works of local, regional and national artists. El Museo Latino does tremendous work, with limited resources, to provide those services and qualities to the surrounding community. This project will provide the space and tools El Museo Latino needs, to solidify its position as a beacon for the arts in our community and provide the means for the organization to extend its reach and expand its programming. There were several ideas and comments from the visioning workshops that touch on the arts in the community and the culture it provides, but the most direct connection was the identified opportunity to "Capitalize on the culture – arts, restaurants, culture". South Omaha is tremendously fortunate to have such a deep and rich culture, that bolstering cultural centers like El Museo Latino, will provide a greater opportunity for that culture to be shared with the surrounding neighborhoods and the broader community. While the primary function of El Museo Latino is centered around the showcasing of works to its patrons, it also functions as a community gathering space. El Museo Latino already hosts diverse events in its current space, but that effort can be amplified after renovations are complete. The renovation plans include significant upgrades to El Museo's community room, which will provide a welcoming and purposeful shared space for the community to utilize. The need for shared space was a reoccurring theme within the visioning workshop findings, which led to it being listed as a prioritized opportunity. While the community space will be used to host an array of activities, El Museo Latino will also have the opportunity to expand its arts education services within the newly developed classroom space. The contributors at the workshops expressed the need for expanded education around culture and the arts, for all age levels. The education programs that El Museo Latino provides, creates an opportunity to support community connectedness and positive mental health. Another significant benefit of these education activities is they also provide a safe and welcoming space for the youth of South Omaha.

Priorities Alignment

This project aligns with the priorities of LB 1024 in a significant way, listed in Section 4, Subsection 3, of the bill. The alignment lies in the priority of funding economic recovery for organizations which were "disproportionately impacted by the COVID-19 public health emergency". El Museo Latino was impacted disproportionately, by both the slowdown of the overall economy, and the limited ability to receive patrons during the crisis. Providers of arts and culture were some of the hardest hit organizations because they rely on in-person attendance and community engagement to sustain operations. Both of those measurements of engagement were close to zero for El Museo Latino throughout the pandemic. El Museo Latino was able to sustain operation during COVID but sees this project as an opportunity to not only recover some of those losses but strengthen its position beyond what it was prior to the pandemic.

Economic Impact

El Museo Latino anticipates the creation of up to 8 FTE museum positions once the renovation is complete. The wages for the museum positions are based on local and regional salary ranges and salary surveys such as the 2022 Nonprofit Association of the Midlands Salary Survey and the American Alliance of Museums Salary Survey for the Mountain Plains Region. The proposed temporary construction positions are based on Davis Bacon wages.

The museum will create and employ 4-8 FTE new positions.

Temporary Construction Jobs will include: The final design phase of this project will help employ 4 positions at Alley Poyner Macchietto Architecture and 3-6 positions across the different areas of engineering. The construction phase of the project will employ 90-100 construction jobs, in a variety of trades and project management.

The proposed museum positions at El Museo Latino are based on local and regional salary wage survey ranges and commensurate with experience. The proposed temporary construction positions are based on Davis Bacon wages.

The museum positions that will be added will align in providing immediate and ongoing opportunities for individuals, businesses, and contractors in the Qualified Census Tracts as the museum will post the open positions along with the requirements for the jobs. Some area might require speaking English and Spanish while other positions may require only English. The museum will also be able to provide residencies to local artists through the museum's residency program which provides space and material support for the creation of works.

Community Benefit

El Museo Latino's capital project is transformational as it will help to energize and spur significant favorable advancements in South Omaha. The museum visitors will be welcomed with an updated and renovated space that will provide a better experience for our guests and will also help in creating a better perception of South Omaha. The renovated space will also make the corner of 25th and L Street much more beautiful as the historic building will be updated and preserved for future generations. The museum's capital project will continue to diversify the economy and improve the local neighborhood. As the only Latino art and history museum in Nebraska that is located in South Omaha, the museum attracts visitors and tourism not only from immediate surrounding communities but from surrounding states. El Museo Latino is a destination point for tourists who visit Omaha and the Greater Omaha Area because the museum not only provides an opportunity to view Latino art and history exhibitions, but because the museum offers other cultural programs including traditional folkloric dance performances and shares the experience of a first voice museum speaking about our own history, traditions, and culture. El Museo Latino improves the local neighborhood with the existence of a cultural arts organization present within the Latino community and as part of the South Omaha community. With the completion of this capital project, El Museo Latino will continue to renovate, redevelop, restore, and improve the local South Omaha neighborhood at the corner of 25th and L Street. The building is on the National Register of Historic Places and is a part of Omaha history and should be a source of pride. Today more than ever, we need to value the arts. Art allows us to examine what it means to be human, to voice and express,

and to bring people and ideas together. The arts create wellness in our day-to-day lives by helping us process our lives individually and allowing us to come together collectively. Art allows us to communicate from afar, generating positivity, appreciation and hope during COVID-19 and even more as we begin to recover in a “new normal” time. Art amplifies important voices and messages in times of social injustice and unrest. Art is an expression of what it means to be human. The arts let us feel, see, hear, touch and lets us express our humanity.

El Museo Latino’s capital project will create and increase the services provided in the arts, arts education, and civic uses of the space. With the creation of additional classroom spaces, an art library, and artist studio spaces, El Museo Latino will be able to increase its services at the museum by being able to serve more students at the same time and welcome additional visitors to the South Omaha area. The updated and increased classroom spaces will free the gallery space from being used as a classroom or dance space and provide the museum with the opportunity to rent some of the spaces and to generate income as well as have space available for community use. The quality of life will be increased and enhanced by the renovation and expansion of El Museo Latino. The updated and enhanced outdoor green space in South Omaha is a welcomed gathering place where visitors may enjoy outdoor arts programming such as outdoor concerts, performances, and films. The green space will also provide a space where guests can enjoy the outdoors landscape as they move indoors to visit the museum, participate in an educational program, attend a meeting or an event. The updating of the museum will also beautify the space and increase safety and security by installing outdoor lighting and provide areas for visitors to sit and relax. Additional trees will be planted which will provide shade in the courtyard as the space faces west. The updated indoor space will provide a better visitor experience. The enhanced outdoor space and renovated and expanded indoor space will also increase the demand for the use of indoor and outdoor space at El Museo Latino. There are many studies that indicate that the arts are a proven tool for stress reduction and well-being. “Making and viewing art has long-term effects and benefits like boosting our brain function and our immune systems as well as contributing positively to our mental and emotional health. Art helps us process trauma, express difficult feelings, and work through experiences.” (Artwork Archive). El Museo Latino offers visitors an opportunity to view the exhibitions and participate in art classes or workshops to experience the arts. Once completed, El Museo Latino’s capital project will have a fundamental change and impact to not only the museum but to the South Omaha area because it will elevate South Omaha’s presence and perception within the region. This and any improvements that can be made to update and renovate an area significantly improves the lives of area residents and the lives of visitors through the physical development and redevelopment. The investment in this project will also create a better and more positive experience for all who visit El Museo Latino and South Omaha and creating a better quality of life in our community.

Best Practices/Innovation

Since 1993, El Museo Latino has focused on its mission to collect, exhibit, and interpret Latino arts of the Americas. El Museo Latino is committed strengthening the artistic and creative culture of the Greater Omaha Area through the presentation of Latino arts, by providing direct support to local artists, by increasing the visibility of Latino art forms, and by fostering an appreciation of art for the benefit of a diverse

audience. El Museo Latino (EML) is the only museum of Latino culture in the 1,000-mile span between Chicago and Denver. Since opening in 1993, EML has served a critical role in the presentation and understanding of Latino arts, as an introduction to the South Omaha's Latino community, and represents a cross-cultural bridge. EML is also the primary cultural institution in South Omaha where Latino poverty is a significant presence. We, provide opportunities for Omahan's of Latino descent, as well as for non-Latinos in the Greater Omaha Area, to engage deeply and first-hand with Latino culture year-round from a first voice Latino Museum. Throughout the year and since 1993, El Museo Latino collaborates and partners with local organizations as well as with national and international organizations and museums. For example, internationally, El Museo Latino in collaboration with the Museo de Filatelia de Oaxaca, created an exhibition that included a diverse group of Omaha artists and artists from Oaxaca, Mexico. In addition, El Museo Latino formed a partnership with the Instituto Nacional de Bellas Artes (INBA) (the National Institute of Fine Arts) in Mexico City. Nationally, the museum has presented original works from the collection of world-class museums and worked directly with arts organizations and artists from throughout the United States. Locally, El Museo Latino has worked with and partnered with local arts organizations such as the Omaha Symphony, Opera Omaha, Ballet Nebraska, as well South Omaha organizations such as South Omaha Boys Town. Through exhibitions of traditional and contemporary Latino art, public programs the museum addresses and explores critical issues for Latinos living in the United States such as immigration, equity, and diversity. Our community celebrations throughout the year highlight Latino traditions while at the same time sharing our cultural heritage with the Latino and non-Latino community throughout the Greater Omaha Area. We encourage all members of our community to become empowered participants in Latino culture and to gain an appreciation for Latino arts and culture. We also provide crucial support for our youth who wish to join the next generation of Latino artists through classes in the visual and performing arts with offerings as classes, workshops, residencies, internships, and performance opportunities. We are only able to achieve these results, however, because we recognize that a piece of our work is addressing the many factors that can inhibit creativity and participation in cultural life—including truancy, food insufficiency, and more. Members of our community know that, in addition to our artistic offerings, El Museo Latino provides a safe space for children coping with unsettled circumstances outside of school and we also partner with and make referrals to a strong network of social service providers as necessary. Our comprehensive approach to cultural participation works, a fact recognized by the President's Committee on the Arts and Humanities when it honored El Museo Latino as one of the Top 50 museum programs for children in the United States. These intergenerational El Museo families are our proudest accomplishment because they understand that we will support them as they explore their Latino identity and construct a world in which art is an everyday presence in their lives. With El Museo Latino's capital project, the museum's offerings can expand to reach a broader community.

Outcome Measurement

El Museo Latino measures the outcome of our programs, classes, and exhibitions, through a number of ways. A pre and post evaluation will be completed by instructors for placement in appropriate level of classes and for measuring progress

results. Completion of arts project at the end of session and/or participation in final group presentation are a way to measure the progress of students participating and the success of the program. Additional metrics used by El Museo Latino include both quantitative measures (changes in attendance, demographic data) and qualitative measures (feedback from visitors, community leaders, and peers). Another primary metric for success is return visitorship over an inter-generational time span. For more than two decades, the museum has helped to raise the children in South Omaha, providing them with critical access to the arts and to Latino cultural heritage through exhibitions, classes, local artists, and community events. This capital project will improve our services in art education and outreach as a result of increasing the number of classrooms available. Currently, the museum has one dedicated classroom with a limited capacity of approximately 30 students. With the renovation and expansion of the building, the museum will have 4 additional classrooms. This capital project will also create new museum positions and job opportunities for our local community.

A pre and post evaluation will be completed by instructors for placement in appropriate level of classes and for measuring progress results. Completion of arts project at the end of session and/or participation in final group presentation are a way to measure the progress of students participating and the success of the program. Additional metrics used by El Museo Latino include both quantitative measures (changes in attendance, demographic data) and qualitative measures (feedback from visitors, community leaders, and peers). Another primary metric for success is return visitorship over an inter-generational time span. Outcomes for exhibitions are traditionally measured by in-person attendance numbers. And, although the museum field is still recovering from the COVID-19 pandemic, El Museo Latino has been conducting virtual tours and virtual arts programming that reach many persons throughout the U.S. and even internationally.

No

Partnerships

Yes

El Museo Latino partners with community organizations throughout the year with area nonprofits, arts organizations, and other community businesses and organizations. The museum partners with the Greater Omaha Visitors to welcome tourists and groups to visit South Omaha, to view the exhibitions currently on view at the museum, and to attend traditional folklorico dance performances at the museum. El Museo Latino is one of the fifteen (15) visitor attractions with a "blue dot marker" that the Greater Omaha Visitors Bureau promotes throughout the year with the Visit Omaha campaign. See attached map. In South Omaha, El Museo Latino partners with South Omaha businesses and nonprofit organizations to increase visibility and visitors to the South Omaha area. In the past, El Museo Latino has worked with many businesses and organizations. Most recently, El Museo Latino is working with the Latino Economic Development Council in promoting South Omaha and redeveloping and improving South Omaha.

Letters of support - attached from the Latino Economic Development Council

Displacement	No
Displacement explanation	
Physical Location	This project's focus is the revitalization of the historic building that currently serves as the home of El Museo Latino, since 1997. Located at 4701 S 25th Street in Omaha, NE, the building was built in 1886, then rebuilt in 1940, and has served many purposes, including the original site of South High School and Polish Home Society. The property was officially added to the National Register of Historic Places in November 2015.
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	Attached you will find: Plans-Main Level and Lower Level; Detailed description; Renderings.; Documentation of site control (proof of ownership), and Environmental assessment.
Property Zoning	Yes
Is the project connected to utilities?	
	Yes
	Yes
Design, Estimating, and Bidding	Yes
	Yes
General Contractor	Yes
	No
	Lund Ross Constructors has been selected as the general contractor for this project. There was not a public competitive bid, but they were evaluated on the merits of their previous project experience with historic structures, and their estimated fees and general requirements. Since Lund Ross was integrated into the project, they have collaborated with Alley Poyner, throughout the design process.
Request Rationale	El Museo Latino is requesting the amount of \$9,000,000 because it represents the gap of funding, needed to complete the project. El Museo Latino will receive \$2,144,330 in shovel ready funds and has garnered pledges to make up the matching funds needed for the shovel ready grant. This project could start immediately with funding and would be an amazing starting point to showcase the revitalization of South Omaha. If we need to fundraise a large portion of the funding gap, then the project would be delayed until more gifts are pledged and cash received.

Grant Funds Usage	The construction costs for the project total \$9,706,000, and construction won't begin until we have those funds in-hand or pledged with a confirmed payment date. The funds provided through this grant would go directly into funding construction and would enable the project to be completed within the most optimal timeline, which is much faster than a timeline with a traditional fundraising process.
Proposal Financial Sustainability	<p data-bbox="565 342 613 373">Yes</p> <p data-bbox="565 436 1312 678">We are implementing two strategies to ensure financial sustainability. The first, is including appropriate amounts of operating and maintenance reserve funds. The operating reserve fund is based upon funding 3 years of the increase in operating costs from the current museum operations to the renovated museum. The maintenance reserve fund represents 5 years of facility expenses, estimated for operating the updated building.</p>
Funding Sources	<p data-bbox="565 720 1312 898">Capital Pledges and Grants approved: 1. Jim Mammel \$1,000,000 2. Mammel Foundation \$500,000 3. Sherwood Foundation \$600,000 4. Union Pacific Foundation \$10,000 5. Robert and Karen Duncan \$25,000 6. Security National Bank \$7,500 7. Individual donors: \$1,830 8. Shovel-Ready grant \$2,144,330</p> <p data-bbox="565 940 1312 993">El Museo Latino is in the process of preparing requests to submit to other Foundations and Individuals donors.</p> <p data-bbox="565 1035 1312 1182">El Museo Latino needs at least 80% of the project funds committed before construction can begin. The 80% is also important and necessary as some foundation will not extend an application or accept an application for the capital project until at least 80% of the funds are raised and/or committed.</p>
Scalability	<p data-bbox="565 1224 1312 1381">This project is not scalable up or down. The historic structure limits our ability to scale the building in any way. However, the education programming being expanded under this project, could result in scaling of education services at the museum and abroad.</p> <p data-bbox="565 1423 613 1455">No.</p>
Financial Commitment	El Museo Latino has provided funding throughout the project since it began in 2019. There were no planning grants or other funding earmarked for the costs of the initial stages of the project. Below is a list of costs that El Museo Latino has incurred since the outset of the project. • \$76,548 - Architectural and Design Services (APMA) • \$9,490 – Plumbing Services, updates for COVID compliance • \$74,384 – Updates to entrances and exits, for COVID compliance • \$160,422 – Total Costs (Paid through current El Museo operational reserve)
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 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



EL MUSEO LATINO THE LATINO MUSEUM

4701 SOUTH 25TH STREET • OMAHA, NE 68107
www.elmuscolatino.org • (402) 731-1137

MAIN LEVEL

North Gallery: Currently EML's premier exhibit space, the North Gallery will receive new walls, lighting apparatus, and ceiling. The floor will be restored, and the HVAC will control humidity with greater accuracy.

South Gallery: As EML's long standing home to community events, the South Gallery will undergo a stage expansion and the addition of a production room, complete with a soundboard, projector, and other 21st century audio/visual accoutrement in line with aspirant museums.

Art Library: The space which currently serves as a Main Level storage room will be converted to a library of bilingual books on Latino arts. The room will feature furniture and shelving (floor to ceiling) that is respectful of the architecture and design of the building and serve as a Latino resource library unmatched by any in the region.

Lobby: The space that currently serves as a classroom will have its walls and the old Polish Home bar removed to create a spacious welcome area. The space will feature new walls, windows, doors, lighting, and ceiling. It will allow better traffic flow, present more opportunity for socialization among museum guests, and better position the building for wayfinding and welcoming visitors.

Gift Shop: Adjacent to the lobby, the new EML Gift Shop will feature new cabinetry to showcase unique merchandise and art and crafts for purchase, a crucial "earned income" element of the next generation of EML.

Kitchen: EML's current kitchen will be reduced in size and receive new tile and appliances and will allow external vendors to keep food warm and cold, as needed.

Restrooms: Facilities on either side of the building will be renovated with more facilities and modern fixtures. A family restroom will be added.

Administrative Offices: Once an apartment for the building caretaker, the current office suite is a collection of rooms that do not allow efficient flow of traffic or internal communication. Now serving as the offices for 4 staff members, the suite will receive new carpeting, ceiling, wall coverings, furniture, and technology.

Classroom on Main Level: The main classroom will be renovated to include new energy efficient windows, new walls, a new ceiling, and furnishings for classroom tables and chairs, art supplies storage with access to water faucets and drainage.

LOWER LEVEL

Artist Studios: To serve EML's artist-in-residency program, EML will renovate space in the lower level for artists-in-residence studios. The space will include ample workspace and storage, a kitchenette, and furniture.

Classrooms: Four classrooms will be added in the lower level. Two new classrooms will be created from unfinished space on the South side of the building. Two additional classrooms will be created along the East side of the building. All the classrooms will feature new walls, a new ceiling, and polished cement floors, with access to multiple water faucets and drainage.

Collection Storage: Below the North Gallery and using the same heating/ventilation/air/cooling system and humidity control, space will be renovated to hold collections of original art, textiles, photos, and prints. Special art storage cabinets will also be added, creating capacity for EML to be able to safely collect and house art of higher value than previously possible.

Prep Area: An area will be created and furnished to allow artists and staff to pack and unpack, frame, assemble, disassemble, restore, and prepare artwork for exhibitions and to be loaned to other exhibitors. This space will include proper standing-height tables to enable efficient workflow.

Restrooms: Facilities on the lower level will be added to serve performers, students, and artists.

EXTERIOR OF BUILDING

Courtyard: El Museo Latino seeks to improve the engineering of the courtyard, which is used extensively by the organization between May and September for family/neighborhood special events such as outdoor movie screenings, mariachi band concerts, and other community events. The new courtyard will be optimized for mobility, water drainage, privacy, safety, controlled maintenance costs, and the movement of outdoor commercial-grade furniture. The courtyard will likely be home to a water feature.

Exterior: The renovation will honor the iconic brown brick and red clay roof that has come to symbolize the building throughout its entire history. Imagery inspired by indigenous people of Latin America will be included in the design of the building. Tuckpointing in the bricks, window framing, and roof repairs will be done as needed to bring the building to modern-day standards.

Accessible Entry: A wheelchair accessible entry will be created.

October 5, 2022

Nebraska Economic Recovery Committee:

It is my pleasure to write this letter in support of El Museo Latino's grant application for the capital renovation and redevelopment of the building that El Museo occupies.

El Museo Latino serves as an Art Mecca for the entire state of Nebraska and the Northern Plains region. Its value stems from the Latino art displayed there and from the dynamic and fluid nature of the everchanging exhibits. In the 22 years I have been in Omaha they have exhibited everything from what many would call "modern art" to what others might label as very traditional. It is one of the premier art venues in the city of Omaha and as such it forms a vital link helping connect South Omaha with the entire metropolitan area.

Every semester and once during the summer I take my Introduction to Chicano/Latino Studies class to El Museo and the reactions are overwhelmingly positive. Students from different parts of Omaha and with different social class, racial/ethnic and gender backgrounds talk about the wonderful experience they had during the class visit and their desire to return with family and friends or to volunteer. The class usually goes on Saturday mornings and the biggest surprise is the "living museum" they see upon opening the front door. Art is mixed with historical exhibits, guitar, ballet and many other musical and craft classes to create a place where the past is pulled into the present with an eye towards shaping the future through cultural affirmation.

If it were just an art museum it would be good enough but El Museo Latino is also a cultural and, at times, a social anchor not only for Latinos but for all who love the diverse city, state and country we live in. It is educational as well as uplifting. It has created a comfortable gathering space for an array of interests from business to public policy, from Fine Art lovers to Arts and Crafts aficionados - all with the goal of supporting the creation of a vibrant Latino community that is regarded as a key pillar in Greater Omaha.

When my daughter was quite young I took her there on my birthday to look at the art and to absorb the silent repose. My other daughter is currently attending two different dance classes, one that teaches *ballet folklorico* or traditional Mexican dance, the other teaches classic ballet. She loves them both and I love coming to El Museo on Saturday morning to see other parents and to talk and listen to the currents of their lives. I have had family drive from across the state specifically to come to El Museo Latino. El Museo is many different things to many different people but the building is old and in need of repair. Amazing things are done with what is currently available but even more amazing is the future made possible with funds to do a major renovation and El Museo has done some of the work in raising those funds but needs help going the last mile.



SOCIOLOGY & ANTHROPOLOGY

El Museo Latino is an Omaha, Nebraska and Great Plains treasure relating to the art and cultural/social reality of the 21st Century. I support it personally as it has become where my family spends Saturday mornings and professionally with class visits and professional presentations. More recently I have joined the Board of Directors so I support El Museo in many ways and for many reasons and I hope that you also see the value it brings to Omaha and the entire region.

Sincerely,

Thomas W. Sanchez, Associate Professor
Department of Sociology & Anthropology
Office of Latino and Latin American Studies (OLLAS)
(402) 554-4977 6001 Dodge Street | Omaha, NE 68182 / (402) 554.2800 | www.unomaha.edu



October 4, 2022

RE: Equitable state allocations of American Rescue Plan (ARPA) in Arts and Cultural Provisions.

Dear Nebraska Economic Recovery Committee:

On behalf of the Latino Economic Development Council (LEDC), I write to urge the committee to include El Museo Latino in its allocation of ARPA funding. We believe in supporting our local non-profit arts and culture organizations to ensure they survive and continue to contribute to the tourist economy. ARPA appropriated funding for each state to conduct aid to museum and library services. This funding is meant to support existing services that address emergent needs and unexpected hardships. El Museo Latino is such a service that before the pandemic had already struggled to keep its doors open. COVID aggravated their ability to serve the community, suffering great financial losses. El Museo Latino is the first Latino Art & History Museum and Cultural Center in the Midwest, opening its doors in 1993. Today, El Museo Latino is only 1 of 17 Latino Museums in the U.S. and the only one in Nebraska.

El Museo Latino offers art exhibits, educational programs, in addition to lectures, presentations, art classes, workshops, art demos, art history, gallery discussions, bi-lingual guided visits, and art, theater and dance classes, community events and family programming throughout the year. With the right funding support, El Museo Latino can continue to offer programming to general audiences, but most especially to K-12 and post-secondary students. The funding will not only help preserve and renovate the historic building but will redevelop the corner of 25th and L Street while increasing classroom spaces for much-needed services and programs in the arts. Finally, this project will create additional jobs for our community in South Omaha.

As the biggest ethnic group in the U.S. and the state of Nebraska, we believe in supporting the work of El Museo Latino to encourage tourism specifically into South Omaha when people think about Latinos and diversity in the Midwest. Most importantly, LEDC recognizes the essential role that El Museo Latino plays as an essential cultural resource as they work in providing our area with Latino arts and artifacts from around the country and the world. We encourage the committee's allocation for funding for El Museo Latino so that it can bring economic impact by way of tourism, redevelopment, creating new jobs, and continue to be a community pillar that educates and creates a knowledge hub of Latino arts, culture, and heritage.

Sincerely,

Marcos Mora
La#no Economic Development Council
402.215.5106

YOUR MAP FOR EXPLORING OMAHA'S TOP ATTRACTIONS

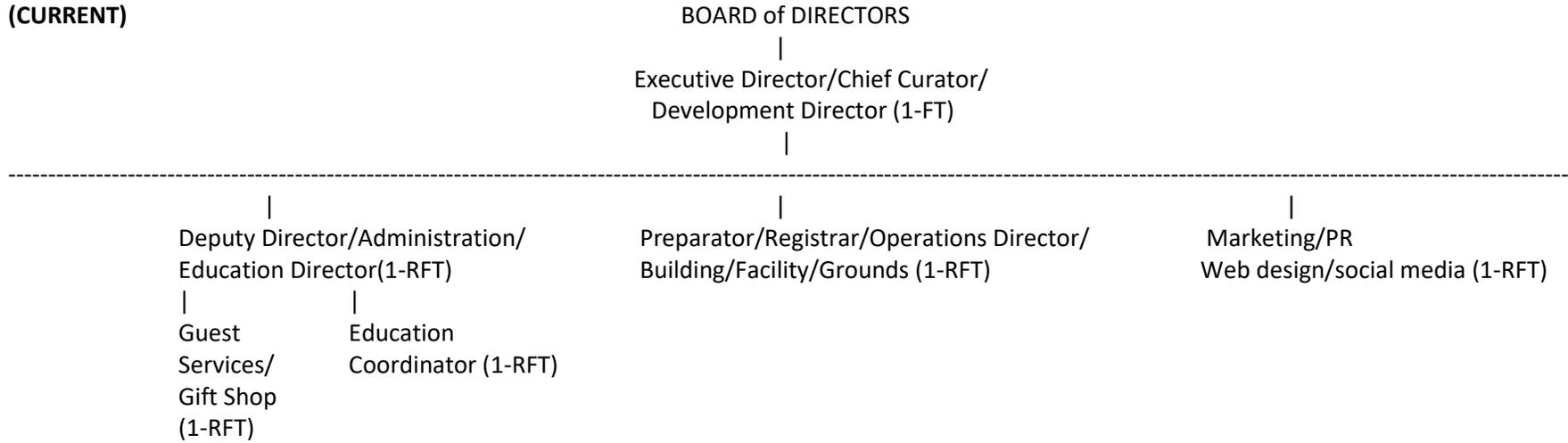
Visit
OMAHA



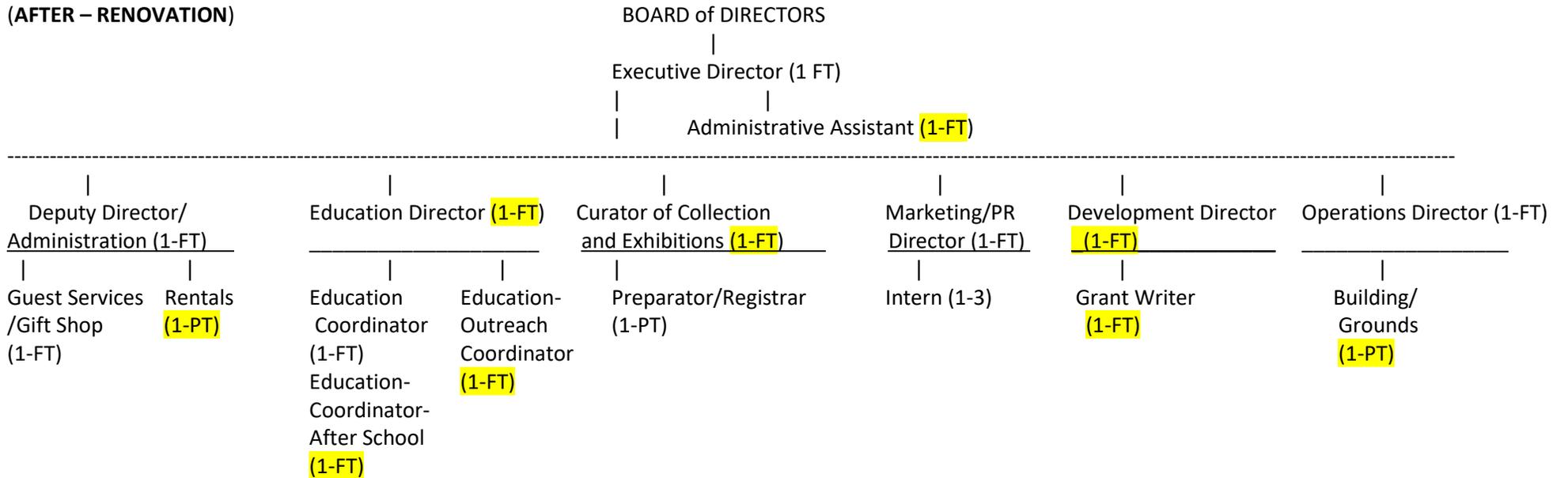
- 1 BEMIS CENTER / KANEKO**
Ever-changing, always-impressive art exhibitions are the foundation of this edgy, urban corner. The Bemis Center for Contemporary Arts offers works by new and seasoned artists in an artist-in-residence atmosphere. KANEKO features a variety of exhibits, including work by renowned artist Jun Kaneko.
724 S. 12th St. | 402.341.7130 | bemiscenter.org
1111 Jones St. | 402.341.3800 | thekaneko.org
- 2 BOB KERREY PEDESTRIAN BRIDGE**
Meet Bob, Omaha's 3,000 ft. long pedestrian bridge with a larger-than-life personality. Bob offers a spectacular view of Omaha's skyline and connects more than 150 miles of trails. Take a stroll on Bob and stand in two states at the same time. Chat with Bob on Twitter and Instagram using @BobTBridge.
705 Riverfront Dr. | 402.444.5900 | visitomaha.com/bob
- 3 BOYS TOWN**
This landmark district is a national treasure, featuring an expansive campus with a museum, historic chapel, and a world-renowned youth care program. Founded in 1917 by Father Flanagan, Boys Town touches millions of lives each year.
137th & Dodge Rd. | 800.625.1400 | boystown.org/discover
- 4 THE DURHAM MUSEUM**
Both a museum and meticulously preserved Art Deco train station, The Durham houses world-class permanent and traveling exhibits depicting the history of the region. Explore passenger train cars, visit an old-time school house, or grab a soda at the old-fashioned phosphate bar.
801 S. 10th St. | 402.444.5071 | durhammuseum.org
- 5 EL MUSEO LATINO**
The first Latino art and history museum and cultural center in the Midwest. From permanent and traveling exhibitions to educational programs and CHOMARI dance performances, this cozy, culturally-intensive establishment is as authentic as the restaurants and shops surrounding it. On the National Register of Historic Places.
4701 S. 25th St. | 402.731.1137 | elmuseolatino.org
- 6 FILM STREAMS AT RUTH SOKOLOF THEATER**
An intimate art house cinema experience. Enjoy film as an art form seven days a week at this distinctive theater located in the North Downtown entertainment district.
1340 Mike Fahey St. | 402.933.0259 | filmstreams.org
- 7 HEARTLAND OF AMERICA PARK**
Catch the spectacular fountain with its 300 ft. high water jet and light show. Enjoy the scenery with a stroll through this 31-acre park. Currently closed for renovation.
8th & Douglas St. | 402.444.5900
- 8 HOT SHOPS ART CENTER**
"Home of all that is molten." A thriving, ultra-hip art scene where countless metal sculptures are forged and more than 80 studio artists are housed. Witness cutting-edge art in a unique warehouse atmosphere. Free admission.
1301 Nicholas St. | 402.342.6452 | hotshopsartcenter.com
- 9 JOSLYN ART MUSEUM**
Enjoy free admission to this pink marble masterpiece filled with rare works of art from Monet, Chihuly, Rembrandt and more. This vibrant museum features European collections, two outdoor sculpture gardens, and special exhibitions. Currently closed for construction and renovation.
2200 Dodge St. | 402.342.3300 | joslyn.org
- 10 LAURITZEN GARDENS**
Beauty and tranquility are found in 100 acres of outdoor gardens including a rose garden, Victorian garden, children's garden and arboretum. The 20,000 sq. ft. conservatory, filled with unusual and rare plant life, makes the garden a year-round urban oasis.
100 Bancroft St. | 402.346.4002 | lauritzengardens.org
- 11 HISTORIC NORTH 24TH STREET**
Florence neighborhood pays tribute to the city's pioneer days and the Mormon migration of the 1800s. North Omaha is also the place to catch the heritage of jazz, where Duke Ellington, Count Basie, and other great jazz artists played.
2510 N. 24th St.
- 12 MORMON TRAIL CENTER AT HISTORIC WINTER QUARTERS**
Experience the great Mormon Migration of 1846-47. Explore a pioneer cabin, pull a handcart, and see a full-sized covered wagon drawn by an oxen team. Dramatic presentations make each exhibit a personal trip to a pioneer era. Free admission.
3215 State St. | 402.453.9372
- 13 OLD MARKET ENTERTAINMENT DISTRICT**
Unique shopping, boutiques, pubs, restaurants and art - all packed into this lively historic district that's perfect for all ages. Dine in one of more than 30 outstanding restaurants, and explore antique emporiums, tasty sweet shops and more.
Harney-Jackson Sts and 10th-13th Sts | oldmarket.com
- 14 OMAHA CHILDREN'S MUSEUM**
Designed with kids in mind, the Omaha Children's Museum features hands-on exhibits the whole family can enjoy. Get a leg up on learning while interacting with the museum's Super Gravitrax ball machine, science lab and more.
500 S. 20th St. | 402.342.6164 | ocm.org
- 15 OMAHA'S HENRY DOORLY ZOO & AQUARIUM**
Consistently ranked as one of the world's best, visit the world's largest indoor desert, and the largest indoor rainforest in North America. See 160 acres of exhibits including Scott Aquarium, Expedition Madagascar, African Grasslands, Asian Highlands, Alaskan Adventure, Lozier IMAX Theater, and more.
3701 S. 10th St. | 402.733.8400 | omahazoo.com

EL MUSEO LATINO

(CURRENT)



(AFTER – RENOVATION)



El Museo Latino - Renovation Project Proforma

08.04.2022

FY Budgets - General Operating

2023

2024

2025

Revenue Sources

Business, Community, & Individuals	100,000	120,000	115,000
Foundations	250,000	300,000	348,000
Governmental	120,000	120,000	120,500
Special Events	20,000	30,000	30,000
Misc., Interest, Program Fees	10,000	20,000	25,000
TOTAL REVENUE	500,000	590,000	638,500

Operating Expenses

Compensation & Benefits	300,197	375,197	400,000
Payroll Taxes	30,000	40,000	40,000
Contract	10,000	10,000	10,000
Office Supplies	4,500	5,000	12,000
Marketing Expenses	8,200	9,000	10,000
Equipment	4,000	5,000	6,000
Program Expense	73,853	74,000	85,000
Annual Replacement Reserve			
Misc & Depreciation			
Sub Total	430,750	518,197	563,000

Facility Expenses

Real Estate Taxes	-	-	-
Leases	-	-	-
Security	5,000	6,000	6,500
Telephone & Internet	5,500	5,500	6,000
Insurance	13,000	13,500	14,000
Utilites	20,000	20,803	22,000
Supplies	5,750	6,000	7,000
Maintenance & Repairs	20,000	20,000	20,000
Sub Total	69,250	71,803	75,500

TOTAL EXPENSES

500,000

590,000

638,500

Net Increase (Decrease)

-

-

-

[Redacted]

REL 2012009516

[Redacted]

JAN 31 2012 08:18 P 1

8062 1/3 Rec 47-0769 9483 M
FEE 6.50 FB 04-8/1000
BKP _____ C/D _____ COMP _____
DEL MM SCAN _____ FV _____
G



Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
1/31/2012 08:18:74

[Redacted] 2012009516

Prepared by and Return to Peggy Holford, First National Bank of Omaha, 1620 Dodge St. SC 3202, Omaha, Nebraska 68197-3202 (402-341-0500)

RELEASE DEED OF RECONVEYANCE, SECURITY AGREEMENT AND ASSIGNMENT OF RENTS

KNOW ALL MEN BY THESE PRESENTS THAT WHEREAS, all/part of the indebtedness secured by that certain Deed of Trust, Security Agreement and Assignment of Rents executed by EL MUSEO LATINO, a Nebraska non-profit corporation, as ("Trustor") to FIRST NATIONAL BANK OF OMAHA, as ("Trustee and/or Beneficiary") dated JUNE 30, 1998, and recorded in the office of the Register of Deeds of Douglas County, NE in Book: 5369, Page: 471-481, or Instrument # 98 019256 on JULY 8, 1998, has been paid.

NOW THEREFORE, in consideration of payment, and in accordance with the request of the Beneficiary named therein, the undersigned Trustee does by these presents grant, remise, release, and reconvey to the person or persons entitled thereto, all the interest and estate granted to said Trustee by said Deed of Trust in the following described premises, but only as to such premises:

Lots 10, 11 and 12, in Block 72, Original City of South Omaha, now a part of the City of Omaha, as surveyed, platted and recorded, Douglas County, Nebraska,

Dated: January 20, 2012

FIRST NATIONAL BANK OF OMAHA

By Jill Vavrick
Jill Vavrick, Loan Representative

By Jessica Hahn
Attested: Jessica Hahn, Loan Representative

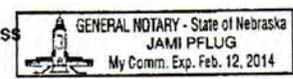
(Seal)

State of Nebraska)
County of Douglas) SS

On this day January 20, 2012, before me, a Notary Public duly and for said state, personally appeared Jill Vavrick, known to me to be Loan Representative, of First National Bank of Omaha, a National Banking Association, and acknowledged the execution of the foregoing Release of Deed of Trust to be his/her voluntary act and deed and the voluntary act and deed of First National Bank of Omaha, as Lender.

Witness my hand and Notarial Seal the date last above written. Jami Pflug
Notary Public

State of Nebraska)
County of Douglas) SS



On this day January 20, 2012, before me, a Notary Public duly and for said state, personally appeared Jessica Hahn, known to me to be Loan Representative of First National Bank of Omaha, a National Banking Association, and acknowledged the execution of the foregoing Release of Mortgage to be his/her voluntary act and deed and the voluntary act and deed of First National Bank of Omaha, as Lender.

Witness my hand and Notarial Seal the date last above written. Jami Pflug
Notary Public

CERTIFICATE

The undersigned hereby certifies that the following is a true and correct copy of a portion of Article IV of the By-Laws of First National Bank of Omaha, a National Banking Association: "All assignments of mortgages and trust deeds, and all releases of mortgages and deeds of conveyance shall be executed under the Seal of the Association by any member of the Executive Committee, any Executive Vice President, Senior Vice President, Vice President or any person so designated by resolution, and shall be attested to by any member of the Executive Committee, and Executive Vice President, Senior Vice President, Vice President or any person so designated by resolution." The undersigned further certifies that the persons who executed the above and foregoing Deed of Reconveyance are representatives of First National Bank of Omaha as respectively designated in said Release.

Peggy Holford
Bank Representative

charge



EL MUSEO LATINO
THE LATINO MUSEUM

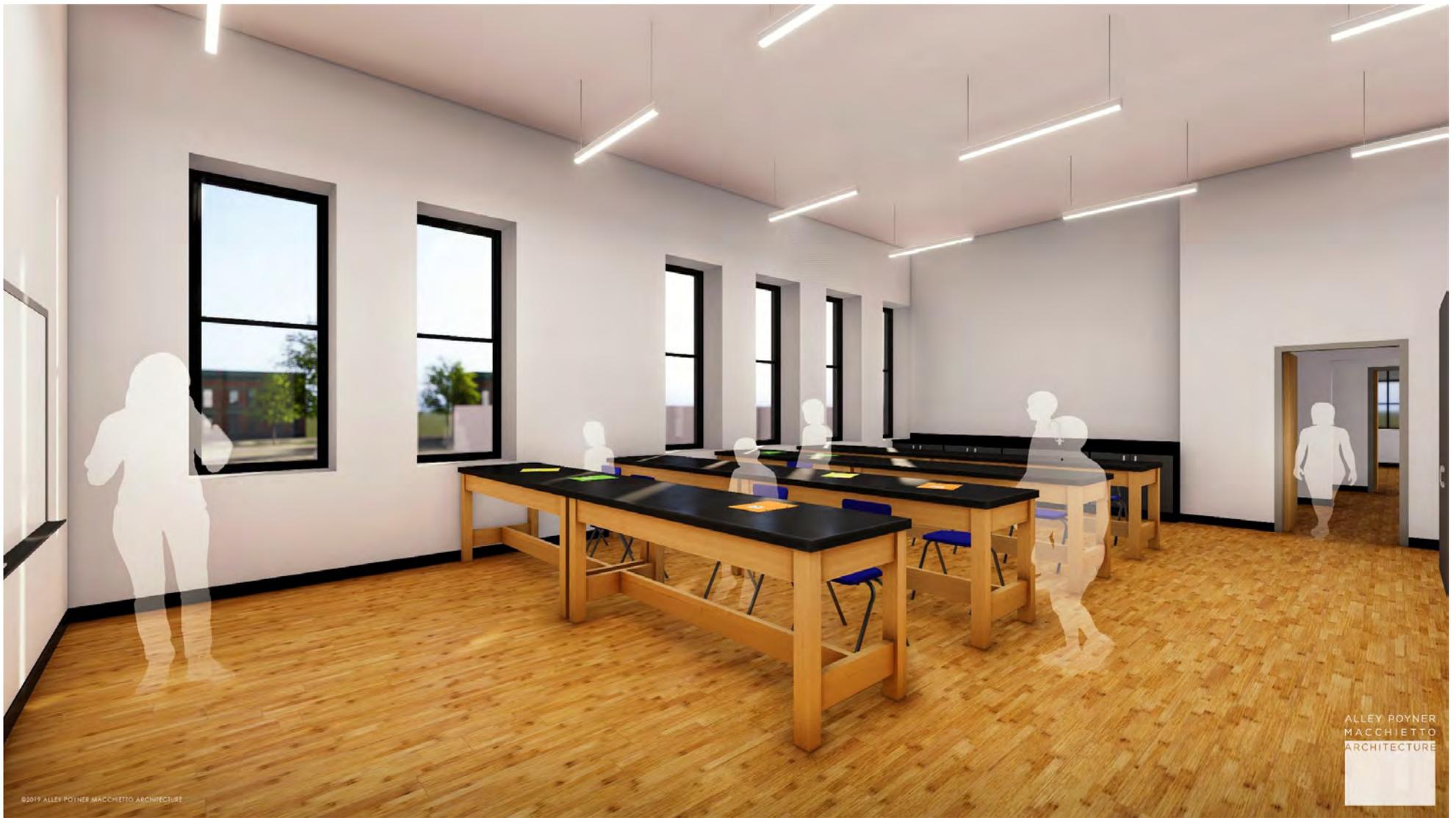
HISTORIC RENNOVATION PROJECT - FINANCIAL SUMMARY

October 8, 2022

USE OF FUNDS	PHASE 1	PHASE 2	TOTAL
PURCHASE	-	-	-
CONSTRUCTION (2 PHASES)	6,404,981	3,355,967	9,760,948
DAVIS BACON WAGE INCREASE	610,975	-	610,975
BUILDING REPAIRS	-	-	-
A&E	750,000	-	750,000
PROFESSIONAL FEES	59,550	-	59,550
CONTINGENCY	390,438	97,609	488,047
FURNITURE	-	250,000	250,000
TECHNOLOGY	-	120,000	120,000
SIGNAGE	100,000	-	100,000
OPERATIONAL EXPANSION	-	396,750	396,750
MAINTENANCE RESERVE	-	359,015	359,015
INFLATION RETAINER	256,199	134,239	390,438
TOTAL USES	8,572,144	4,713,580	13,285,724
SOURCE OF FUNDS	TOTAL		
ARPA Shovel Ready	2,144,330	-	2,144,330
Community and Foundation Support (Pledged)	2,144,330	-	2,144,330
	-	-	-
	-	-	-
	-	-	-
TOTAL SOURCES	4,288,660	-	4,288,660
AMOUNT LEFT TO RAISE	4,283,484	4,713,580	8,997,064



EL MUSEO LATINO
FRONT OF BUILDING – Facing West on 25th Street



EL MUSEO LATINO
First Floor – Classroom



EL MUSEO LATINO
First Floor - North Gallery



EL MUSEO LATINO

Lower Level – Classroom 1



©2019 ALLEY POYNER MACCHIETTO ARCHITECTURE

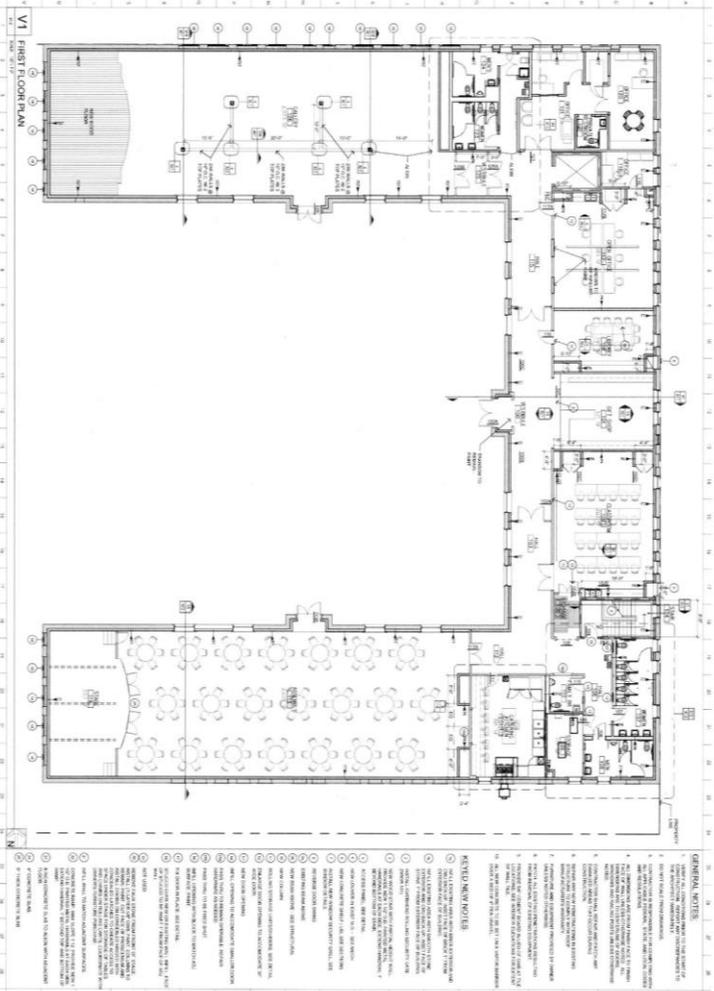
ALLEY POYNER
MACCHIETTO
ARCHITECTURE

EL MUSEO LATINO

Lower Level – Artist Studios

EL MUSEO LATINO

Floor Plan – Main Level



- GENERAL NOTES:**
1. REFER TO ALL OTHER DRAWINGS FOR COMPLETE INFORMATION.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CODES AND STANDARDS.
 3. ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
 4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 5. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 6. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITIES.
 7. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE CLIENT.
 8. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE CONTRACTOR.
 9. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE SUBCONTRACTORS.
 10. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE SUPPLIERS.
 11. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE MANUFACTURERS.
 12. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE DISTRIBUTORS.
 13. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE INSTALLERS.
 14. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE MAINTENANCE PERSONNEL.
 15. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE OPERATING PERSONNEL.
 16. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE VISITORS.
 17. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE COMMUNITY.
 18. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE CULTURAL INSTITUTIONS.
 19. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE EDUCATIONAL INSTITUTIONS.
 20. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE RESEARCH INSTITUTIONS.
 21. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE ARTISTS.
 22. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE WRITERS.
 23. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE FILMMAKERS.
 24. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE MUSICIANS.
 25. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE DANCERS.
 26. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE ACTORS.
 27. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE THEATRICAL GROUPS.
 28. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE CULTURAL HERITAGE INSTITUTIONS.
 29. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE HISTORICAL SOCIETIES.
 30. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE ANTIQUARIAN SOCIETIES.
 31. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE COLLECTORS.
 32. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE MUSEUMS.
 33. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE GALLERIES.
 34. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE LIBRARIES.
 35. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHIVES.
 36. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE MUSEUM ASSOCIATIONS.
 37. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE MUSEUM SOCIETIES.
 38. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE MUSEUM FOUNDATIONS.
 39. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE MUSEUM TRUSTS.
 40. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE MUSEUM BOARDS.
 41. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE MUSEUM COUNCILS.
 42. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE MUSEUM COMMISSIONS.
 43. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE MUSEUM AUTHORITIES.
 44. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE MUSEUM REGULATIONS.
 45. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE MUSEUM BYLAWS.
 46. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE MUSEUM CHARTERS.
 47. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE MUSEUM MEMORANDUMS.
 48. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE MUSEUM AGREEMENTS.
 49. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE MUSEUM CONTRACTS.
 50. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE MUSEUM DEEDS.
 51. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE MUSEUM WILLS.
 52. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE MUSEUM TESTAMENTS.
 53. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE MUSEUM PROBES.
 54. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE MUSEUM ESTATES.
 55. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE MUSEUM TRUSTS.
 56. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE MUSEUM FOUNDATIONS.
 57. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE MUSEUM TRUSTS.
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 59. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE MUSEUM TRUSTS.
 60. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE MUSEUM FOUNDATIONS.

EL MUSEO LATINO
 CORPORATION
 1100 BROADWAY, NEW YORK, NY 10013
 TEL: (212) 693-1100
 FAX: (212) 693-1101
 WWW.ELMUSEOLATINO.ORG

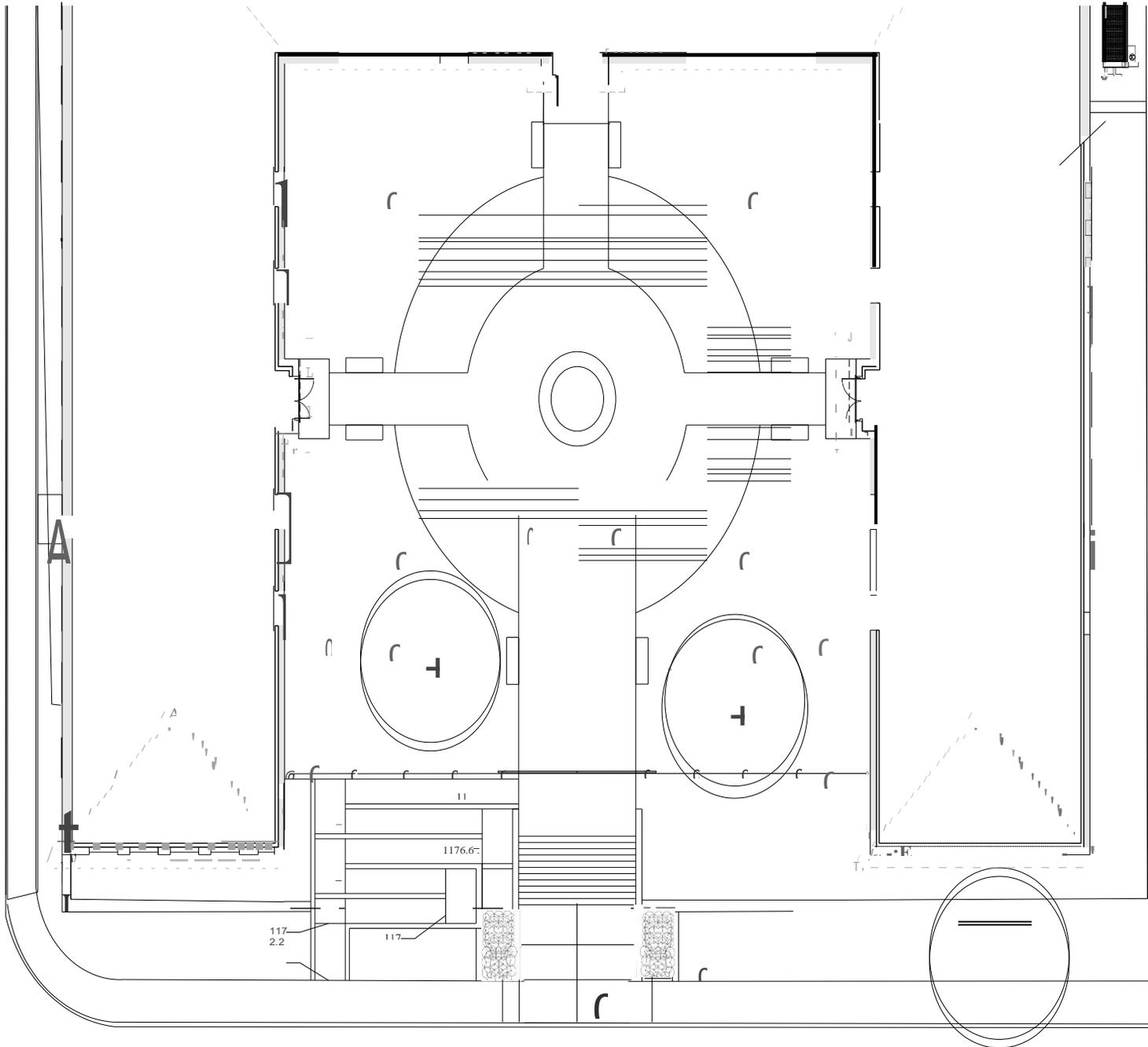
ALLEN+JOHNSON
 ARCHITECTS
 1100 BROADWAY, NEW YORK, NY 10013
 TEL: (212) 693-1100
 FAX: (212) 693-1101
 WWW.ALLENANDJOHNSON.COM

CHECKSET
 PRINTED 6/10/2019

A1.2
 FIRST FLOOR PLAN

EL MUSEO LATINO

Ramp – at front of building



TIMELINE – El Museo Latino

01/2018 – 12/2019

- Schematic Design
- Design Development
- Construction Documents
- Initial Fundraising

03/2020 – 11/2020

- Project Paused Due to COVID

12/2020 – 05/2022

- Project Resumed at a Limited Scale
- COVID Prevention Elements (Doors, Fixtures, Etc.)

06/2022 – 12/2022

- “Shovel Ready” ARPA Funds Awarded
- Initiate Design Update Process
- Construction Phase Begins
 - Procurement of Long Lead Time Items
 - Permit Updates

01/2023 – 09/2023

- Pre-Construction Move Coordination
- Construction Continues
- Selection of Owner Provided Vendors

10/2023 – 12/2023

- Procurement of Owner Provided Materials
 - Furniture, Technology, Signage and Equipment
- Installation of Owner Provided
- Post Construction Move Coordination

01/2024 – 04/2024

- Construction Completion
- Punchlist & Construction Closeout
- Post Construction Move
- Begin Operations in Completed Space

EL MUSEO LATINO – TEAM – Capital Project
“Elevating the Tradition / *Elevando la Tradición*”

Magdalena A. García
Founder and Executive Director

Magdalena García is the founder of El Museo Latino and has served as the Executive Director since 1993 to the present. Magdalena holds a Bachelor of Arts degree in Art History from the University of Nebraska at Omaha and a Master of Arts degree in Museum Studies from Syracuse University of New York, where she was trained to operate all aspects of a museum, including curating exhibitions, care for collections, and management of the administrative aspects of an arts organization.

Since 1993, she has been the leader of the museum with the presentation of over 200 exhibitions and the development of bilingual educational programs and cultural events. Magdalena has received numerous awards and recognitions, including the “Sower Award” from the Humanities Nebraska, the “Cultural Arts Award” from the Governor of Nebraska and the Nebraska Arts Council, the “Woman of Distinction Award” from the YWCA, and most recently, the “*Ohtli* Award” from the Mexican Government in recognition for the years of work in the arts and culture in an altruistic nature. She has been featured in numerous local and national publications.

Patrick Falke
Co-Founder & Principal, Attego Group

The Attego Group team, provide owner representation and project management services to nonprofit organizations pursuing capital expansion. Patrick has over 10 years of experience in leading organizational and financial operations. Specializing in financial analysis and budgeting, he focuses on how well each project is aligned with the organization’s goals.

Bryan Larsen
Co-Founder & Principal, Attego Group

The Attego Group team, provide owner representation and project management services to nonprofit organizations pursuing capital expansion. With over 15 years of experience in construction and property development, Bryan has managed and contributed to several types of development projects. Bryan’s diverse experience and attention to detail, allow him to identify unforeseen situations before they occur.

Larry Lundquist
CEO & Project Manager, Lund Ross Constructors

Larry founded Lund-Ross Constructors in February 1987, and his high standards established Lund-Ross as a trusted general contractor. After 35 successful years in business, Larry remains involved in every project, from budget estimating to project finishes. Under Larry’s leadership, Lund-Ross has earned numerous regional and national awards for excellence in construction and safety.

Daryl Finley
Superintendent, Lund Ross Constructors

Daryl has gathered experience in the construction industry as an apprentice and has served as a lead carpenter, crew leader, jobsite foreman, and superintendent. He has an extensive background in residential renovation and interior finish carpentry, and he consistently exceeds Lund-Ross's quality control standards. Daryl is skilled at problem-solving and troubleshooting on the jobsite, and he excels as a liaison among project owners, subcontractors, and field workers.

Jennifer Honebrink
LEED AP, PARTNER
HISTORIC ARCHITECT | APMA

Jennifer Honebrink is APMA's resident expert on historic preservation, adaptive reuse of historic structures, and the precise task of writing nominations for the National Register of Historic Places. Jennifer's impressive experience with building renovations provides her with a toolkit of best practices and processes to address a variety of exterior issues ranging from tuck pointing to wholesale rebuilding of missing or deteriorated features. She also brings a deep understanding of historic structures and materials that informs her ability to find the best fit and flow when integrating new programs and systems into an existing building.

Albert Macchietto
AIA, NCARB, PARTNER
PRINCIPAL IN CHARGE | APMA

Albert has more than three decades of experience in all phases of building design and construction. With a strong technical knowledge, Albert skillfully leads projects from initial concept to final occupancy. He has served as project leader on dozens of projects, including most of our historic renovations. Through his work on museum and higher education projects, including the International Quilt Museum, Albert has proven his aptitude as an overall project coordinator. In this role, he ensures that the client's design goals are integrated at the onset and adhered to throughout the project while at the same time deftly guiding all team members in a collaborative environment that results in the best outcome for the client - a building that is beautiful, economical, and durable.

Grant Application

Row 242

Organization Name (if applicable)	SAVE Program
Physical Address	3535 Harney St. Omaha NE 68131
Mailing Address	
Website	www.saveprogram.org
Social Media Accounts	Instagram: https://www.instagram.com/saveprogram/ ◦ Facebook: https://www.facebook.com/SaveProgramOmaha/ ◦ Twitter: https://twitter.com/saveprogram
Name	Kevin Melcher
Title	Executive Director
Email Address	kevin@saveprogram.org
Phone	+1 (402) 208-7536
Team	Yes
	Lauren Kraemer - Program Director ◦ Diran Missak - Follow Through Director Isabelle Davenport - Program Coordinator/ 10 part-time employees
Organizational Chart	
Other Completed Projects and/or Accomplishments	
Proposal Title	Operating Support
Total Budget (\$)	\$250,000.00
LB1024 Grant Funding Request (\$)	\$250,000.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	Funding will cover operating expenses for building usage near North 16th St.
Timeline	The funding will be used starting in 2023 and completed by end of year 2025.
Percentage	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.) 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 SAVE wants to build up the quality of life in these communities for our students and future students to come. By providing support throughout their academic life, they are more likely to graduate from high school and in return become more successful community members. Not only does SAVE support the students within the classroom but also outside the classroom with extracurricular activities. SAVE provides our students with financial assistance for any extracurricular activity they want to participate in. Whether it be in sports, arts, or anything else, our students are learning key developmental skills when they participate in extracurriculars. Participating in any team-like activity has been proven to help develop skills such as leadership, time management, communication skills, self-confidence and so much more. SAVE strives to level the playing field for our students and open opportunities to become thriving individuals within their communities.

Visioning Workshop Findings Alignment The Visioning Workshop Summary aligns with our proposal considering SAVE's programming serves students from the outlined areas: North and South Omaha. The findings of this workshop express needs for infrastructure, development that fits within the cultural context, and access to tools to leverage community resources. This proposal seeks to focus on the positive development of the members that live in these communities so that they are enabled with the tools needed to build and develop their community. Rather than being an outside entity coming in and providing these needs, SAVE seeks to work from the inside out and put focus where it really matters: the youth living in these neighborhoods.

Priorities Alignment This proposal aligns with the strategic priorities of LB1024 considering participants have a higher ability to bring housing needs, assistance for small businesses, job training, and business development to their communities and neighborhoods. As outlined in LB1024, SAVE focuses on the community development of these areas through education and opportunities. As stated above, this proposal puts emphasis on those living within these communities to enable them to develop their neighborhoods in relevant and informed ways.

Economic Impact	Anticipate the creation of 20-50 jobs paying actual living wages in the area.
	20
	20/hour
Community Benefit	SAVE believes in the impact that inspired youth and inspired young adults can have on the community. Students have the ability to improve their local neighborhood through higher paying jobs, innovation, and inspiration.
	This proposal contributes to community sustainability by improving quality of life for the youth living in the neighborhood.
Best Practices/Innovation	SAVE Follow Through Program will bring a new concept to Omaha by providing support to local students such as academic help, financial assistance for school and extracurricular needs, and social-emotional development. From the wake of COVID, students need more and more support with all aspects of life. SAVE wants to ensure these students don't fall through the cracks and instead lift them up to be successful in their future. Will bring opportunities to not currently available for North Omaha residents
Outcome Measurement	
Partnerships	Yes
	Midwest Trailblazers, Team Factory, and Multiple other youth programs in the area
Displacement	No
Displacement explanation	
Physical Location	Near North 16th Street Omaha NE
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	
Property Zoning	Yes
Is the project connected to utilities?	

Yes

No

**Design, Estimating,
and Bidding** Yes

Yes

General Contractor Yes

Yes

Request Rationale

Grant Funds Usage Funds will be used for operating support

**Proposal Financial
Sustainability** Yes

Funding Sources

Scalability

**Financial
Commitment** SAVE is financially committed to serving the community in the
Tract 8 QCT

**ARPA Compliance
Acknowledgment**

**ARPA Reporting and
Monitoring Process
Acknowledgme**

**LB1024 Funding
Sources
Acknowledgment**

Public Information

File Uploads

Grant Application

Row 243

Organization Name (if applicable)	National Women's Volleyball League
Physical Address	6339 Pierce St Omaha, NE 68106
Mailing Address	
Website	https://www.volleyon.co
Social Media Accounts	Instagram: @volley__on LinkedIn: https://www.linkedin.com/in/friesenteresa/
Name	Teresa Friesen
Title	Founder and CEO
Email Address	teresa@shemate.club
Phone	+1 (402) 515-1340
Team	Yes
	Kristin Stone, Co-Founder and COO
Organizational Chart	Teresa Friesen, Founder and CEO Kristin Stone, Co-Founder and COO
Other Completed Projects and/or Accomplishments	NWVL committee of support formed before securing any funds including 3 US Olympic volleyball players, 11 collegiate volleyball players, and 15 female collegiate athletes. Assessment and findings report developed. This funding will activate strategic plans.
Proposal Title	NWVL HQ
Total Budget (\$)	\$4,000,000.00
LB1024 Grant Funding Request (\$)	\$3,000,000.00
Proposal Type	Capital project
Brief Proposal Summary	The National Women's Volleyball League (NWVL) is an indoor, team-based, women's professional volleyball league in the United States with Omaha, NE headquarters. Prior to the NWVL, no such league exists despite more than 420,000 high school and collegiate females playing volleyball in the US every year and the global volleyball market valued at 294.9 million with YoY projected increase. California, New York, and Texas have noticed this untapped potential and are moving into the midwest volleyball infrastructure. With the state of Nebraska as

a nationwide leader in volleyball and its YoY growth for the last two decades, the NWVL posits Nebraska to maintain and grow its leadership before Texas, California, and New York capitalize from our established ecosystem. Headquarters in Omaha creates a symbiotic relationship between the NWVL and Huskers volleyball, drives nationwide traffic to Omaha, and shifts the impending TX, CA, and NY takeover to an Omaha revenue-generating opportunity for our community. To compete with and prevent other states from continuing advancement at the expense of the midwest, the NWVL has developed a three year plan. 2022: develop brand, deepen research, and advance strategic planning. 2023: procure physical HQ in Omaha, finalize LOIs from midwest city partners, and partner with existing arenas to host NWVL activations. 2024: launch NWVL play. While establishing Omaha as the leader in this space is a timely issue, the particular location within Omaha allows flexibility; the NWVL headquarters has agility to operate from many locations within Omaha while partnering with existing arenas to host volleyball play. To be successful and sustainable, the location needs to be accessible for both community members and tourists, excellent for high-quality video streaming and internet use, and include space for local hires to work as well as for hosting the community for events and youth and team engagement. If current structures do not fulfill these requirements, funds will be utilized to implement.

Timeline 2022: develop brand, deepen research, and advance strategic planning. 2023: procure physical HQ in Omaha, finalize LOIs from midwest city partners, and partner with existing arenas to host NWVL activations. 2024: launch NWVL play.

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.) Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

"other" explanation

Proposal Description and Needs Alignment The NWVL development and establishment of its headquarters in Omaha aligns with community needs. NWVL creates recreation and holistic health activations for North and/or South Omaha, requires high-quality broadband, and creates opportunities for mixed use spaces.

Visioning Workshop NWVL places priority focus on community involvement and

Findings Alignment input, with particular attention on diversifying the volleyball industry, and includes local business partnerships utilizing models from Angel City Futbol Club and KC Current. Broadband and transit required for NWWL will generate increased demand for community-wide resources and access. Agile ability for NWWL to activate existing vacant building enables revitalization and job opportunities. NWWL is a for-profit business driven by the belief that women should be paid for their work; vision requires intersectional lens, recognizing that without explicit inclusion of Black and Brown women and gender-expansive athletes and fans, it is impossible to enact vision. Potential for NWWL to connect North and/or South Omaha to downtown depending on building assignment through LB1024 funding and lack of displacement required for NWWL to occupy a space. The NWWL involves media and prohibits negative depictions of North and South Omaha. The success of the NWWL requires, encourages, and celebrates community involvement and positive community engagement opportunities. The NWWL adheres to both the needs of mental health and the right to mental wellness while promoting holistic wellness in the forms of physical, mental, and community health.

Priorities Alignment The NWWL supports and contributes to positive economic, social, and community-health within North and South Omaha communities, and brings jobs with livable wages to North and South Omaha communities. Business development in North and South Omaha will occur through the creation of the NWWL; local and far-reaching partnerships are part of the NWWL, ensuring mutual benefit.

Economic Impact The NWWL will produce revenue in the next five years through licensing, media rights, advertisements, and franchising, all with an initial focus on the midwest. This business model will expand throughout the country to produce sustainable revenue growth YoY.

50

30

\$30/hour

Proposed jobs will require in-person employment with hiring preferences for contractors and residents within Qualified Census Tracts.

Community Benefit Surrounding Omaha communities will benefit through women-owned business, empowerment of diverse local community and female athletes, improvements in infrastructure, and positive media coverage. Drawing on community-based models aimed to strengthen cities they reside in, including KC Current and Angel City Futbol Club, the NWWL will become integrated into the fabric of Omaha through local partnerships and youth-centered in-person engagements. Omaha already demonstrates readiness to bring professional volleyball to the area while leading the country in its industry build. To do this work through LB1024 funding will diversify the Omaha economy in a method that has been tested and deemed worthy of investment by Texas, California, New York, and major individual and VC investments.

Investors and companies within Texas, California, and New York are currently attempting to build women's professional volleyball in the US; their business models include purchasing youth club volleyball teams in the midwest, including Nebraska. The NWVL submits this proposals to sustain our local communities through internal and scalable growth with this build and to counteract coastal attempts at taking over the midwest volleyball ecosystem.

Best Practices/Innovation

The NWVL means bringing an innovative yet research-based and risk-averse concept to Omaha. This innovation has been developed through utilizing proven practices from the WNBA, NWSL, and collegiate revenue-generating women's sports. Integration of proven practices and innovation increases potential for significant economic growth within Omaha.

Outcome Measurement

Increased positive nationwide media coverage about Omaha generally and North and South Omaha specifically, increased tourism to Omaha, and attracting and retaining an Omaha workforce. The NWVL team has been engaged in a seven-month research study, partnership development, diverse athlete recruitment process, and investment strategy. Preliminary conversations and established relationships with area businesses and investors have already occurred; follow-on investing will occur with receipt of LB1024 funds.

In partnership with existing entities measuring these metrics, including the Greater Omaha Chamber, Omaha Sports Commission, and the Nebraska Department of Economic Development.

Yes. Potential investors have vocalized increased interest in follow-on investing.

Partnerships

Yes

The NWVL has partnered with SheMate, athlete studio, Ivy League Youth Sports Academy, Local Art Plug, NUVision Creatives, FNBO, Event Vesta, Hail Varisty, The Granary District, NMotion, House of 5th, and Project Repat, and has prospective partnerships with Paul G. Smith Associates, Carson Wealth, All Of Us Together Co., Omaha Public Schools, UNO, Paramount+, CBS Sports, and iHeartMedia. Partnerships exist in three realms: mutually supported community engagements, research and development, and investment.

SheMate, athlete studio, Ivy League Youth Sports Academy, NUVision Creatives, FNBO, Hail Varisty, The Granary District, NMotion, House of 5th, Project Repat, Together Co., Omaha Public Schools

Displacement

No

Displacement explanation

Physical Location

NWVL has ability to headquarter in several areas within Qualified Census Tracts, including, but not limited to, properties listed. 4808 S 26th St, Omaha, NE 68107: close to highway 75 with open industrial layout and 22 ft ceilings enabling community-health activities and youth volleyball events. 1929 S

20th Street: close to downtown and interstate access, 33,000 SF building, across the street from green space and skate park. 1474 S 16th St, Omaha, NE 68108: vacant warehouse on 16th street corridor with updated electrical and lighting, proximity to downtown with bike lanes for transportation, and open space for both offices and community engagement. 1713 Cuming St, Omaha, NE 68102: large open warehouse with proximity to area sports-related entities, startup communities, and transportation throughways.

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

Market research, consultation

General Contractor No

Request Rationale Please see uploads

Grant Funds Usage Please see uploads

Proposal Financial Sustainability Yes

The NWVL utilizes local legal and accounting services to track all investment, spending, and revenue dollars.

Funding Sources Venture capital follow-on investment interest

11/01/2022

Yes

Scalability Yes

Establishing a physical location is part of the necessary

progression toward

**Financial
Commitment**

The NWWL is committed to the proposal as demonstrated through full-time work by founders, use of secured investment dollars, and use of personal funds.

**ARPA Compliance
Acknowledgment**



**ARPA Reporting and
Monitoring Process
Acknowledgme**



**LB1024 Funding
Sources
Acknowledgment**



Public Information



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? 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



1474 S 16th St, Omaha, NE 68108

Unpriced

1474 South 16th Street

Industrial | 20,293 SF



Cori Adcock
NE 20110465
402.763.1712

Listing Added: 10/06/2020
Listing Updated: 10/04/2022



Details

Property Type	Industrial	Subtype	Warehouse
Tenancy	Vacant	Square Footage	20,293
Net Rentable (sq ft)	20,293	Year Built	1925
Year Renovated	2017	Permitted Zoning	GI
Lot Size (acres)	0.24	Ceiling Height	15'8

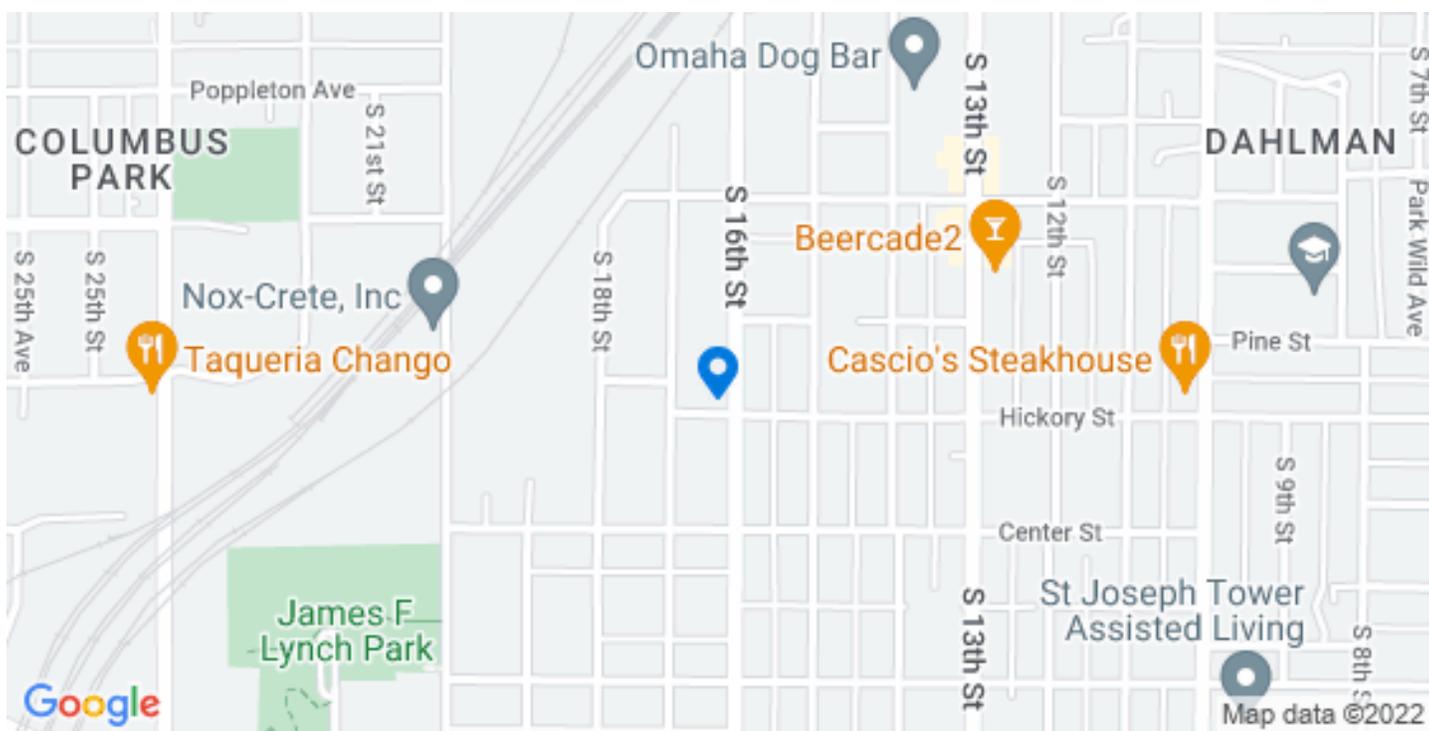
Marketing Description

Opportunity to own a well-built building with many new improvements to the property including electrical panel and lighting.

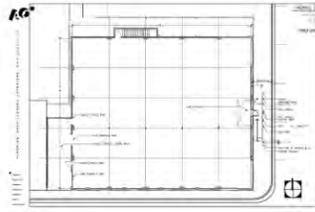
Main level consists of + 10,216 SF with drive-door and the lower level has drive-in access as well with approximately 9,800 SF of usable space.

Ideal for a body shop, roofing company, electrical contractor or vehicle storage. Onsite parking as well as street parking.

Location (1 Location)



Property Photos (4 photos)



Demographic Insights

Sign In to View

Household Income



Age Demographics

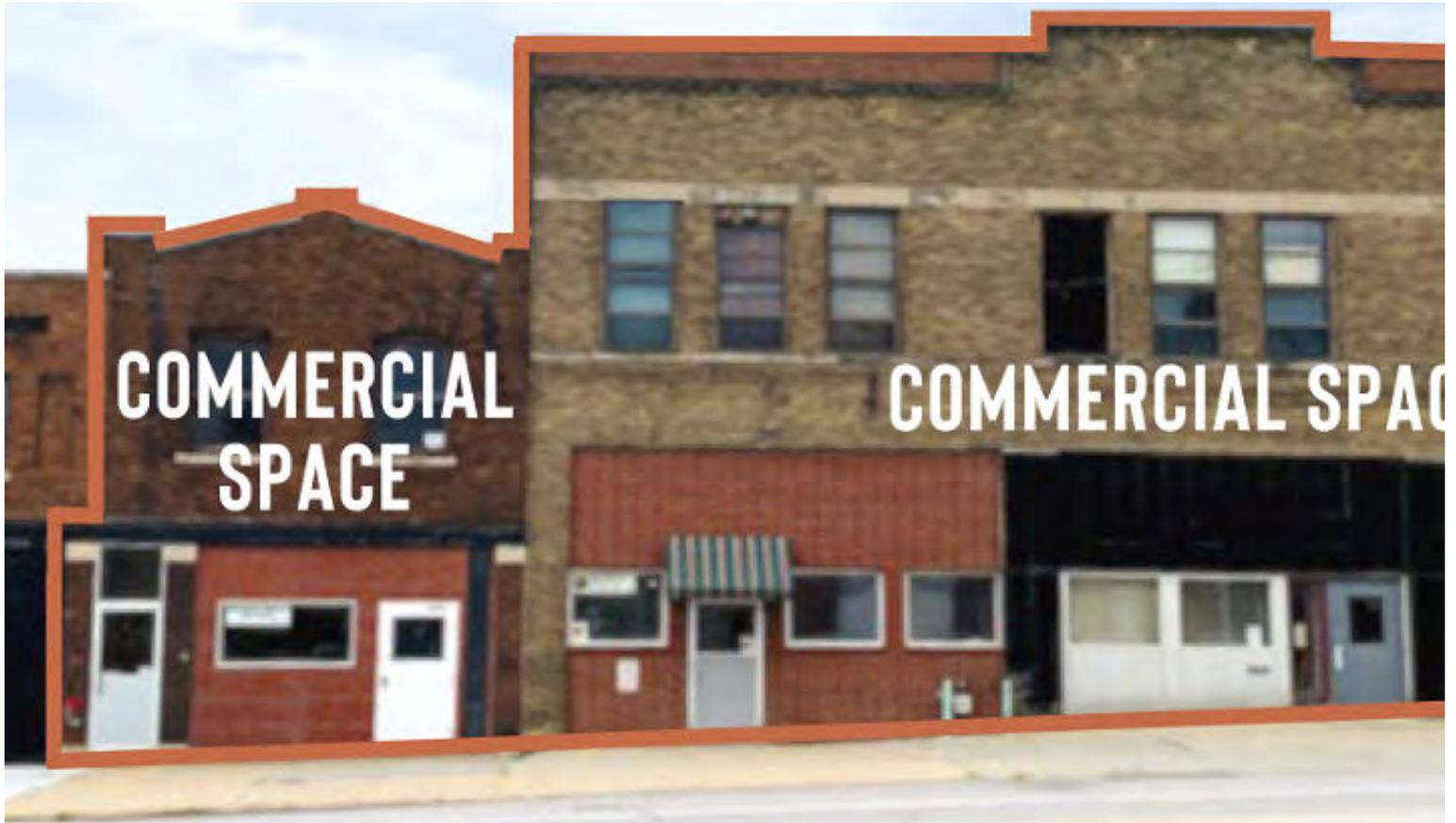


Number of Employees



Housing Occupancy Ratio

Renter to Homeowner Ratio



1713 Cuming St, Omaha, NE 68102

Unpriced

1711-1715 Cuming

Industrial | 14,289 SF



Lisa Zimmerman
NE 20150747, IA S65916000
402.660.9078

Listing Added: 07/14/2020

Listing Updated: 10/07/2022



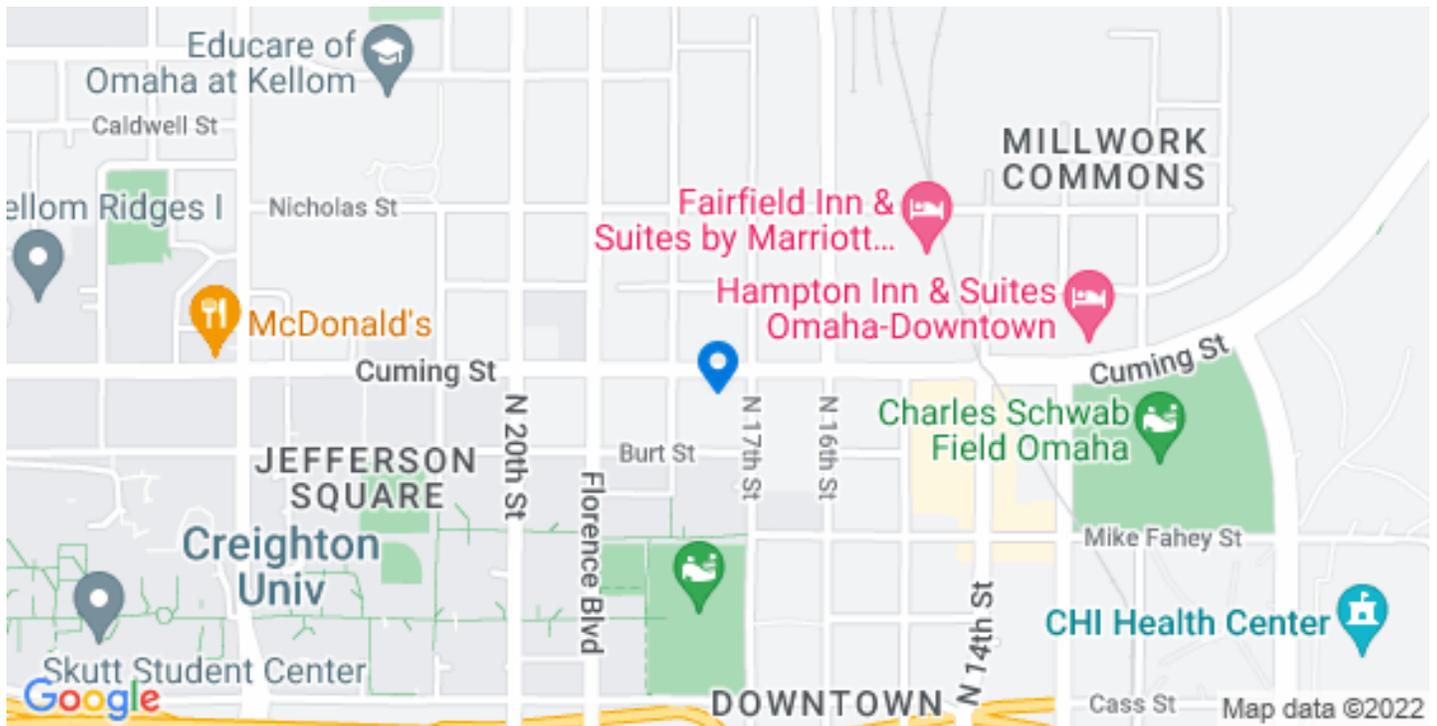
Details

Property Type	Industrial	Subtype	Warehouse
Class	B	Tenancy	Single
Square Footage	14,289	Net Rentable (sq ft)	14,289
Units	3	Year Built	1916
Buildings	2	Stories	2
Permitted Zoning	DS-ACI-1 (DS - Downtown Service District, ACI - Areas of Civic Importance District)	Lot Size (sq ft)	15,300
Ownership	owner operator	Broker Co-Op	Yes
Ceiling Height	16ft approx	Loading Docks	1

Marketing Description

Exciting opportunity in this multi-generational owned (owner/operator) building offering high visibility on a significant transportation corridor through downtown. Perfectly located in the North Downtown Omaha Builder's District and Opportunity Zone, the property is less than one block from the new Kiewit HQ and Makerhood Development district and only minutes away from Eppley Airfield, Creighton University, Old Market and Downtown Omaha, offering major entertainment venues.

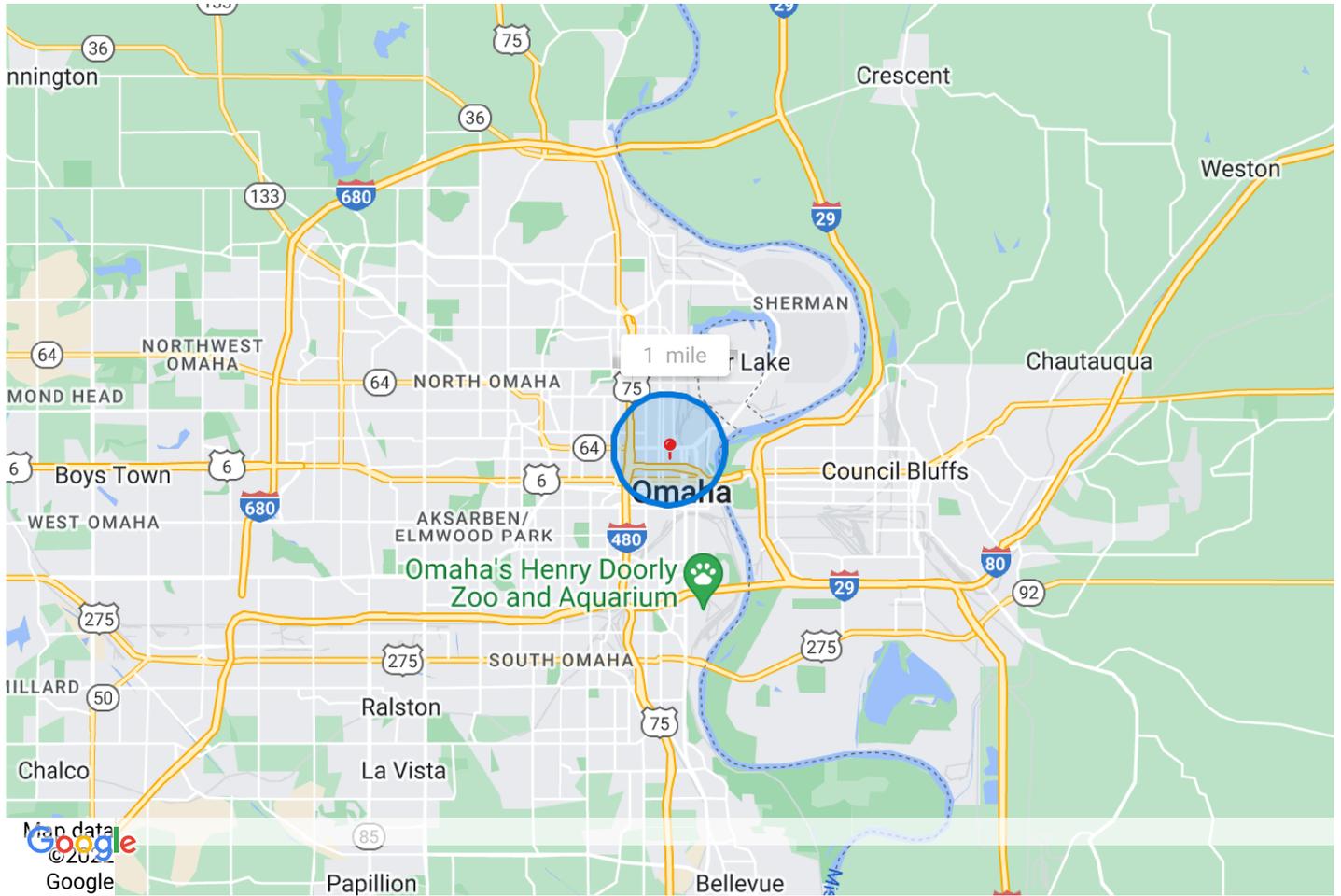
Location (1 Location)



Property Photos (8 photos)



Demographic Insights



Population

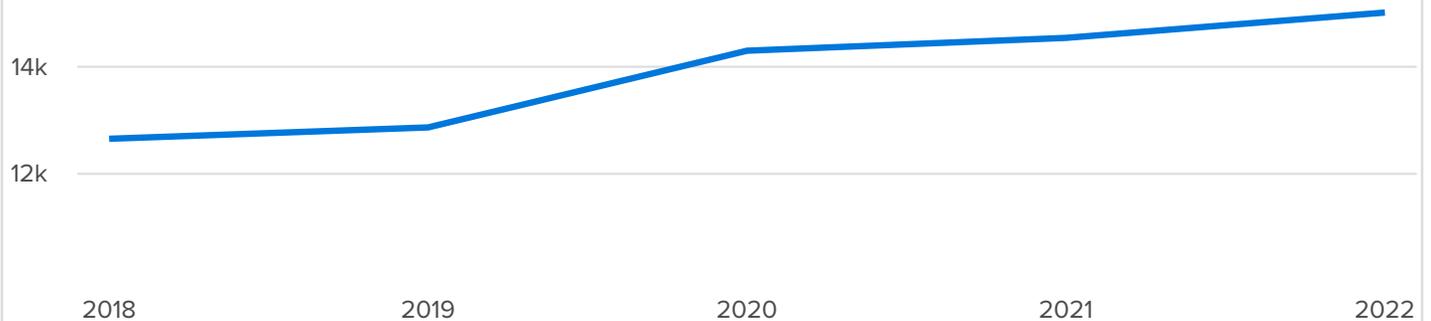
15k

↑ 3%

Compared to 14.5k in 2021

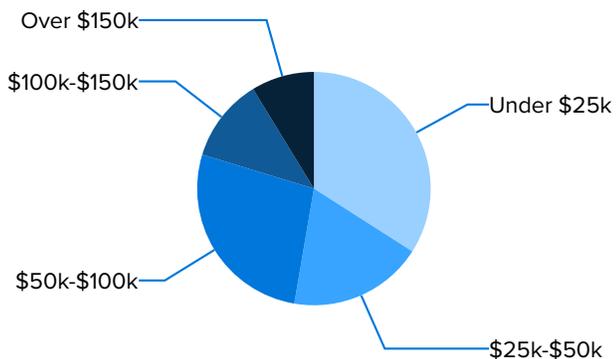
↑ 18%

Compared to 12.6k in 2018



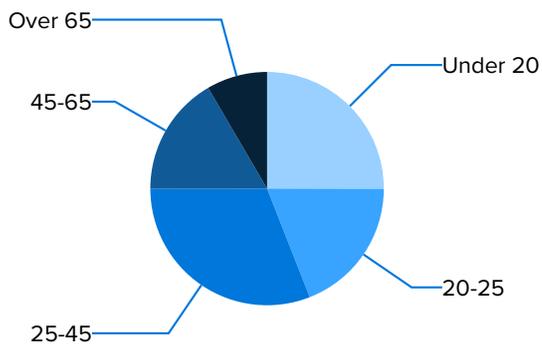
Household Income

\$45.1k **\$56.9k** **↑ 5%**
Median Income 2026 Estimate Growth Rate



Age Demographics

28 **28** **↓ -2%**
Median Age 2026 Estimate Growth Rate



Number of Employees

39.2k

Top 5 Employment Categories

Office & Administrative Support

Management

Sales & Related

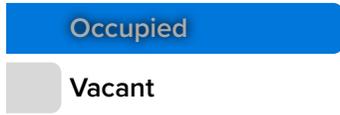
Food Prep & Service

Production

Housing Occupancy Ratio

5:1

5:1 predicted by 2026



Renter to Homeowner Ratio

4:1

4:1 predicted by 2026





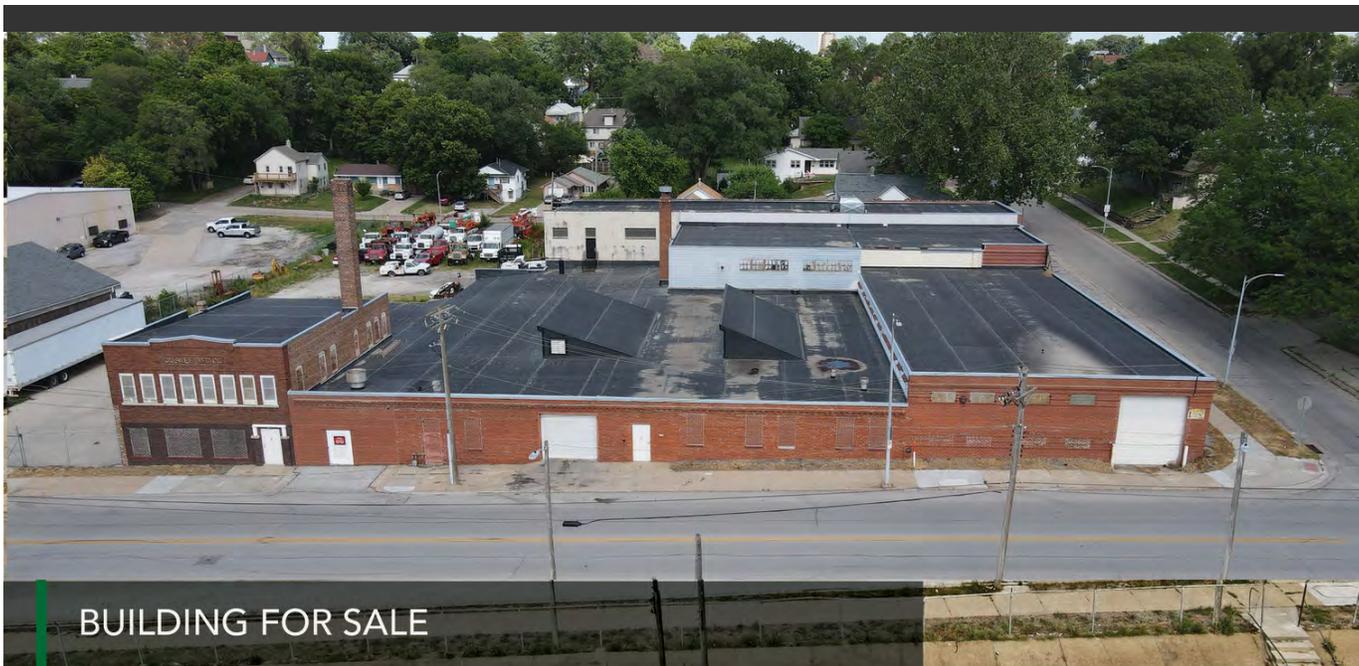
Danielle
Lowry
(402) 690-

2488



1929 S 20th St

33,000 SF | Industrial Building | Omaha, NE | \$1,200,000 (\$36/SF)



BUILDING FOR SALE

ADDRESS: 1921 Dorcas Street, Omaha, NE
LISTING AGENT: Danielle Lowry (C: 402-90-2488)



INVESTMENT HIGHLIGHTS

- Close to downtown and interstate access
- All brick building
- Three dock doors (one interior dock door),
Six overhead doors

EXECUTIVE SUMMARY

- Close to downtown and interstate access
- Multiple entry points
- Fenced outside storage
- Three dock doors (one interior dock door)
- Six overhead doors
- All brick building
- Recently remodeled office space
- 5,100 SF basement
- 1,904 SF second floor apartment
- 12' ceilings in warehouse area
- Year built: 1900

PROPERTY FACTS

Price	\$1,200,000	No. Stories	2
Price Per SF	\$36	Year Built	1900
Sale Type	Investment	Tenancy	Single
Property Type	Industrial	Parking Ratio	0.45/1,000 SF
Property Subtype	Warehouse	Clear Ceiling Height	12 FT
Building Class	C	No. Dock-High Doors/Loading	3
Lot Size	1.35 AC	No. Drive In / Grade-Level Doors	5
Rentable Building Area	33,000 SF		

TRANSPORTATION

AIRPORT

Eppley Airfield Airport 13 min drive 5.5 mi

FREIGHT PORT

Port Milwaukee 559 min drive 506.4 mi

RAILROAD

UP-OMAHA-NE-8TH AND MASON 5 min drive 1.8 mi

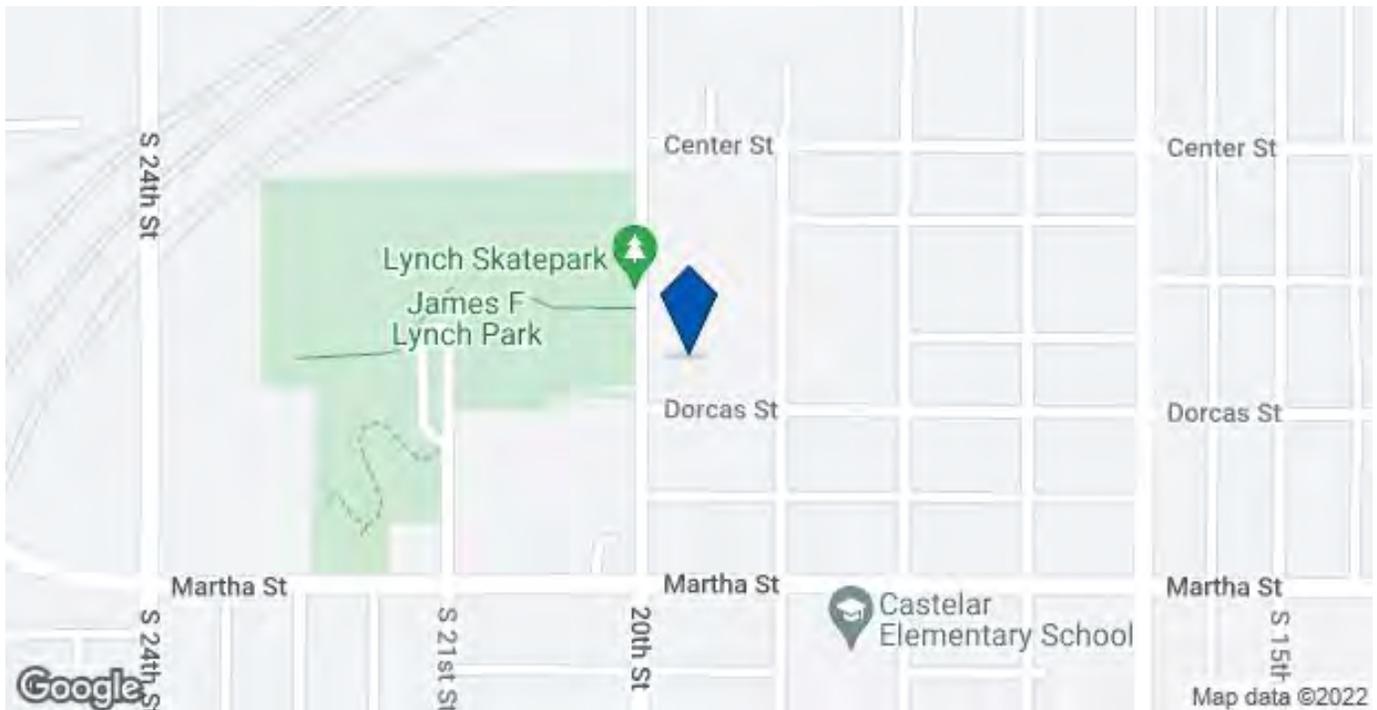
PROPERTY TAXES

Parcel Number
1149-0000-14
Land Assessment
\$212,400
Improvements Assessment
\$622,900
Total Assessment
\$835,300

ZONING

Zoning Code
HI (High Industrial)

MAP OF 1929 S 20TH ST OMAHA, NE 68108



ADDITIONAL PHOTOS



Primary Photo



Building Photo



Building Photo



Building Photo





Building Photo



Building Photo

Listing ID: 23977545

Date Created: 8/25/2021

Last Updated: 10/4/2022

Address: 1929 S 20th St, Omaha, NE

The LoopNet service and information provided therein, while believed to be accurate, are provided "as is". LoopNet disclaims any and all representations, warranties, or guarantees of any kind.



4808 S 26th St, Omaha, NE 68107

\$1,700,000

Industrial For Sale 4808 S 26th St Omaha NE 68107

Industrial | 27,480 SF



Gary Kuklin
NE 20050960
402.880.1887

Listing Added: 05/07/2021
Listing Updated: 10/04/2022



Details

Asking Price	\$1,700,000	Property Type	Industrial
Subtype	Distribution, Flex, Manufacturing	Investment Type	Owner/User
Investment Sub Type	Investment	Class	C
Square Footage	27,480	Price/Sq Ft	\$61.86
Occupancy	100%	Year Built	1890
Year Renovated	2015	Buildings	2
Stories	2	Permitted Zoning	Heavy Industrial
Lot Size (acres)	0.82	Broker Co-Op	Yes
Loading Docks	4	Ceiling Height	22

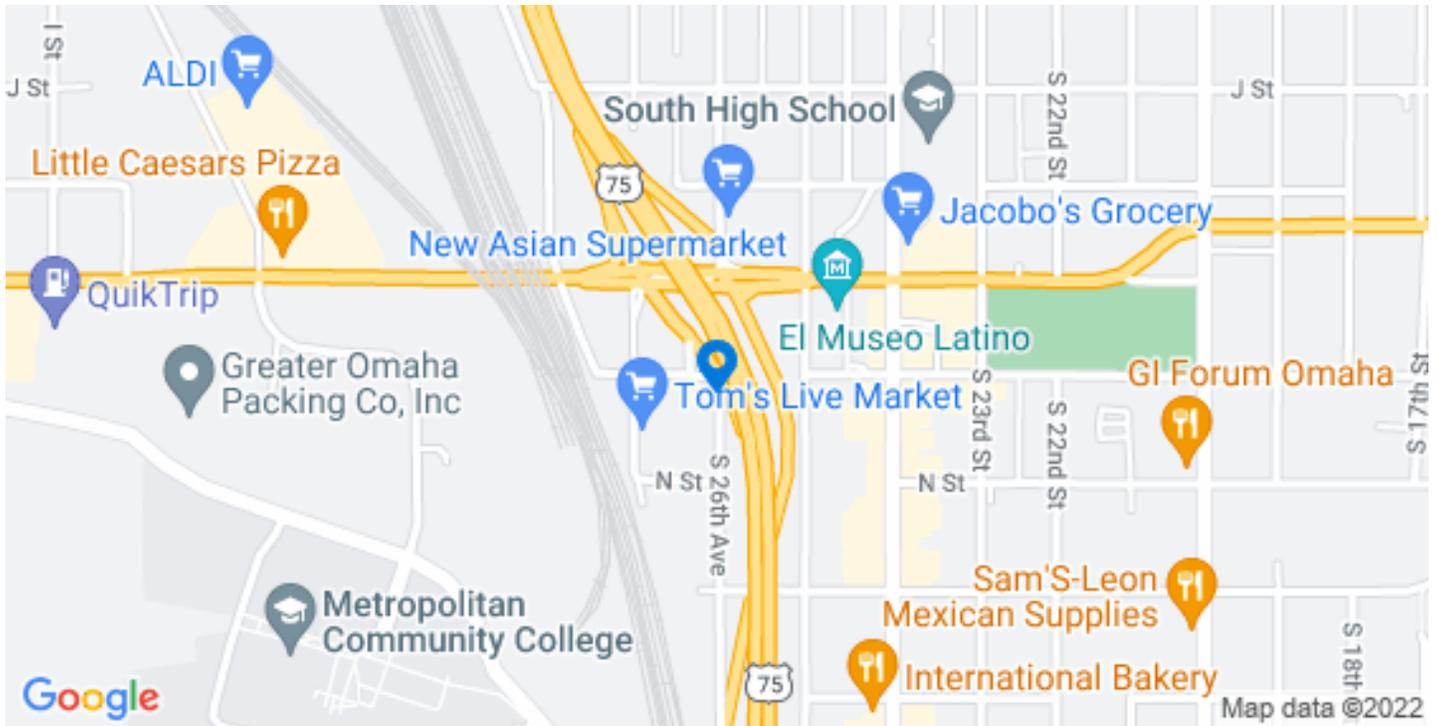
Marketing Description

27,480 SF Zoned Heavy Industrial building. \$1,700,000 with 10K SF outside storage. 0.85 AC Subdivide for more flex bays. Minutes off the Kennedy Fwy & "L" St. National Billboard Company 20 year Lease and also large wall billboard facing the Kennedy Freeway/Hwy 75 traffic. Building contains: Garage 6,020 SF (43' x 140') with 22' ceiling, radian heat, hoists, floor drains, overhead door 20' x 14' with overhead door leading out to storage area. Heavy electrical power: 120/240 400 AMP Main building: Offices & Cubicles and large showroom with large parts area, kitchen, conference room and shower. Warehouse area with 4 dock doors 8' x 8'. Two Leased bays 3,200 SF each with 16' ceilings and roll up doors 14' x 12'. Tenants pay their own Gas & Electric Second Floor storage: 6,020 SF with 9' ceilings.

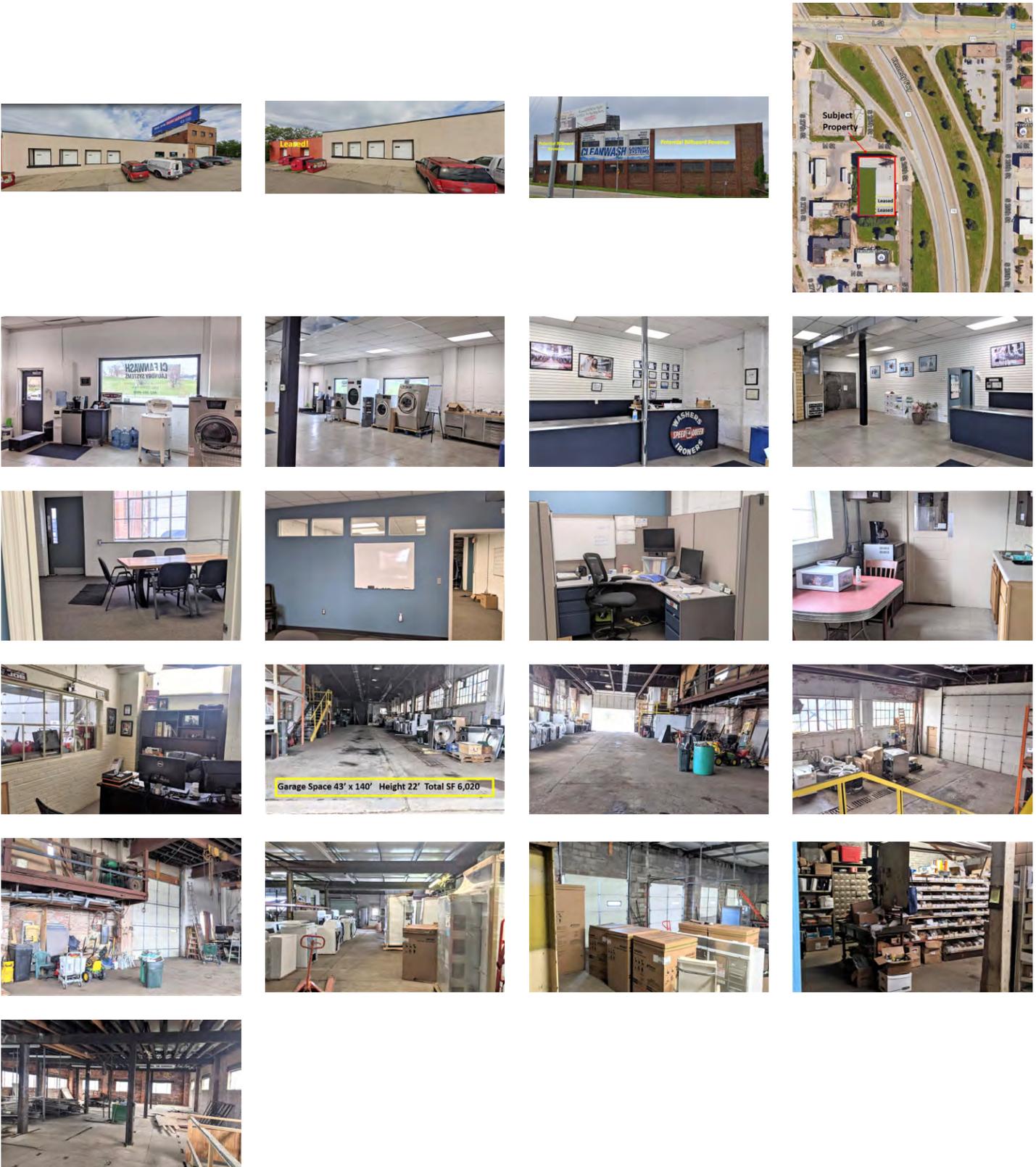
Investment Highlights

- 27,480 SF Zoned Heavy Industrial building. \$1,700,000 with 10K SF outside storage. 0.85 AC Subdivide for more flex bays. Minutes off the Kennedy Fwy & "L" St. National Billboard Company 20 year Lease and also large wall billboard facing the Kennedy Freeway/Hwy 75 traffic. Building contains: Garage 6,020 SF (43' x 140') with 22' ceiling, radian heat, hoists, floor drains, overhead door 20' x 14' with overhead door leading out to storage area. Heavy electrical power: 120/240 400 AMP Main building: Offices & Cubicles and large showroom with large parts area, kitchen, conference room and shower. Warehouse area with 4 dock doors 8' x 8'. Two Leased bays 3,200 SF each with 16' ceilings and roll up doors 14' x 12'. Tenants pay their own Gas & Electric Second Floor storage: 6,020 SF with 9' ceilings.

Location (1 Location)



Property Photos (21 photos)



Demographic Insights

Sign In to View

Household Income



Age Demographics



Number of Employees



Housing Occupancy Ratio

Renter to Homeowner Ratio

BUDGET: 4808 S 26th St.			
Building Purchase:	\$ 1,700,000.00		
Construction/Renovation:	\$ 833,833.00		
TOTAL	\$ 2,533,833.00		
Contingency	\$ 416,667.00		
TOTAL	\$ 2,950,500.00		

PRO FORMA			
Expenses:	2023	2024	2025
Payroll	\$ 40,000.00	\$ 90,000.00	\$ 189,000.00
Contracted services (accounting, tech support, etc.)	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
Marketing, branding	\$ 40,000.00	\$ 45,000.00	\$ 60,000.00
Programming supplies/equipment	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
Office supplies	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Building expenses (utilities, maintenance)	\$ 35,000.00	\$ 65,000.00	\$ 65,000.00
Research and development	\$ 10,000.00	\$ 20,000.00	\$ 30,000.00
Insurance	\$ 12,000.00	\$ 24,000.00	\$ 24,000.00
Total:	\$ 172,000.00	\$ 279,000.00	\$ 403,000.00
Revenue:			
Licensing	-	\$ 250,000.00	\$ 500,000.00
Media	\$ 9,100.00	\$ 18,200.00	\$ 21,840.00
Franchising		\$ 200,000.00	\$ 430,000.00
Advertisements	\$ 20,000.00	\$ 60,000.00	\$ 72,000.00
Sponsorship	\$ 50,000.00	\$ 60,000.00	\$ 70,000.00
Rental	\$ 10,000.00	\$20,000	\$30,000
Training membership	\$36,000	\$54,000	\$76,000
Total:	\$ 125,100.00	\$ 662,200.00	\$ 1,199,840.00

BUDGET: 1929 S 20th St.			
Building Purchase:	\$ 1,200,000.00		
Construction/Renovation:	\$ 1,075,000.00		
TOTAL	\$ 2,275,000.00		
Contingency	\$ 725,000.00		
TOTAL	\$ 3,000,000.00		

PRO FORMA			
Expenses:	2023	2024	2025
Payroll	\$ 40,000.00	\$ 90,000.00	\$ 189,000.00
Contracted services (accounting, tech support, etc.)	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
Marketing, branding	\$ 40,000.00	\$ 45,000.00	\$ 60,000.00
Programming supplies/equipment	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
Office supplies	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Building expenses (utilities, maintenance)	\$ 35,000.00	\$ 65,000.00	\$ 65,000.00
Research and development	\$ 10,000.00	\$ 20,000.00	\$ 30,000.00
Insurance	\$ 12,000.00	\$ 24,000.00	\$ 24,000.00
Total:	\$ 172,000.00	\$ 279,000.00	\$ 403,000.00
Revenue:			
Licensing	-	\$ 250,000.00	\$ 500,000.00
Media	\$ 9,100.00	\$ 18,200.00	\$ 21,840.00
Franchising		\$ 200,000.00	\$ 430,000.00
Advertisements	\$ 20,000.00	\$ 60,000.00	\$ 72,000.00
Sponsorship	\$ 50,000.00	\$ 60,000.00	\$ 70,000.00
Rental	\$ 10,000.00	\$20,000	\$30,000
Training membership	\$36,000	\$54,000	\$76,000
Total:	\$ 125,100.00	\$ 662,200.00	\$ 1,199,840.00

BUDGET: 1474 S 16th St.			
Building Purchase:	\$ 1,200,000.00		
Construction/Renovation:	\$ 1,000,520.00		
TOTAL	\$ 2,200,520.00		
Contingency	\$ 799,420.00		
TOTAL	\$ 2,999,940.00		

PRO FORMA			
Expenses:	2023	2024	2025
Payroll	\$ 40,000.00	\$ 90,000.00	\$ 189,000.00
Contracted services (accounting, tech support, etc.)	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
Marketing, branding	\$ 40,000.00	\$ 45,000.00	\$ 60,000.00
Programming supplies/equipment	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
Office supplies	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Building expenses (utilities, maintenance)	\$ 35,000.00	\$ 65,000.00	\$ 65,000.00
Research and development	\$ 10,000.00	\$ 20,000.00	\$ 30,000.00
Insurance	\$ 12,000.00	\$ 24,000.00	\$ 24,000.00
Total:	\$ 172,000.00	\$ 279,000.00	\$ 403,000.00
Revenue:			
Licensing	-	\$ 250,000.00	\$ 500,000.00
Media	\$ 9,100.00	\$ 18,200.00	\$ 21,840.00
Franchising		\$ 200,000.00	\$ 430,000.00
Advertisements	\$ 20,000.00	\$ 60,000.00	\$ 72,000.00
Sponsorship	\$ 50,000.00	\$ 60,000.00	\$ 70,000.00
Rental	\$ 10,000.00	\$20,000	\$30,000
Training membership	\$36,000	\$54,000	\$76,000
Total:	\$ 125,100.00	\$ 662,200.00	\$ 1,199,840.00

BUDGET: 1713 Cuming St.			
Building Purchase:	\$ 1,400,000.00		
Construction/Renovation:	\$ 800,520.00		
TOTAL	\$ 2,200,520.00		
Contingency	\$ 799,420.00		
TOTAL	\$ 2,999,940.00		

PRO FORMA			
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Expenses:	2023	2024	2025
Payroll	\$ 40,000.00	\$ 90,000.00	\$ 189,000.00
Contracted services (accounting, tech support, etc.)	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
Marketing, branding	\$ 40,000.00	\$ 45,000.00	\$ 60,000.00
Programming supplies/equipment	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
Office supplies	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Building expenses (utilities, maintenance)	\$ 35,000.00	\$ 65,000.00	\$ 65,000.00
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Total:	\$ 125,100.00	\$ 662,200.00	\$ 1,199,840.00

Grant Application

Row 244

Organization Name (if applicable)	RISE Academy
Physical Address	3555 Farnam Street, Suite 222 Omaha, NE 68131
Mailing Address	
Website	www.seeusrise.org
Social Media Accounts	https://www.linkedin.com/company/33301258/admin/ https://www.instagram.com/seeusrise_/ https://www.facebook.com/SeeUsRise/ https://twitter.com/seeusrise
Name	Jeremy Bouman
Title	CEO
Email Address	jeremy@seeusrise.org
Phone	+1 (402) 981-4119
Team	Yes
	Jeremy Bouman, RISE CEO Brittany Burling, RISE Director of Operations Erica Raetz, R Director of Reentry Services Maria Moreno-Godemann, RISE Direct of Programs Erin Cooper, RISE Director of Research & Evaluation Jasmine Harris, RISE Director of Policy Advocacy Heidi Avalon, Avalon Accounting Services Jay Palu, Partner, Alley Poyner Macchietto Architecture Jake Hoppe, Principal, Hoppe Development Dan Walker, RISE Board Chair, Senior Analyst, Bridges Trust Naomi Hattaway, RISE Board Member, Director of Communications and Community Initiatives, Front Porch Investments Jamie Berglund, RISE Board Member, Executive Director, SPARK
Organizational Chart	Org Chart included as an upload.
Other Completed Projects and/or Accomplishments	Since 2016, RISE has completed several significant projects directly related to the proposal of supporting the formerly incarcerated population, and their families, in North and South Omaha. In 2019, RISE finalized its own proprietary curriculum that is used throughout state correctional facilities to help transform the lives of incarcerated men and women in preparation for returning home to Nebraska communities. Curriculum was approved by the University of Nebraska–Omaha and results in a university recognized Certificate of Career Readiness. RISE provides a six-month pre-release program in 7 Nebraska prisons that has 590 program graduates to date. Also in 2019, RISE developed and launched RISE Reentry Services. This unique model of reentry service delivery provides incarcerated and formerly incarcerated individuals with wrap-around services focused on desistance and recidivism reduction. Part of these wrap-around services include the launch of the RISE Youth and Family Program in 2021. This program provides healing and restoration for children and families of incarcerated and formerly incarcerated men and women with the goal of breaking generational cycles of incarceration. 2021 also brought the launch of the RISE Business Academy for system-impacted residents interested in entrepreneurship. The RISE Business Academy offers a 12-week intensive, business development course and seed money to help launch small businesses owned and operated by system-impacted Nebraskans; to date, RISE has assisted 14 area businesses with development and launch. The successes of RISE over the past several years has demonstrated the organization's ability to navigate the new world during and after a global pandemic and economic crisis. The organizational growth of RISE during the past challenging years resulted in job creation, new program creation, and an increase in funding along with improved diversification. RISE has successfully demonstrated the impact of our program on the incarcerated and formerly incarcerated population with promising success rates: less than 7% of released RISE participants have

returned to prison for a new felony conviction; that is nearly half that of the general incarcerated population. 170 RISE graduates of the pre-release program have returned to the community, many to the census tracts in North and South Omaha identified in the legislation. 90% of released RISE graduates are currently employed. In 2022, RISE began providing reentry services to people returning to Omaha from incarceration at the Douglas County Jail. This population is experiencing severe mental health issues, addiction, chronic homelessness and unemployment. RISE is poised to bring its best-practice inside-out programs and solutions from the state prison system to the local jail as well. While RISE programs are effective, what is not effective for the formerly incarcerated population, is the lack of coordinated, centralized care. In order to break the cycle of incarceration, this population, their families, and their communities need access to coordinated care that focuses on addressing needs such as mental health care, substance use services, physical healthcare, career development, affordable housing, and various other support services. This proposal will outline a plan for RISE to operate a campus-like facility in North or South Omaha that will provide this population with coordinated care, programming, and services under one roof. The facility will also provide this population with access to a positive, prosocial, supportive network of community members and organizations all focused on crime prevention and reduction.

Proposal Title	RISE Center for Restoration and Innovation
Total Budget (\$)	\$31,915,066.00
LB1024 Grant Funding Request (\$)	\$24,764,896.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	RISE is seeking funds to purchase land in North or South Omaha, in or adjacent to a qualified census tract to build the RISE Center for Restoration and Innovation. The center will provide a safe space for criminal justice system-impacted residents and their families to access evidence-based programs and services that break the generational cycles of incarceration. To break generational cycles of incarceration programs and services must be preventative and restorative; programs and services must repair the individual, the family, and the community; and programs and services must be rooted in evidence-based practices. Those who access the facility will feel the collective impact of partners ranging from reentry experts to healthcare professionals (physical and mental) to employment navigators. The center will also provide formerly incarcerated residents with safe and affordable housing options, both short term and long term. This center will provide system-impacted residents in North and South Omaha with a place to heal and repair from incarceration, and to acquire the skills to become a contributing community member. RISE is also seeking funds to assist with the cost of additional staff and resources necessary to operate a new facility and additional programs. Having a large, campus-like center with housing will require additional staff for new trauma programming, housing staff, and an increased need for administrative staff or services such as accounting, grant management, and technology services. Staffing funds from ARPA will be braided with existing funds from state agencies such as the Nebraska Department of Labor, the Department of Health and Human Services and the Nebraska Department of Correctional Services.
Timeline	RISE will begin land development in the summer of 2023 with a soft opening of the facility in the summer of 2025, and the center being fully operational by the end of 2025. A full-time staff is included.
Percentage completed by July 2025	100%
Funding Goals	Fundamental Change (i.e., a proposal that will continue to elevate North or South Omaha 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.) 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**

As a reentry organization, it is our mission to break generational cycles of incarceration. To break those cycles, significant enhancements need to be made in communities and qualified census tracts that are disproportionately impacted by incarceration as well as limited financial resources. Enhancement needs to focus on community sustainability, improvement of quality of life, and policy changes that will limit the negative impacts of incarceration on individuals and their communities. RISE is proposing to build a one-stop, restoration and innovation center in a qualified census tract to provide holistic, healing, and restorative care for all individuals impacted by the justice system or economic disadvantages. Communities disproportionately impacted by incarceration or limited financial resources, are often experiencing a lack of services and spaces that focus on self-sufficiency or self-sustainability as well as community-focused sustainability. For a community to become sustainable, all needs of its residents must be met. A sustainable community provides economic and learning opportunities that lessen economic disparities. A sustainable community also provides inclusive, affordable housing options for all residents, including those with a criminal history. While transitional housing and supportive housing opportunities exist in Omaha, they are often not held to high standards and offer limited or poor programming options and services. Many are just plain unsafe. RISE will deploy its proven curriculum in the housing units along with its proven model of case management. The RISE Center will develop two housing options: (1) transitional housing from incarceration and (2) supportive affordable housing. Transitional housing will provide 40 community beds or small dorm-like apartments for residents returning home from incarceration. Transitional housing will be staffed around the clock, on-site case management and programming, and an opportunity for residents to save earned income to be able to move into permanent housing. Supportive housing will provide 40 family or individual apartment-style units. These housing units will provide long-term housing options for families or individuals who need on-site, intensive case management, and supportive services. The North and South Omaha communities disproportionately experience several issues directly related to quality of life: disproportionate incarceration, poor health, and limited economic opportunities leading to generational poverty. In 2010, a study showed that more than a dozen census tracts in North Omaha had incarceration rates higher than census tracts in South-Central Los Angeles. And in Nebraska, African Americans and Hispanics are incarcerated at a disproportionately high rate when compared to their population numbers in the state. While there have been programs and services implemented throughout those communities, many are not focused on the root causes of crime; rather they are responsive and reactive to the repercussions of incarceration. In addition, they often only focus on the individual who was incarcerated; the family unit is often excluded from healing and restorative opportunities. The RISE Center provides programs, services, and space for system-impacted community members to begin their transformative journey of breaking generational cycles of incarceration by addressing the root causes of crime, along with the consequences. When we equip individuals with the tools and skills necessary to become whole and healed, they then have the capacity to positively contribute to their community and create long-lasting and generational stability. The RISE Center will also provide the system-impacted community with access to become engaged in state and local policy and advocacy efforts that impact their communities the most. The lack of policy and advocacy efforts was highlighted as lacking throughout the North and South Omaha SWOT analysis.

**Visioning Workshop
Findings Alignment**

Limited economic opportunities were identified in the Visioning Workshop SWOT analysis as a need for the North and South Omaha communities. Rather than focus on creating or expanding access to survival jobs, RISE focuses on creating economic sufficiency and stability through entrepreneurship. RISE is poised to build the nation's leading incubator and accelerator for returning citizens. RISE Business Academy participants are immersed in a proven entrepreneurship program consisting of 12-weeks of classes, one-on-one training and mentoring with executive volunteers, business plan mentoring with seasoned professionals and a highly competitive business plan competition. RISE partners with the Nebraska Enterprise Fund and the Nebraska Business Development Center on the business academy and they and others have expressed interest in co-locating with RISE in the future. Economic empowerment of community residents also directly aligns with the strategic goals of LB10. In addition, a project of this scope does provide potential for co-investments, which also furthers the economic impact of this proposal. A sustainable community provides a space for residents to heal, both physically and mentally; both of which were listed as weaknesses in the SWOT analysis. The RISE Center will intentionally develop space for mental health care that can be easily and affordably accessed. RISE will also intentionally develop space for physical health care that can be easily and affordably accessed. Potential partners include CHI, UNMC, OneWorld and Charles Drew Health Center. RISE will also utilize a coordinated care network, Unite Us, for external referrals when needed. This system closes the referral loop and ensures referrals are complete and clients receive the requested services.

Priorities Alignment The RISE Center for Restoration and Innovation will create economic opportunities through workforce development training, skills training, employment placement and job creation through the RISE Business Academy program including the proposed incubator and accelerator that will create new businesses and new jobs. There will be job creation for additional staff to work at the center from RISE and other organizations including staffing the housing units proposed. Construction jobs will be created for the project. The center will have space to holistically address the social impacts of COVID (mental health in particular) and space for family programming for families that were under great strain and continue to be due to the negative impacts of COVID and the carceral system.

Economic Impact On a macro level, the campus will provide entrepreneurship skill building and development that will benefit the local community by creating businesses, employment opportunities, and economic stability for individuals and families. The RISE Center will also house the RISE Business Academy which provides system-impacted residents with a 12-week intensive course on all facets of entrepreneurship with the goal of becoming successful business owners and operators in their local communities. RISE has already assisted 14 entrepreneurs with developing and launching their business in the past 18 months; RISE is hopeful to at least double that number to 28 small businesses owned and operational by system-impacted residents of North and South Omaha in the next two years. North and South Omaha will see the economic impact from this program through job creation and development of property into functional, revenue generating spaces. Economic impact will also be felt throughout the community during the construction of the center and the need to hire more staff to operate the center. RISE anticipates that the organization will need to create at least 10 more full-time, permanent positions to run a successful campus; this will bring the total number of RISE staff to approximately 40. Given that the campus will also house various service providers, job creation may occur through that avenue as well. According to the National Association of Homebuilders, an estimated number of construction jobs created is 72 (\$5,922,720 in direct spending) and 64.8 indirect jobs (\$3,979,360 in indirect spending) for a total of 136.8 jobs and \$9,902,080 in community spending. Ongoing operations and maintenance jobs equate to 39.2 jobs and an additional \$2,362,560 in community spending.

80

136.8

\$17 an hour will be the minimum proposed job wage. Many of the jobs are salaried.

There will be immediate jobs to build the commercial space for programming and both of the 40 unit housing projects. The RISE Business Academy will continue to hold 3-4 cohorts a year that have between 10-20 participants creating and building their small business. The incubator and accelerator will support and scale the businesses created in the RBA that will lead to more jobs for the participating businesses.

Community Benefit On a micro level, the SWOT analysis mentioned that these communities are facing a shortage of accessible and affordable physical and mental healthcare, economic opportunities for families, and services or programs focused on improved overall well-being (e.g., job skills, financial literacy, cultural awareness and education, etc.). The micro level response will be to house a variety of service providers to meet the needs of the community rather than forcing the community to other parts of the city for care. The micro level response is individual care that focuses on restoration of the person. Potential partners include UNI CHI, Nebraska Mental Health Association, and Charles Drew Healthcare. On a macro level, the campus will provide entrepreneurship skill building and development that will benefit the local community by creating businesses, employment opportunities, and economic stability for individuals and families. The RISE Center will also house the RISE Business Academy which provides system-impacted residents with a 12-week intensive course on all facets of entrepreneurship with the goal of becoming successful business owners and operators in their local communities. RISE has already assisted 14 entrepreneurs with developing and launching their business in the past 18 months; RISE is hopeful to at least double that number to 28 small businesses owned and operational by system-impacted residents of North and South Omaha in the next two years. North and South Omaha will see the economic impact from this program through job creation and development of property into functional, revenue generating spaces.

The Visioning Workshop SWOT analysis also identified a need for affordable housing in the North and South Omaha communities. As previously discussed, housing options will include transitional housing and supportive housing that include proven curriculum and case

management, 24/7 access to care, and will house those who are often excluded from housing. When individuals are safely housed, they are able to focus on other needs related to their habilitation such as healthcare and employment. What then results is an overall improvement in quality of life and the ability to positively contribute to the community. Most importantly, with housing, comes community safety and reduced risk of reincarceration. It is significantly more affordable to provide housing for a vulnerable population than to risk reincarceration which costs up to \$44,000 per year for one individual.

Best Practices/Innovation

This best practice housing model is based on St. Leonard's reentry housing in Chicago, a successful campus that includes both transitional housing and supportive affordable housing nearby. The one-stop reentry center defined in this proposal is based on the successful Concordance Academy program in St. Louis. Bringing these two models together on the same campus will make the RISE Center in Omaha a national destination for reentry. In addition to adherence to a conceptual framework detailed in Appendix B, RISE adheres to empirically supported best practices as well when developing and delivering programs and services. Holistic programming exploring cognitive-behavioral challenges, character, trauma coping, etc.; i.e., adherence to the well-being model (Pettus et al., 2021; Taxman et al., 2011; Waleed, C. 2017) Strengths based programming (Fortune et al., 2011; Pettus et al., 2021) Inside-out delivery model (Braga et al., 2020; Jeglic, Malie, & Calkins-Mercado, 2011; Jones, N., 2015; Osterman, M., 2009; Taxman et al., 2002; Urban Institute, 2014). Supportive community/social support inside and out (Jeglic, Malie, & Calkins-Mercado, 2011; & Calkins-Mercado, 2011; Denney et al., 2014) Continuum of care practice (Duwe, G., 2017; Hicks et al., 2021; Jeglic, Malie, & Calkins-Mercado, 2011; Johnson & Cullen, 2015) Post-release case management (Jones, N., 2015; Pettus et al., 2021; Taxman et al., 2002) Youth and Family Programming (Foley et al., 2020; Murphy, K., 2019; Pettus et al., 2021; Taxman et al., 2002) Peer support or mentorship (Barrenger et al., 2020; Harvard University Institute of Politics, Criminal Justice Policy Group, 2019) Risk-Need-Responsivity principle (Bonta & Andrews, 2007; Johnson & Cullen, 2015; Jones, N., 2015; Petersilia, J., 2011; Taxman et al., 2002) Needs assessments utilized for case planning (Jones, N., 2015; Latessa, E., 2015; Pettus et al., 2021). practices.

Outcome Measurement

Creation of at least 25 new businesses in the North and South Omaha communities through the RISE Business Academy by the end of the funding cycle. Between new and existing RISE Business Academy created businesses, those businesses will create new jobs and 30-40 people by the end of the funding cycle through accessing the incubator and accelerator programs. Creation of at least 10 additional jobs in North and South Omaha communities for operating the RISE Center. 400 people returning to the community from prison and jail in the census tracts identified will receive employment training and placement for high skill, high wage, high need jobs by the end of the funding cycle. Improvement in self-sufficiency of 80% or more of program participants, annually through the end of the funding cycle. Improvement in overall well-being of 80% or more of program participants, annually through the end of the funding cycle. Increased use of healthcare by 50% or more of program participants, annually through the end of the funding cycle. Improved desistance for 50% or more of program participants, annually through the end of the funding cycle.

RISE has several years of experience with adhering to strict reporting guidelines from state agencies (e.g. NDOL - Wagner Peyser 10% federal funds, NDCS - Vocational and Life Skills funds, DHHS funding, etc.) and other funding agencies such as United Healthcare and the United Way. RISE employs a Director of Research and Evaluation who will spearhead outcome measurement and evaluation of program efficacy. RISE will conduct internal outcome measurements and evaluation practices. Measurements will be conducted utilizing a variety of validated assessment tools pertinent to the construct being measured. For example, measuring improvement in criminal thinking may involve the use of the Criminal Thinking Scales assessment developed by TCU (Texas Christian University). Reduction in criminogenic needs or risks may involve the use of the LSI-R (Level of Service Inventory-Revised). RISE will also partner with an education institution to conduct a third-party evaluation of program fidelity and impact.

RISE is independently building a micro-loan fund for the businesses participating in the RISE Business Academy and there will be opportunities for co-investment in this fund to grow and scale the businesses. State entities like the Nebraska Department of Labor, the Department of Health and Human Services and the Department of Economic Development will be approached for secondary investment in the Center based on the holistic approach to job creation through entrepreneurship, job training and placement, healthcare and safe housing.

Partnerships

Yes

RISE partners with the Nebraska Enterprise Fund and the Nebraska Business Development

Center, the business academy and they and others have expressed interest in co-locating with RISE in the future. Potential Health Partners include . Potential partners include CHI, UNMC, OneWorld and Charles Drew Health Center. Workforce Dev partners include Proj Reset, Nebraska Department of Labor and Metropolitan Community College.

RISE has not signed MOUs at this time

Displacement No

Displacement explanation

Physical Location RISE is working with Hoppe Development to identify campus sites in the qualified census tracts. A site has not yet been determined.

Qualified Census Tract Within one or more QCTs

Additional Location Documents

Property Zoning

Is the project connected to utilities?

Design, Estimating, and Bidding No

No

Working with Hoppe Development and Alley Poyner Macchietto

General Contractor No

Request Rationale RISE worked with Hoppe Development and the architecture firm Alley Poyner Macchietto create a financial model for the proposed campus. The tabs on the pro-forma document shows the financial model used. RISE will provide operating resources towards the project there will be a portion covered by philanthropy and a portion covered by tax credits. RISE requesting a commitment of \$24,764,896 to support land acquisition, hard construction and soft construction and development costs for the creation of 80 units of housing with 18,000 square feet of commercial space. The costs were created in consultation with Hoppe Development, a vertically integrated affordable housing development firm. They used the construction estimation capacity, based on their experience in the market with over 700 units currently under development, to assemble an accurate cost projection for the theoretical project. Further, they made some assumptions about the availability of Tax Increment Financing on certain portions of the project, as well as the accompanying philanthropic commitment available. While additional resources may be available to support the housing components of this project, such as Low Income Housing Tax Credits, the uncertain timeline related to the incorporation of these components led us to request the entire gap in financing. Certain tax credit programs are committed through 2025, putting in jeopardy their use in a project that needs to be completed in advance.

Grant Funds Usage The funds will be used for site purchase, construction costs and possibly some for program operations. Grant funds will be used for site acquisition and preparation, construction cost 18,000 square feet of commercial space, 40 units of transitional housing and 40 units of permanent housing, and the accompanying soft development costs (architecture,

engineering, legal, etc.) that are associated with such a project. See a complete listing and estimation of the usage of funds in our "Sources and Uses" attachment in the proforma.

Proposal Financial Sustainability

Yes

RISE will own and operate the campus including the programming space and the housing units. RISE will determine if there will be organizations sub-leasing space and proceed accordingly.

Funding Sources

RISE will obtain at least \$2M in funding support for this project based on verbal commitment from foundations if the project is funded to the full ARPA ask amount. RISE is working with Hoppe Development on tax credits and other tax incentives towards the project. This project will create income generating sources of revenue by providing commercial space for affiliated non-profits to rent at a reduced rate, as well as income streams from the 80 units of affordable housing, which while leased at a discount to market rates, will still provide an income stream. After accounting for the increased operational costs related to these activities, detailed in our included Proforma, this will create an additional cash flow stream approximately \$150,000 annually which can be used to support additional programming, above and beyond the operating costs.

Decisions will be made based on funding approval for this application.

n/a

Scalability

The proposal is scalable and the components can be done separately - the commercial program space could be developed first followed by each of the housing projects.

Financial Commitment

RISE is committed to continuing its \$3M operating budget in support of the outlined programs and services and commits to securing a minimum of \$2M in philanthropic support towards the project based on conversations with funders.

ARPA Compliance Acknowledgment



ARPA Reporting and Monitoring Process Acknowledgment



LB1024 Funding Sources Acknowledgment



Public Information



File Uploads



Building Community to Break the Generational Cycles of Incarceration

The RISE campus will provide supportive programming, housing, and social integration to individuals leaving the carceral system, providing the opportunity to re-enter their community with the tools and support network necessary for success.

The proposed project will consist of 80 residential units, 40 of which will be used for transitional housing while the other 40 provide permanent housing opportunities for program graduates. The housing will be supported with 18,000 sf of commercial space that will host the RISE offices, amenities and programming for participants, and community spaces to host classes, trainings and the RISE Business Academy incubator and accelerator.

Prioritizing the residents' well-being, personal agency and self-sufficiency is key to the project's design. Distributing multiple, human-scaled buildings within a site allows for residential units to be organized within "neighborhoods," encouraging pro-social interactions and maximizing access to outdoor spaces and natural light. Amenities will be distributed throughout the project, including pet and child-friendly spaces, health-focused spaces such as private and shared gardens and exercise areas.

The office and community spaces are intended to encourage collaboration, assist in retaining staff, and encourage resident, community, staff, and volunteer engagement.



RISE Academy
2023 Budget - DRAFT

Expenditures	Approved			
	2022	2023	2024	2025
5000 Marketing				
5001 Advertising	5,000	6,000	6,300	6,615
5002 Promotional Pieces	7,500	14,000	14,700	15,435
5003 Web Services	2,500	6,200	6,510	6,836
Total 5000 Marketing	15,000	26,200	27,510	28,886
5500 Payroll Expenses				
5501 Wages	1,503,156	1,845,664	1,898,164	1,950,664
5502 Taxes	120,253	147,149	151,853	156,053
Retirement	-	53,102	55,757	58,545
5503 Benefits	344,488	388,740	427,614	470,375
Total 5500 Payroll Expenses	1,967,897	2,434,655	2,533,388	2,635,637
Operations				
6700 Postage/ Mailing Services	2,000	2,000	2,100	2,205
6701 Bank Fees	1,000	1,500	1,575	1,654
6710 Office Supplies	11,000	12,000	12,600	13,230
6715 Telecommunications	29,000	30,000	31,500	33,075
6720 Office Rent	65,500	60,000	63,000	66,150
6721 Office Renovations	-	-	-	-
6740 Office Equipment	19,500	10,000	10,500	11,025
6745 Computer Software	30,000	31,500	33,075	34,729
6775 Meals & Refreshments	35,000	60,000	63,000	66,150
6785 Training & Professional Develop	19,600	20,000	21,000	22,050
6795 Organization Membership Dues	3,160	3,500	3,675	3,859
6796 Insurance	16,000	16,800	17,640	18,522
6801 Travel (w Mileage increase)	25,000	60,000	63,000	66,150
Total Operations	256,760	307,300	322,665	338,798
Professional Services				
6900 Legal Fees	1,500	2,000	2,100	2,205
6905 IT Services	21,400	21,209	22,270	23,383
6906 HR Consultant	1,000	1,000	1,050	1,103
6908 Intern	7,750	10,000	10,000	10,000
6910 Accounting/ Bookkeeping Service	30,000	40,000	42,000	44,100
6910 Consultant - Other	10,000	10,000	10,500	11,025
Total Professional Services	71,650	84,209	87,920	91,816
Program Events				
6600 Program Events-Space Rental		1,500	1,575	1,654
6610 Program Events-Event Supplies	11,000	12,000	12,600	13,230
6620 Program Events-Picture Printing	1,000	1,000	1,050	1,103
6621 Program Events-Honorarium	1,500	500	525	551
Total Program Events	13,500	13,500	14,175	14,884
Training				
6210 Materials/Supplies	10,000	12,000	12,600	13,230
6213 Curriculum	5,000	6,000	6,300	6,615
6240 Visitor/Speaker Stipend	100	1,500	1,575	1,654
Total Training	15,100	19,500	20,475	21,499
ReEntry				
6221 Housing	31,000	32,550	34,178	35,886
6222 Healthcare	500	525	551	579
6223 Work and Home Supplies	10,000	10,500	11,025	11,576
6224 Documentation	1,000	1,050	1,103	1,158
6225 Transportation	9,500	9,975	10,474	10,997
6226 Food	5,000	5,250	5,513	5,788
6227 Clothing	5,750	6,038	6,339	6,656
6228 Fees	2,000	2,100	2,205	2,315
6229 Utilities - Housing		-	-	-
6235 Incentives/ Rewards Builders	14,000	14,700	15,435	16,207
6505 Business Pitch Competition Prize Money	5,200	5,460	5,733	6,020
Total Reentry	83,950	88,148	92,555	97,183
Family Program	35,000	35,000	36,750	38,588
Contingency	20,000	20,000	20,000	20,000
Total Expenditures	2,478,857	3,028,512	3,155,438	3,287,289

Research

Research

Research

Research

Research

HOPPE & SON, LLC

The following is a representation of projects and awards of Hoppe & Son, LLC since 2019.

Project Name / Location	Location	Status	Description	Community Awarded Funds	Community Partners
Foxtail Central	Lincoln	In Progress	35 unit affordable housing project	LIHTC: \$426,564 AHTC: \$426,564 TIF: \$408,911 NHTF: \$500,000 Solar Credit: \$16,380 City HOME Funds: \$450,000 City of Lincoln Contribution: \$383,933	Nebraska Dept of Economic Development City of Lincoln Nebraska Housing Resource Hope Community Church
Foxtail South	Lincoln	In Progress	131 unit multifamily affordable housing project	LIHTC: \$1,020,507 AHTC: \$1,020,507 Tax Exempt Bond Financing: \$12,156,500 TIF: \$1,492,527 Solar Credit: \$55,361 City of Lincoln Contribution: \$1,511,419	City of Lincoln Nebraska Housing Resource Hope Community Church
Sandhills Townhomes	Valentine	Under Construction	15 unit infill affordable rental housing project	LIHTC: \$262,270 AHTC: \$262,270 Cash Flow Loan (HCCP): \$400,000	Northwest Community Action Partnership City of Valentine Heartland Public Power
Foxtail Single Family	Lincoln	In Progress	21 unit for-sale housing with 14 units targeted to <120% AMI	NAHTF: \$580,000	Nebraska Dept of Economic Development Nebraska Housing Resource (Grantee) City of Lincoln
Main Street Housing	Scribner	Under Construction	4 units of for-sale workforce housing with RWHF & TIF	RWHF: \$200,000 TIF: \$170,000	City of Scribner Greater Fremont Development Council
Bluestem Housing	Fremont	In Progress	8 units of for-sale workforce housing with RWHF	RWHF: \$300,000	Greater Fremont Development Council
Bluestem Multifamily	Fremont	In Progress	134 multifamily units	RWHF: \$500,000 LB840: \$400,000	Greater Fremont Development Council

Orchard	Grand Island	In Progress, 18 units delivered to date	120 units of for-sale housing targeted to 120% median income and below	TIF: \$6,326,956	City of Grand Island Community Redevelopment Authority of the City of Grand Island
Lexington	Lexington	In Progress, 8 units delivered to date	32 units of for-sale housing	TIF: \$668,000 RWHF: \$200,000	City of Lexington Dawson Area Development
The Row Orchard	Grand Island	Under Construction	24 unit affordable housing	LIHTC: \$286,856 AHTC: \$286,856	Nebraska Housing Resource
Gatehouse Rows	Lincoln	Under Construction	98 unit affordable housing project	LIHTC: \$711,479 AHTC: \$711,479 Tax Exempt Bond Financing: \$7,971,025 TIF: \$1,520,090	City of Lincoln Nebraska Housing Resource Community Crops
Omega Milford	Milford	Under Construction	21 unit conversion of nursing home to affordable housing with RWHF & TIF	RWHF: \$418,457 TIF: \$166,000	Seward County Chamber & Development Partnership City of Milford
Omega West Point	West Point	Under Construction	22 unit conversion of nursing home to affordable housing	LIHTC: \$186,249 AHTC: \$186,249 HOME Funds: \$478,000 TIF: \$152,786 Solar Credit: \$37,400	Nebraska Dept of Economic Development Nebraska Housing Resource
Omega Fremont	Fremont	Under Construction	49 unit conversion of nursing home to affordable housing	LIHTC: \$324,587 AHTC: \$324,587	
Antelope	Lincoln	Delivered 2022	93 units of market rate housing	TIF: \$1,479,455	City of Lincoln
The Row Fremont	Fremont	Delivered 2021	25 unit affordable housing	LIHTC: \$333,748 AHTC: \$333,748 HTF Funds: \$861	Nebraska Dept of Economic Development Greater Fremont Developer Council

*Low Income Housing Tax Credits (LIHTC)

State Affordable Housing Credits (AHTC)

Tax Increment Financing (TIF)

National Housing Trust Funds (NHTF)

Nebraska Affordable Housing Trust Fund (NAHTF)

Rural Workforce Housing Fund (RWHF)



HOPPE

DEVELOPMENT

Hoppe Homes Contracting Plan

The goal of Hoppe Homes Contracting Plan is to ensure everything is done within the company's power to be inclusive and active in providing opportunities to contractors and businesses located within the project area and QCTs. Success of this goal will increase the impact to the economy and community served by the project. This plan is subject to final review, additions, comments and approval of Ownership and the project team members.

NOTICE TO BIDDERS

- At approximately 6 weeks, 4 weeks, and 2 weeks prior to bid date, notices to bidders will be issued. Final notice issued 24 hours prior to bid close. Notices will be issued by:
 - Email through companies bid management system (Paskr).
 - Direct email from Project Manager to targeted subcontractors & vendors located in the project area and QCTs.
 - Direct email from Project Manager to all contractors & vendors listed on the City of Omaha SEB directory.
- Public notification will be made through media and social media

PLAN AVAILABILITY FOR BIDDERS

- Plans will be available electronically through the following plan services at no cost to the bidders:
 - A&D Technical Supply Online Planroom
 - Construct Connect
 - Dodge Reports
 - Lincoln Builders Bureau
 - Hoppe Company Planroom (Paskr)
 - Omaha Builders Exchange

- Omaha Chamber of Commerce Reach Program
- Standard Digital Imaging Standard Share
- Plans and specifications will be available for bidder review at the Hoppe Homes office, as well as A&D Technical Supply.
- Should a bidder request paper copies of the bid documents, cost for printing will be reviewed on a case-by-case basis.

INFORMATIONAL SESSIONS / PREBID MEETINGS

- Upon release of bid documents and during the bidding timeframe, Hoppe Homes will facilitate pre-bid meetings targeted to individual trades and scopes. Meetings will be held onsite or at Hoppe Homes. Agendas for meetings to include, but not limited to:
 - Subcontractor qualifications
 - Plan, specification and bid package review
 - Bid date / time
 - Timing for bid review, subcontractor/vendor proposal evaluation and subcontractor/vendor scope award
 - Project schedules and milestone dates
 - Funding reporting requirements (Davis Bacon, Section III, etc.)
 - Subcontractor insurance and bonding requirements
 - Site logistic, staging and parking requirements
 - Site specific safety plan requirements
 - Project pay application procedures, funding guidelines and funding timelines

TARGETED SUBCONTRACTORS AND SCOPES OF WORK

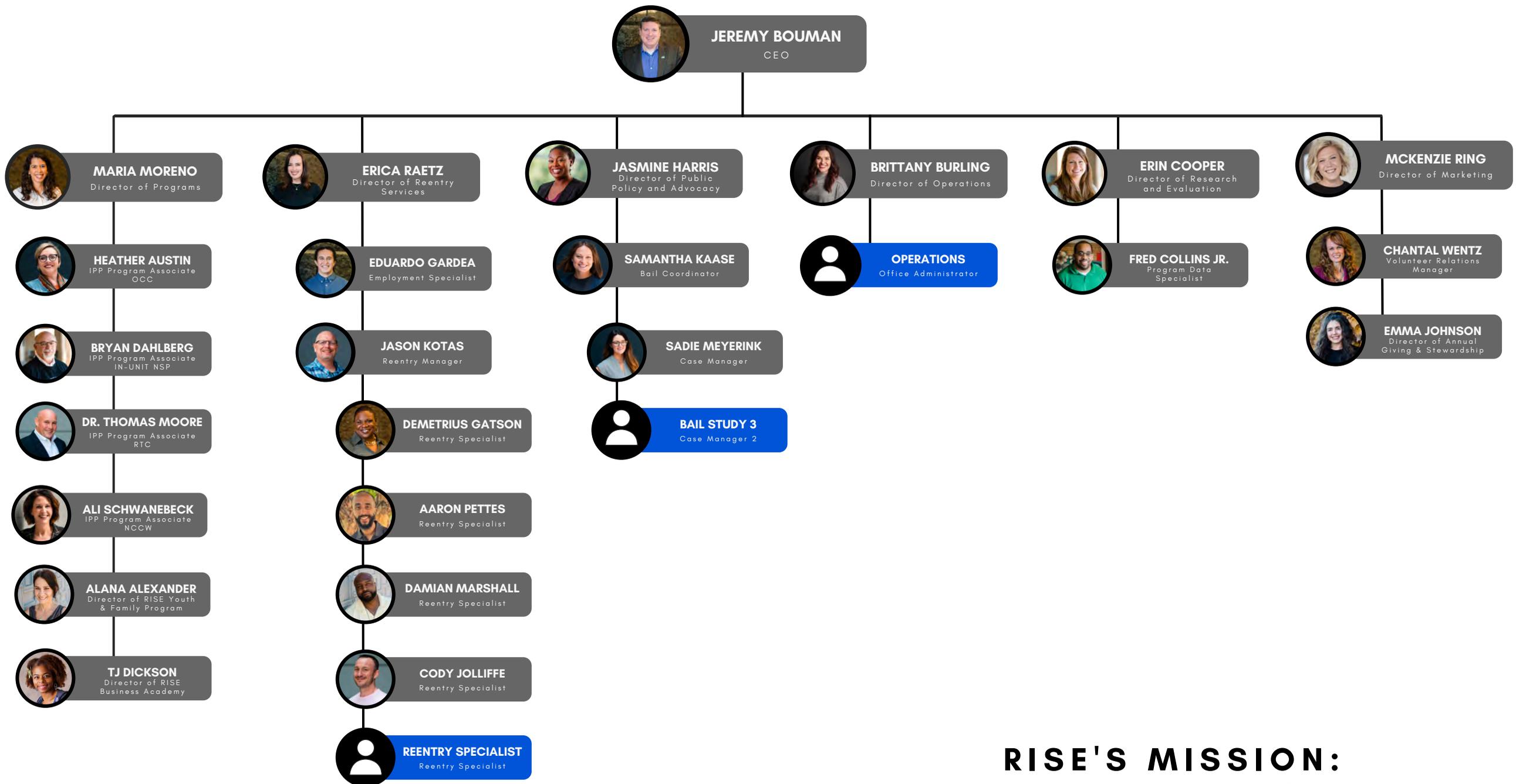
- Scopes of work to be identified and separated as needed to achieve the maximum bid participation from all interested bidders.
- Hoppe Homes will ensure efforts to solicit bids from identified subcontractors/vendors from project area and QCTs.

SUBCONTRACTOR BID REVIEW AND APPROVAL

- After receipt of subcontractor and vendor bids, Hoppe Homes will:
 - Review scope of proposals
 - Tabulate bidder response, bidder location, bid amounts and proposal qualifications.
 - Perform a quantitative and qualitative assessment to how the subcontractor works with workforce development organizations
 - Present bid results with recommendation to Ownership and team members for final review and award.



ORGANIZATIONAL CHART



RISE'S MISSION:

To break the generational cycles of incarceration.

HOPPE DEVELOPMENT

ORGANIZATIONAL CHART & STAFF

Role	Name	Bio
Development Lead & Principal	Jake Hoppe	An emerging developer who entered the affordable housing development space in 2019, he is in process of building over 500 affordable housing units utilizing tax credits, conventional financing, and innovative for-sale financing models. He brings 20 years of financial and operations experience, including 5 years in the design and deployment of financial products and programs for the deployment of renewable energy.
Development Advisor & Counsel	Fred Hoppe	Fred has a 40 year history as a real estate lawyer and developer, having started a real estate legal practice in the 1980's and participated in his initial affordable housing development effort in the mid-1990's. He has developed an extensive portfolio of affordable housing throughout Nebraska, and has created unique affordable housing programs to enable home ownership, building renovations, and collaborations to meet targeted needs.
Development Project Manager	Carly Davis	A real estate professional with over 15 years experience as a real estate paralegal, project management, and transactions specialist, she has deep knowledge of real estate project development and execution.
Development Associate	Ben Kunz	A real estate professional with a Masters of Architecture and over 3 years of experience in architecture and real estate development for residential, commercial, and mixed-use projects with a focus on creative social and environmental solutions in communities.
Development Associate	Evan Clark	A real estate professional with over 5 years of experience managing housing finance programs for the Nebraska Department of Economic Development, with significant experience understanding program compliance at the Federal and State Levels.
Construction Project Management	Justin Johnson	A construction professional with over 20 years in the industry, specializing in managing projects to ensure a smooth start and successful finish through day-to-day communication with owners, architects and subcontractors.
Construction Project Management	Beau Jepson	A construction professional with 10 years of experience managing construction projects including renovations, new construction, and project management, he will lead the renovation of the facility in collaboration with the contractors selected.
Controller	Andrew Jacob	A licensed CPA in the State of Nebraska with years of experience in public accounting as well as the private sector with a primary focus in the real estate and healthcare industries.
Property Management Lead	Josh Neil	A real estate management specialist, Josh leads the property management team, and has over 15 years experience in residential and commercial property management.
Management Compliance	Teresa Kile	A compliance and program specialist, Teresa spent 14 years at the Nebraska Investment Finance Authority and 5 years as a private consultant for affordable housing developers. Her focus is on compliant operations of affordable housing projects.

Note: These key staff members are supported by teams in their respective domains of construction supervision, accounting, and property management.

UNIT INFORMATION

(Complete the yellow-shaded areas)

	# of units	Square Footage / Unit	Total Sq. Ft.	Gross Annual NNN Rent (\$/SQFT)
Transitional Housing				
	40	650	26,000	\$0
Permanent Supportive Housing				
	40	650	26,000	\$0
Total Residential	80		52,000	

RISE Commercial Programming Space				
	1	10,000	10,000	\$5
RISE Offices & Business Accelerator				
	1	8,000	8,000	\$0
Total Commercial	2		18,000	

Total Net Monthly Rent:	\$ 62,167
Minus Vacancy	\$ 6,217
Adjusted Net Monthly Rent:	\$ 55,950
Monthly CAM Income	\$2,487
List source of other income:	Common area maintenance, insurance

Net Rent (\$ / Unit)	Total net monthly rent
\$650	\$ 26,000
\$800	\$ 32,000
\$ 58,000	

	\$ 4,167
	\$ -
\$ 4,167	

, & taxes

ANNUAL OPERATING EXPENSE INFO

(Complete the yellow-shaded areas)

Category	Assumptions
General and/or Administrative Expenses:	
Residential Administration	\$400.00
Residential Management Fee	5.0%
Commerical Administration	\$0.50
Sub-total	
Operating Expenses:	
Salaries, Residential	\$800
Utilities, Residential	\$700
Utilities, Commercial	\$0.20
Salaries, Commercial	\$0.65
Sub-total	
Maintenance Expenses:	
Residential Maintenance & Repairs	\$650
CAMS	\$1.40
Commercial Maintenance & Repairs	\$0.30
Sub-total	
Other Expenses:	
Insurance, Residential	\$400
Insurance, Commercial	\$0.75
Real Estate Taxes	
Sub-total	
TOTAL ANNUAL EXPENSES:	
Annual Replacement Reserves	\$300
TOTAL ANNUAL EXPENSES + RESERVES	

NET ANNUAL CASH FLOW FROM OPEI

Net Monthly Income

Annual Income

Less:

Total Operating Expense

Replacement Reserves

Net Operating Income

Less:

Stabalized Annual Debt Service

Net Annual Cash Flow

FORMATION

Notes

\$ / Res Unit / Year	\$32,000
% of Residential Income	\$34,800
\$ / SqFt / Yr	\$9,000
	\$75,800

\$ / Res Unit / Year	\$64,000
\$ / Res Unit / Year	\$56,000
\$ / SqFt / Yr	\$3,600
\$ / Unit / Year	\$11,700
	\$135,300

\$ / Res Unit / Year	\$52,000
\$ / SqFt / Yr	\$25,200
\$ / SqFt / Yr	\$5,400
	\$82,600

\$ / Res Unit / Year	\$32,000
\$ / Unit / Year	\$13,500
See Developer Sechedules	\$233,500
	\$279,000

\$ 572,700

\$ / Unit / Year	\$24,000
	\$ 596,700

RATIONS

\$ 58,437

\$ 701,242

\$ 572,700

\$24,000

\$ 104,542

\$0

\$ 104,542

SOURCES & USES: EQUITY GAP INFORMATION

USES

Assumption Notes

Total Development Costs

Land	\$2,000,000	\$ / Project	\$2,000,000
Site-work & Utilities	\$20	\$ / SqFt	\$360,000
Hard Construction Costs, Commercial Space	\$250	\$ / SqFt	\$4,500,000
Hard Construction Costs, Permanent Supportive Housing	\$175,000	\$ / Unit	\$7,000,000
Hard Construction Costs, Transitional Housing	\$175,000	\$ / Unit	\$7,000,000
Construction Contingency	5.0%	% of Hard Construction Costs	\$943,000
Contractor Fee	5.5%	% of Total Construction Costs	\$1,089,165
Subtotal			<u>\$22,892,165</u>
Architecture	3.0%	% of Construction Costs	\$686,765
Engineering	1.0%	% of Construction Costs	\$228,922
Construction Insurance	0.5%	% of Construction Costs	\$114,461
Loan Origination Fee	0.25%	% of Construction Loan	\$0
Capitalized Construction Loan Interest		See Developer Schedules	\$0
Construction Period Taxes	2.0%	% of Land Acquisition Cost	\$0
Property Appraisal	\$8,000.0	\$ / Project	\$8,000
Survey	\$10,000.0	\$ / Project	\$10,000
Environmental Study / Review	\$4,000.0	\$ / Project	\$4,000
Market Study	\$5,000.0	\$ / Project	\$5,000
Real Estate Attorney	\$50,000.0	\$ / Project	\$50,000
Title & Recording	\$60,000.0	\$ / Project	\$60,000
TIF Admin Fee	\$10,000.0	\$ / Project	\$10,000
Fixtures, Furniture & Equipment	\$400,000.0	\$ / Project	\$400,000.0
Soft Costs, Permanent Supportive Housing Tax Credit Applicatic	\$75,000	\$ / Unit	\$3,000,000.0
Development Fees	5.0%	% of Total Development Costs	\$1,445,753.3
Total Development Costs			<u><u>\$28,915,066</u></u>

SOURCES

Tax Increment Financing	See Developer Schedules	\$2,150,170
Philanthropic Commitment		<u>\$2,000,000</u>
Total Sources		<u><u>\$4,150,170</u></u>

ARPA Gap

Total Uses	\$	28,915,066
Less Total Sources	\$	<u>4,150,170</u>
Funding Shortfall	\$	<u><u>24,764,896</u></u>
ARPA Request	\$	24,764,896

PRO FORMA

	<i>Revenue Escalation</i>		3%	Per Month	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Rents			\$	62,167	\$ 746,000	\$ 764,650	\$ 783,766	\$ 803,360	\$ 823,444	\$ 844,031	\$ 865,131	\$ 886,760	\$ 908,929	\$ 931,652
Vacancy			\$	(3,108)	\$ (37,300)	\$ (38,233)	\$ (39,188)	\$ (40,168)	\$ (41,172)	\$ (42,202)	\$ (43,257)	\$ (44,338)	\$ (45,446)	\$ (46,583)
Other Income			\$	2,487	\$ 29,842	\$ 30,588	\$ 31,353	\$ 32,137	\$ 32,940	\$ 33,764	\$ 34,608	\$ 35,473	\$ 36,360	\$ 37,269
Total Income			\$	61,545	\$ 738,542	\$ 757,006	\$ 775,931	\$ 795,329	\$ 815,213	\$ 835,593	\$ 856,483	\$ 877,895	\$ 899,842	\$ 922,338
	<i>Expense Escalation</i>		2%	Per Month	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
General and/or Administrative Expenses			\$	6,317	\$ 75,800	\$ 77,316	\$ 78,862	\$ 80,440	\$ 82,048	\$ 83,689	\$ 85,363	\$ 87,070	\$ 88,812	\$ 90,588
Operating Expenses			\$	11,275	\$ 135,300	\$ 138,006	\$ 140,766	\$ 143,581	\$ 146,453	\$ 149,382	\$ 152,370	\$ 155,417	\$ 158,526	\$ 161,696
Maintenance Expenses			\$	6,883	\$ 82,600	\$ 84,252	\$ 85,937	\$ 87,656	\$ 89,409	\$ 91,197	\$ 93,021	\$ 94,881	\$ 96,779	\$ 98,715
Other Expenses			\$	23,250	\$ 279,000	\$ 284,580	\$ 290,272	\$ 296,077	\$ 301,999	\$ 308,039	\$ 314,199	\$ 320,483	\$ 326,893	\$ 333,431
Total Operating Expenses			\$	47,725	\$ 572,700	\$ 584,154	\$ 595,837	\$ 607,754	\$ 619,909	\$ 632,307	\$ 644,953	\$ 657,852	\$ 671,009	\$ 684,430
Replacement Reserves			\$	2,000	\$ 24,000	\$ 24,720	\$ 25,462	\$ 26,225	\$ 27,012	\$ 27,823	\$ 28,657	\$ 29,517	\$ 30,402	\$ 31,315
Net Operating Income (NOI)			\$	11,820	\$ 141,842	\$ 148,132	\$ 154,632	\$ 161,350	\$ 168,291	\$ 175,463	\$ 182,872	\$ 190,525	\$ 198,430	\$ 206,594
Net Cash Flow			\$	11,820	\$ 141,842	\$ 148,132	\$ 154,632	\$ 161,350	\$ 168,291	\$ 175,463	\$ 182,872	\$ 190,525	\$ 198,430	\$ 206,594

TIF Analysis			
Category	Assumption		Notes
Initial Assessed Value	\$2,000,000	\$ / Project, Land Purchase Price	\$2,000,000
Ending Assessed Value	50.0%	% of Hard Construction Costs	\$11,446,083
Tax Levy			2.040%
Total Tax Liability			233,500
Annual Increment			192,700
TIF Rate			6.0%
Number of Total TIF Years (14 if blighted, 19 if extremely blighted)			19.0
TIF Monetization Haircut			100.0%
Anticipated TIF Proceeds			\$2,150,170

Grant Application

Row 245

Organization Name (if applicable)	Bison Equities, LLC DBA Bison
Physical Address	828 Crown Point Ave, Omaha, NE 68110
Mailing Address	
Website	http://www.discoverbison.com , www.everseal.com , www.nebraskascientific.com , www.usgrounds.com/
Social Media Accounts	https://www.linkedin.com/company/discoverbison/mycompany/?viewAsMember=true ; https://www.linkedin.com/company/eversealroofing/ ; https://www.linkedin.com/company/nebraska-scientific/ ; https://www.linkedin.com/company/us-grounds/
Name	Aaron Gunderson
Title	CEO
Email Address	aaron@discoverbison.com
Phone	+1 (712) 204-3300
Team	Yes
	See organizational chart
Organizational Chart	See organizational chart
Other Completed Projects and/or Accomplishments	Bison and its subsidiary companies have completed a variety of projects in or near qualified census tracts that that have laid the framework for the success of this proposal, which include: (1) The acquisition of a manufacturing and processing company (Nebraska Scientific) and the relocation of the company to North Omaha, providing 20 jobs to the area. (2) The acquisition and expansion of a national grounds maintenance company (U.S. Grounds Maintenance) south of Omaha in Bellevue, NE. (3) The acquisition and expansion of a national roofing company (EverSeal), including completing a feasibility study on the manufacturing of its key product. (4) A current three building retail and mixed-use development that will consist of over 80,000 square feet upon completion in late 2023 in Heartwood Preserve.
Proposal Title	Flex Facility in North Omaha
Total Budget (\$)	\$20,000,000.00
LB1024 Grant Funding Request (\$)	\$10,000,000.00
Proposal Type	Combination of capital project and service/program
Brief Proposal	Bison plans to build a 50,000+ sq ft flex building in North Omaha to support several

Summary	<p>of Bison's existing companies in a diverse group of industries which will immediately provide 30 to 50 significant jobs to the area with high potential for expansion and additional job creation over the next 3 years. Bison's company EverSeal currently purchases several million dollars of sealant annually from major supplier like Sherwin Williams and General Electric and has already completed a study on manufacturing this sealant in-house. EverSeal's current uses alone will create around 20 high paying manufacturing jobs with the potential for more as EverSeal expands throughout the U.S. (EverSeal has doubled in size, both EE count and revenue, in the past 18 months). Additional expansion by EverSeal is expected to double the amount of sealant needed over the future 18 months which will in turn double the manufacturing capabilities needed. EverSeal currently applies its sealant (which includes a 50 year no leak guaranty) exclusively through the use of its own employees, an opportunity exists to expand into retail sales of the EverSeal sealant which could greatly increase the manufacturing demand for the product. Another of Bison's companies, U.S. Grounds Maintenance, provides high quality grounds maintenance services to government and commercial customers through the U.S. including Offutt Airforce Base and its privatized housing, Rising View. A consideration in selecting which projects to bid is proximity to the site or "windshield time", which makes It impractical to complete projects in North Omaha at this time. U.S. Grounds would immediately take space in the new flex building in order to commence work on grounds maintenance contracts in the region, creating an immediate need for 10-20 jobs and likely expansion as additional contracts are secured, most being government contracts providing significant wages and benefits under the McNamara O'Hara Service Contract Act. Bison also has a significant need for technological and customer support roles to support its various companies and would utilize the flex building as an innovation center that teaches people to code, hires programmers and developers, has R&D labs, a provides customer service center.</p>
Timeline	<p>Expected to be completed July 2024. -Early 2023: Grant award -April 2023: land acquisition -June 2023: Break ground -June 2024: completion -July 2024: Commencement of operations</p>
Percentage completed by July 2025	<p>100%</p>
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>Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.)</p>
"other" explanation	
Proposal Description and Needs Alignment	<p>Bison's proposal will help energize North Omaha by using the resources available (land, workforce) to create significant opportunities for the community through jobs and capital development, a truly transformational project. The jobs and development supported by the project will help lead to additional investment in the community by other businesses looking to locate in the area, tax revenue, and from the workforce which will primarily consist of North Omaha residents who will reinvest their wages back into the community. This project will also achieve the policy goals of the Act though its diverse job creation (manufacturing, heavy equipment operators, technology, etc.) which will require training and education of applicants throughout the community.</p>
Visioning Workshop Findings Alignment	<p>The Visioning Workshop performed a SWOT analysis of North Omaha which findings align with this project in several key areas. A key threat to the community was the</p>

aging infrastructure cited as a barrier for attracting investments and maintaining a quality of life. This project helps revitalize areas within the community through the development of our proposed facility and the jobs it will create which will directly address this threat. Similarly, an opportunity was identified to develop the vacant parcels of land within North Omaha and to leverage the current residents and entrepreneurial efforts into additional economic activity. This project will immediately take advantage of the opportunity to utilize the vacant land, and through the creation of jobs and training provided, will provide significant opportunities for residents to use these skills to create more companies and jobs, spurring even further economic activity. This will help address a weakness of the SWOT analysis as well – that economic investment does not always recycle within the community. The jobs and training achieved through this project will certainly need to additional investment within the community. Most importantly, this project will play to the strengths of the community. The culture and character are integrated in the neighborhoods which will lead to a robust and capable workforce. The economic hubs proximate to North Omaha allow for a manufacturing and situation center such as this to flourish, as we have already seen firsthand with our company, Nebraska Scientific.

Priorities Alignment LB1024 was implemented to provide communities that were disproportionately affected by COVID-19 the resources needed to respond to the pandemic and build a stronger and more equitable economy in recovery from its effects. The capital investment, training, and job creation from this project will directly strengthen areas within Omaha that were severely impacted by the Covid-19 pandemic which were identified by the committee as the qualified census tracts.

Economic Impact See below, approximately 30-50 permanent jobs immediately and the likely creation of an additional 30-50 jobs over the next 3 years. Salary ranges between \$40,000 and \$80,000 annually. Additional construction jobs created on a temporary basis.

Immediate creation of 30-50 jobs with the likely creation of an additional 30-50 jobs over the next 3 years.

Numerous constructions jobs will be created to build the facility over a 1-2 year period, number of jobs TBD once plans are completed and bids are submitted.

\$40,000 through \$80,000 annually

The jobs created will provide a diverse set of skills (manufacturing, heavy equipment operators, technology focused) which are highly transferable and will provided additional benefits to other businesses within the qualified census tracts.

Community Benefit Redelvelopment of underutilized areas and job creation are core benefits of this project which will significantly improve the community.

Capital investment and job creation provided from this project will help utilize vacant land within the community and create new well-paying jobs for the residents. This investment in the community and its residents will cause a chain reaction of investment and improvement of the entire neighborhood.

Best Practices/Innovation Bison has already completed other projects that lay the groundwork for this undertaking, including the relocation of Nebraska Scientifics manufacturing facility to North Omaha and it can take the lessons learned from that relocation and apply them to this project. Further, the technology hub component that Bison is able to support will bring fresh innovation to the North Omaha region.

Outcome Measurement As previously stated, this proposal will lead to well-paying jobs and training opportunities for applicants through continuing education in a variety of fields.

The project team will prioritize measurement of these factors and welcomes continued measurement by the city of Omaha and the committee.

Yes of course, creation of facilities and jobs within the community leads to additional investment, both from other businesses looking to locate there and from employees who have learned some of the skills required to provide additional investment within the community.

Partnerships Yes

Yes, we have discussed partnerships with foundations that provide job placement, advancement and training and would look to develop these partnerships as part of the project. Exact organizations TBD.

N/A

Displacement No

Displacement explanation

Physical Location The project would be located in qualified census tract within North Omaha but the exact location has yet to be identified. Bison has already located its Nebraska Scientific facility within North Omaha, right across the street from a qualified census tract and is familiar with the area.

Qualified Census Tract Within one or more QCTs

Additional Location Documents Uploaded

Property Zoning Yes

Is the project connected to utilities?

Yes

Yes

Design, Estimating, and Bidding No

No

From other similar projects we have been involved in and through feasibility studies we have completed.

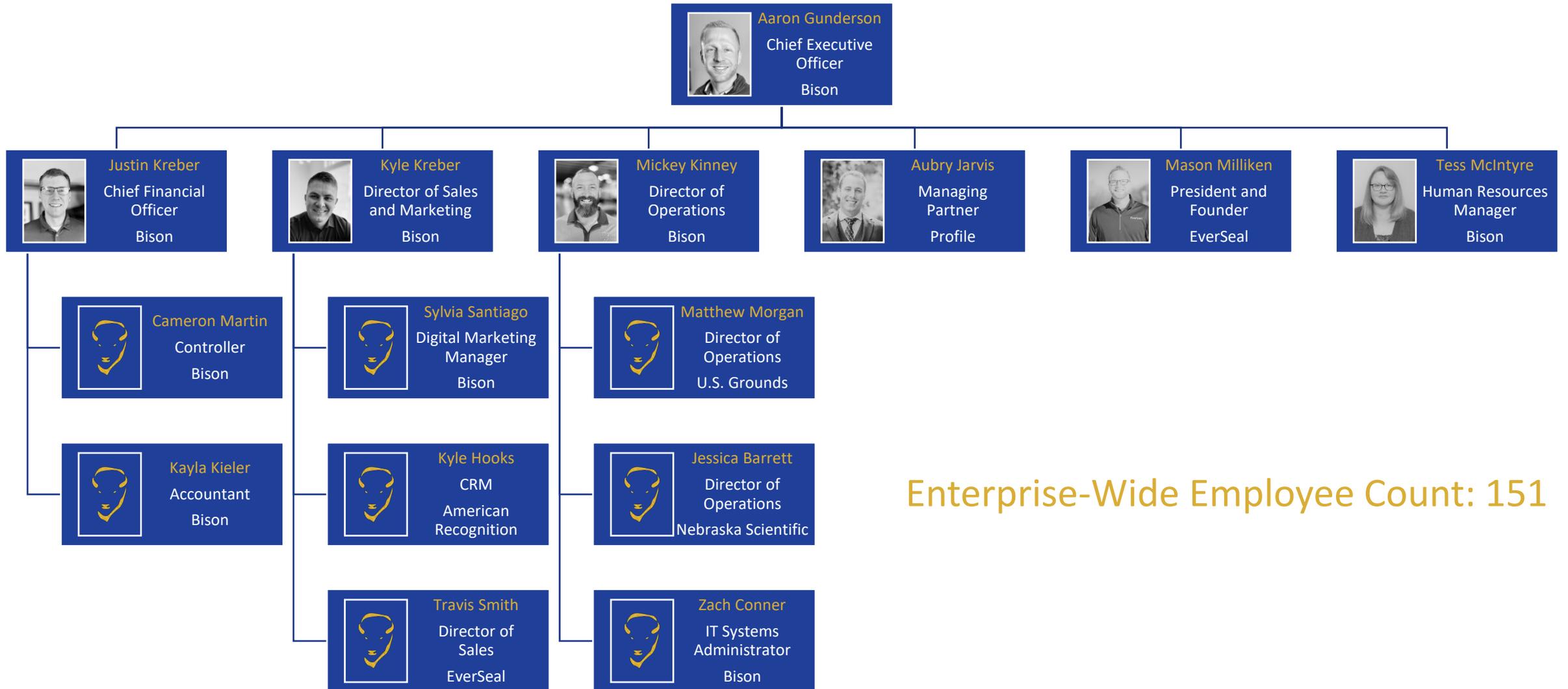
General Contractor No

Request Rationale Our proposal is requesting half of the funding needed to complete the project. We want to be a true partner in this project so that all parties are committed to its success and long-term growth.

Grant Funds Usage The funding will be used primarily to support the capital development of the flex facility. Without funding the project may be located in another region of the city.

Proposal Financial Sustainability	Yes
	The facility will immediately begin the manufacture of sealant for EverSeal and this use alone will be able to support the bulk of the jobs created at the facility. Additional investment will not be needed.
Funding Sources	None
	None needed
	No, this project may still continue without funding (outside of investment by Bison) but may not continue in a qualified census tract without funding from this program.
Scalability	Yes, this project could proceed in phases with the initial phase designed to solely meet the needs of EverSeal and additional stages added for U.S Grounds, the technology center, and further additional uses.
Financial Commitment	\$10,000,000 to match the \$10,000,000 in grant fundign requested
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) Organizational Chart Pro Forma Proposal Budget/Sources and Uses

PERSONNEL CHART: BISON SUPPORT



Enterprise-Wide Employee Count: 151

Sources	Amount	Uses	Amount
Grant	10,000,000.00	Land/Building	14,000,000.00
Bison	10,000,000.00	TI	1,000,000.00
Total	20,000,000.00	Equipment	5,000,000.00
		Total	20,000,000.00

Summary Financials (North Omaha Project Only)

	 BISON	 BISON	 BISON	 BISON
	<u>2024*</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>
Net Sales	2,250,000	6,300,000	8,820,000	10,584,000
Total Cost of Goods Sold	1,102,500	3,087,000	4,321,800	5,186,160
Total Expense	765,000	2,142,000	2,998,800	3,598,560
Net Income	382,500	1,071,000	1,499,400	1,799,280

*Commence in July 2024

Grant Application

Row 246

Organization Name (if applicable)	Learning Community of Douglas and Sarpy Counties
Physical Address	1612 N 24th Street, Omaha, NE 68110
Mailing Address	
Website	https://learningcommunityds.org/
Social Media Accounts	Twitter, Instagram, Facebook, LinkedIn
Name	Dr. Bradley Ekwerekwu
Title	Chief Executive Officer
Email Address	bekwerekwu@learningcommunityds.org
Phone	+1 (402) 964-2405
Team	Yes
	<p>Alice Lewis-Finance Director, Nayeli Lopez-Executive Director of Early Learning Centers, Anne O'Hara-Family Learning Director, Tameshia Harris-Parent University Director, Sarah Videgla-Operations Manager, Paula Erlewine-Executive Assistant The Learning Community Coordinating Council (12 publicly elected officials) provides oversight of the Learning Community of Douglas and Sarpy Counties staff. Ralston Public Schools, Westside Public Schools, and Millard Public Schools remain foundational partners of the Learning Community, as well. The newly formed Bridge organization will play a vital role in the success of the Third Center, too.</p>
Organizational Chart	Uploaded.
Other Completed Projects and/or Accomplishments	<p>Our latest Community Report is attached to fully illustrate accomplishments and supporting detail signaling the need for additional resources to edify more families in North and South Omaha.</p> <p>https://learningcommunityds.org/deeper-dive/community-report/</p>
Proposal Title	Learning Community of Douglas and Sarpy Counties 3rd Center
Total Budget (\$)	\$6,071,883.00
LB1024 Grant Funding Request (\$)	\$6,071,883.00

Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	<p>The Learning Community of Douglas and Sarpy Counties (LC) is an educational subdivision focused on outcomes and opportunities for children and families. In 2020, the LC delivered quality early childhood education and family engagement programs to 11 school districts and more than 16,000 children and adults. Although programs and school districts responded to mitigate the pandemic crisis, significant negative impacts on families' lives remain to be addressed. Two Learning Community Centers currently operate in north and south Omaha. The Learning Community Strategic Plan calls for expansion through a Third center serving a geographic area in south central Omaha inclusive of Achievement Sub Councils 3, 4, and 6. This includes the Millard, Papillion La Vista, Ralston, and Westside school districts. The LC seeks to support 2 generation educational programming with Millard, Ralston, and Westside school districts. In partnership with the school districts, the LC looks to secure a physical location to provide expanded programming to support early childhood development and executive functioning, parenting classes, GED and ESL courses, and workforce development initiatives. The LC is currently in contract negotiations with the ownership group of a selected building and architectural designs are in place to provide needed facility rehabilitation. The LC seeks additional resources to secure the physical facility and provide programmatic offerings for approximately 150-200 additional family units. Initial projections suggest that facility completion will take 8-10 months. The LC will work to implement pilot programming in the expanded territory while planning to move into the new facility. To do so, the LC will require additional resources to staff a full roster of qualified professionals to administer theory-based, well researched programming and interact with families on a consistent and effective basis.</p>
Timeline	<p>Currently, the Learning community is engaged in architectural design renderings, as well as negotiations with building ownership entities. Once approved, architectural designs will go out for bid and construction phases will begin shortly thereafter. Once construction and rehabilitation are complete, on-site programming will begin with pilot offerings. Our intention is to scale program participant numbers up in phases each year until we reach our proposed cap of 150-200 families.</p>
Percentage completed by July 2025	97%
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>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.)</p>

Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

"other" explanation

**Proposal
Description and
Needs Alignment**

Locating a Learning Community Center in South Central Omaha responds to results from community landscape assessments conducted over the past two years to identify stakeholders' input on expanded programming. Proximity to the Millard, Ralston, and Westside school districts will position the Learning Community as a resource for communities whose poverty pockets have expanded according to the 2020 census data. Sustainable Community, Quality of Life and Policy needs are addressed by engaging families in academic support for early childhood students, language and education courses for caregivers, as well as workforce development training for caregivers. These programs will directly impact approximately 150-200 more families. Programs will meet the needs of families and children who are eager to participate and advance their academic and social status. In the Learning Community, closing the achievement gap means opening doors to opportunity for the whole family. Since 2000, the growth of poverty was three times greater for children and families in schools across the Learning Community than the total student population and significantly higher than the rest of Nebraska. The proven education strategies and initiatives described in this proposal include opportunities for family learning: English for parents, educational navigators, parent workshops, parent-child activities, and adult education – all aligning with Sustainable Community education priorities. Sustainability is also delivered as families gain self-sufficiency and independence, teachers are connected with professional development training, potential workers will be more skilled and apt to compete for and maintain livable wage careers, as well as invest in their neighborhood communities. Quality of life will be enhanced in proximity of the third Center, in part from neighborhood beautification and safety features. Community members will have access to quality of life resources that help improve health, mental health, and nutrition through community-based partners like UNO Special Education/Communication Disorders, UNO School of Music, Opera Omaha, PTI Nebraska, Joslyn Art Museum, ASCEND Network at Aspen Institute, Lutheran Family Service, Project Harmony, Heartland Workforce Solutions, The Big Garden, Douglas County Health Department, Food Bank of the Heartland, Latino Center of the Midlands, Omaha Public Library, Omaha Conservatory of Music, Buffett Early Childhood Institute, City Sprouts, Creighton University, Child Saving Institute, Nebraska Extension Office, Omaha Fire Department, Women's Center for Advancement, UNMC Center for Reducing Health Disparities, UNO Service Learning Academy, Metropolitan Community College, and Nebraska Early Childhood Collaborative. In addition, this proposal aligns with Policy to help create a more positive educational environment for students and families of color. The community has looked to the Learning Community for assistance in leading community conversation on educational training for teachers and early childhood best practices. The Learning Community is an established policy change-leader. The Learning Community and its partners work with the Omaha Chamber and business leaders to identify critical gaps in our local economy. Outcomes from these collaborations include internships, college prep sessions, apprenticeships, skills-based certifications and other innovations creating cradle to career pathways.

Visioning Workshop Findings Alignment According to the visioning workshop summary, residents described a need for resources to support education, quality of life, youth and adult employment, and sustainable communities. This proposal allows for furthering educational efforts and providing much needed upskilling for those seeking meaningful employment. As more families are engaged and equipped, they will realize enhancements in personal, academic and workforce circumstances. The Learning Community will offer courses for children related to executive functioning, reading comprehension, emotional stability, as well as problem solving skills. Courses for caregivers/parents include, but are not limited to: Parenting, financial well-being, emotional maturation, GED, ESL, and workforce development. Courses are consistently assessed and improved with each cohort of participants. Our data evaluation (conducted by the University of Nebraska's Munroe Meyer Institute) shows consistent, significant impact in learning and improved circumstances in the lives of children and adults. Additionally, community members put forth a desire to have culturally relevant information disseminated on a consistent basis. Our educational courses are built with multiple identities in mind, and specifically address culturally relevant information in order to promote comprehension and direct action. This is readily evident with our ESL and GED courses, as well as culturally specific programming. Residents also stated that resources are not readily available for various family supports and programs. Many nonprofit, community-based organizations are not able to meet the demand for programming for those residing in certain neighborhoods. Providing resources to support these community needs will allow for additional families to be engaged and encouraged to receive desired programming. The Third Center would provide a new hub for partners (listed above in Needs Alignment) to meet, provide, and/or develop community resources appropriate to the neighborhood needs. Families can also rely on the Center to help them connect to partners providing quality food/produce, another weakness identified in the visioning workshops.

Priorities Alignment The Third Center described in this proposal aligns with eligible services for LB1024 funds. The LC will use these funds to respond to the negative economic impacts of the pandemic, including support for early learning services and improvements/new construction for early learning facilities. With a service area of South Central Omaha, the proposal addresses the disparate impact of COVID-19 on the populations living in and/or adjacent to the disproportionately impacted communities in QCTs targeted by these funds. This proposal addresses educational disparities, as defined in the Final Rule (p. 8). COVID-19 limited in-person classes during a time when families needed more support than ever before. Staff were nimble and connected with parents and children together in virtual and outdoor classes until the gradual transition back to in-person learning. Teams in the Learning Community Centers worked with generous donors to equip families with technology and resolve internet access issues, but that wasn't enough. Even with access to technology, the pandemic created an immediate need for digital literacy. Parents needed skills to not only to connect to fulfill basic needs, but also skills to act as tech support for their children's digital activities. New parent classes were developed that cover everything from basic computer skills and keyboarding to email communications and zoom conferences with teachers. Demands of home-based virtual learning also drained family financial resources, as many wage earners left the workforce to be family caregivers. The 2-

Gen programming promotes the success of families and children living in the neighborhoods of eleven OPS school communities. In 2020, the Learning Community's programming impacted more than 16,000 children and adults, delivering transformational benefits like children being more likely to succeed in school, stronger and more independent families, and more schools embracing early childhood education. Fundamental Change may be best summarized by a parent that participated in the LCCSO programming: "I don't need a translator anymore. I feel excited that I'm able to talk with the teachers." An important part of the Learning Community mission is to help our community understand how a family's financial security can connect to student proficiency. Nearly half the families in the metro area with school-age children experience challenges related to income and economic opportunity. Over 74% of adults in community center neighborhoods work and take classes. Families continue to face tremendous financial strain, with many continuing to work in places that don't have the benefits that offer them protection from COVID-19. This proposal offers long-lasting Economic Growth through the combined offerings of English, GED and workforce training that give parents skills to support their children in school while building a stronger future for the entire family.

Economic Impact

There will be a number of full-time, livable wage paying jobs created with the creation of the Third center.

It is estimated: 12.75 FTE (2.0 ESL instructor, 3.0 Educational Navigator, 5.0 Child Learning Providers, 1.75 Program Assistants, 1.0 Site Manager)

Construction jobs will be related to the contractors and design teams that work to rehabilitate the building site.

ESL Instructor-\$47,840, Educational Navigator-\$40,352, Child Learning Provider-\$31,200, Program Assistant-\$31,200, Site Manager-\$58,136.

Learning Community Centers often engage businesses and providers for services to support 2-generation programming and family engagement. We pride ourselves on securing resources from within our neighborhood communities. Adding more workforce in the area Will likely increase local commerce, as well.

Community Benefit

The vision of the Learning Community of Douglas and Sarpy Counties is that all children within the Learning Community will achieve academic success without regard to social or economic circumstances. Together with school districts and community organizations as partners, the Learning Community demonstrates, implements, and shares more effective practices to measurably improve educational outcomes for children and families in poverty. To achieve lasting impact, the existing Learning Community Centers provide family-focused, two generation programs intended to support families, parents, and guardians to ensure greater student success in school and beyond. These efforts significantly improve the local schools, neighborhoods, and community environments. The Learning Community's research-based strategies deliver long-term economic gain by serving two generations: -- parent and child -- with programming based on the principles that: 1) students

benefit from high-quality classrooms, 2) reflective coaching adds value to the classroom, 3) family engagement is critical for a child's success in school, and 4) students' early childhood outcomes predict later school success. Quality early childhood programs have been linked to immediate, positive developmental outcomes, as well as long-term, positive academic performance (Burchinal, et al., 2010; Barnett, 2008). Research shows that all children benefit from high-quality preschool, with low-income children and English learners benefiting the most Yoshikawa, et al. (2013). High-quality classroom organization is related to fewer student behavior problems and increased social competence (Rimm-Kaufman, 2009). This is especially important following post-COVID circumstances. Communities benefit from school readiness. Preparation to perform in an educational setting is a significant benefit for students, especially those who are from diverse backgrounds, with a greater number of risk factors. These students typically have poorer school performance compared to their economically advantaged counterparts (Shonkoff & Phillips, 2000). Students enrolled earlier and for a longer duration demonstrate better short- and long-term results (Barnett, 2008). In studies of the longer-term effects of preschool programs, the importance of quality teaching in early elementary grades is also important. Research found that investments in elementary schools influence the strength of ongoing preschool effects, researchers have found that the level of challenge provided by kindergarten teachers matters for later outcomes (Johnson & Jackson, 2017). The Learning Community uses a two-generation approach in designing early childhood and family engagement programs at each of the centers, Learning Community Center of South Omaha and Parent University at Learning Community Center of North Omaha. This creates opportunities for and addresses the needs of both children and adults. Using the whole-family approach, programs focus equally and intentionally on children and parents.

The Third Center proposed will, like other Learning Community Center locations, become a vital resource for community sustainability. Anecdotal evidence of how Learning Community staff have helped community members during the pandemic crisis helps describe how resources improve quality of life. THE IMPACT OF COVID-19 HAS BEEN WIDESPREAD. Families were impacted financially, socially, mentally, and health-wise. Preventative work was provided at the beginning of the pandemic (i.e., connecting families to food pantries or jobs). One participant noted, as some participants tested positive for COVID-19, staff connected families to testing locations and financial supports (i.e., Together Inc., public schools, Project Harmony, and Heartland Family Service). Families experienced significant emotional stress. During the early months and summer of 2020, families were expressing worry and fears. The staff assisted families with coping strategies to navigate through those emotions. Growing Great Kids/Growing Great Families curriculum provided strategies to support children and families experiencing stress. The program transitioned from providing support with routines and nutrition to mental health services. A presentation on grieving during COVID-19 was provided for families. The presentation focused on behaviors associated during this period (i.e., side effects of not being at school and changes in their normal routines). The teaching team for LCCSO continued to engage with participants and families in a multitude of ways. They created a YouTube channel to keep families engaged, provided information on Facebook, assisted

with educational supports and videos to assist with remote learning packets from OPS, provided ESL classes and home visits online, and delivered curriculum classes through Zoom. Teaching participants moved from classroom teaching expanding into virtual classes and tutoring. For many participants, the teaching team needed to provide training and teaching on the use of technology. Several families did not have their own tablet or computer at home and were unfamiliar with how to use basic functions including email, website navigation and connection with school resources. As a result, the team began providing classes on computer literacy. Similarly, the Third Center will be responsive resource centers to each neighborhood's unique culture, community needs, and educational vitality. Community forums and client assessments will help identify potential customized and equitable programming for Learning Community families that reflect academic, social, emotional and community success.

Best Practices/Innovation

The Learning Community continues to pride itself on remaining current and inclusive of all best practices in early childhood education and family engagement. Being recognized by the Aspen Institute ASCEND Network as a top tier program provider in the state of Nebraska displays the level of attention and dedication toward providing the best possible educational setting for families. The Center also earned the White House honor as Bright Spot in Hispanic education in 2015 for its 2-generation programming efforts and outcomes. Regular landscape and literature research guides the continuous improvement model of the Learning Community programs. One example is the implementation of a two-generation partnership with parents and children. This model offers pathways for parents to develop skills that support relationships and student success, including protective factors that support health and well-being that are especially important when families are facing challenges. In addition to actively supporting their children in education, two-generation programs give parents an opportunity build workforce-ready skills. With support from educational navigators, parents make choices based on the needs of their families. Research shows workforce training improves family outcomes for two generations. Typically, children do better in school when families build a more secure future. LCCSO is seeing outstanding results. More than 60% of the parents in ESL classes reached Level 4 of 6 skill levels in Reading and Listening, representing an ability to understand everyday conversation, participate in routine interactions, and recognize phrases to follow simple directions. More than 60% of LCCSO parents in GED classes increased their skills by 3-4 grade levels, putting them on a path to qualify for career training programs or pursue a college degree. Nearly 300 workforce certifications have been earned by LCCSO parents, giving them tangible proof of skills to enter the workforce or secure a higher-wage job. The theory of change behind the 2Gen approach suggests aligning services for parents and children yields stronger and lasting results (ASCEND, 2018). Based on community needs, each Learning Community Center developed a comprehensive program to address the opportunity gap for children and families based on the unique characteristics of each community and their needs. Key elements of the 2Gen approach include: *Early Childhood Development *Health & Well-being *Post-secondary & Employment Pathways *Economic Assets *Social Capital

Outcome Measurement

Nine consecutive years of rigorous independent evaluations have shown positive program impact and results. Parents have

been highly satisfied with all components of the program and have shown increases in their levels of comfort in engaging their children with reading and math as well as communicating with their child's teacher and the school. Parents who spoke English as a Second Language improved in their ability and comfort level when talking to English speakers. Students whose parents were in programming attended school regularly, with 88% meeting the district's 95% attendance goal. While COVID-19 has interrupted state testing, in the past and for several years running, students of the parents who participated in programming at the Learning Community Center of South Omaha exceeded district average proficiency rates, approaching state average rates.

The University of Nebraska's Munroe Meyer Institute conducts annual independent evaluations of all Learning Community Center of Douglas and Sarpy Counties programs, which are formative in nature to ensure continuous improvement. An extensive data evaluation report is presented to the Coordinating Council each year, as well as submitted to the Nebraska Department of Education and submitted to the Nebraska Legislature.

Yes, provision of consistent, tangible results showing that families are improving educational outcomes, improved school attendance, and family preparedness are key indicators of success that will drive further investment into Learning Community Centers.

Partnerships

Yes

UNO Special Education/Communication Disorders, UNO School of Music, Opera Omaha, PTI Nebraska, Joslyn Art Museum, Nonprofit Association of the Midlands, ASCEND Network at Aspen Institute, Lutheran Family Service, Omaha Public Schools, Nebraska Enterprise Fund, Project Harmony, Heartland Workforce Solutions, Smart GEN Society, SPARK Positivity, The Big Garden, Douglas County Health Department, Food Bank of the Heartland, Latino Center of the Midlands, Omaha Public Library, Omaha Conservatory of Music, Buffett Early Childhood Institute, City Sprouts, Creighton University, Child Saving Institute, Nebraska Extension Office, Omaha Fire Department, Women's Center for Advancement, UNMC Center for Reducing Health Disparities, UNO Service Learning Academy, Metropolitan Community College, Nebraska Early Childhood Collaborative, Bridge All of these partnerships are unique and serve the purpose of supporting programming and family engagement at our centers.

Omaha Public Schools, Project Harmony, The BIG Garden, Latino Center of the Midlands, Omaha Public Library, Buffet Early Childhood Institute, Creighton University, University of Nebraska-Omaha, Metropolitan Community College, Nebraska Early Childhood Collaborative

Displacement

No

Displacement explanation

Physical Location

9840 M Street Omaha, NE 68127. This building contains approximately 15,000 ft.² of mixed-use area space. We intend

to develop adult learning classrooms, child learning classrooms, conference and meeting spaces, as well as staff/team offices and restroom/feeding room facilities. Externally, we hope to incorporate an outdoor play space for children and families.

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 Yes

Yes

General Contractor No

Request Rationale Legislatively, the Elementary Learning Centers are funded by the property tax levy across two Nebraska counties - Douglas and Sarpy. To adequately cover the cost of staff and benefits, building materials, operations expenses, and other various items, the rationale for this total dollar amount is illustrated in the budget documentation. Additional grant awards and philanthropic support will be necessary to support operations moving forward. The attached budget reflects rental and rehabilitation numbers for a property rather than purchase. As a political subdivision, the Learning Community Center for Douglas and Sarpy Counties cannot own property. Please note that preliminary architecture/engineering estimates are based on preliminary figures from RDG, which serve as a cost example until formal bidding process opens.

Grant Funds Usage This grant award will support the capital development and operations of the Learning Community Center of 3rd Center location. Necessary additions and rehabilitation of an existing building, as well as acquiring a qualified workforce will be vital to the Center's success.

Proposal Financial Sustainability Yes

Yes, if awarded this funding, the satellite location will remain fiscally sustainable for years to come. The Learning Community

remains very diligent about allotting taxpayer dollars toward community impact initiatives. The Learning Community Coordinating Council regularly discusses financial operations for the entire organization. A yearly budget is created and approved on an annual basis. A budget, finance and accounting subcommittee meets monthly to discuss financial operations with the Learning Community Finance Director and CEO. Lastly, an exhaustive audit process conducted by the state of Nebraska occurs each year.

Funding Sources

The Learning Community receives funding from the State of Nebraska Governor's budget, as well as a levy connected to County property taxes. Additional funds could be raised by a newly formed foundation that specifically supports the Learning Community.

TBD

Yes, the State of Nebraska Governor's line-item allotment, as well as a levy amount connected to County property taxes.

Scalability

No, this project at this location is not scalable. Each location may be broken down into specific components, which could be completed in separate phases.

The program is scalable to include Centers throughout the Subcouncils' service areas. A separate proposal represents another level of scalability, by requesting funds for a satellite location, rather than a full Center, as this proposal represents. As seen in the overall budget, there will be consideration for interior, exterior, landscaping, and structural rehabilitation within this project.

Financial Commitment

The Learning Community remains consistently committed to utilizing its resources to positively impact families in the learning community. This was the original intent of the Learning Community and remains the same today. The Learning Community is fully committed to funding these facilities and programs as far as our local levy and state funding allow. This grant will free tax dollars to expand services to more children and families for a longer period. This grant award will also extend sustainability of programming and enable more Centers to be opened that will serve more families as poverty has extended further west in the greater Omaha community. We will also be seeking private funding to support these efforts at our Centers. The Learning Community has been diligently managing funds in the recent past to position ourselves to make an investment in a new Center. We are poised to remain financially vigilant with taxpayer funds.

ARPA Compliance Acknowledgment



ARPA Reporting and Monitoring Process Acknowledgment



LB1024 Funding Sources Acknowledgment



Public Information

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 Pro Forma Proposal Budget/Sources and Uses Request Rationale Documentation



- ADULT LEARNING
- BREAK ROOM
- BREAKOUT
- CHILD LEARNING
- CHILD RR
- CONFERENCE
- ELECT.
- IT
- KITCHEN
- MEN'S RR
- MOTHER'S ROOM
- NAVIGATION ROOM
- OFFICE
- STORAGE
- Stroller Storage
- WOMEN'S RR
- LOBBY
- WORKROOM

1 PROGRAM ITERATION
1/8" = 1'-0"



1 PROGRAM ITERATION
1/8" = 1'-0"

Learning Community - 98th & M
Preliminary Program
3005.469.00 4.1
August 9, 2022



Description	Qty	SF/Person	Occupancy	ASF	Total ASF
Lobby	1	35	13	450	450
Reception	1	120	4	450	450
Office	2	100	1	130	260
Offices (Guest)	1	100	1	115	115
Navigator Space	1	36	17	600	600
Breakout Room	3	100	1	80	240
Conference Room	2	15	20	300	600
Storage Space (Small)	1	300	1	190	190
Storage Space (Large)	1	300	2	700	700
Classroom (Adult Education)	4	20	35	700	2,800
Child Learning Rooms	2	35	19	660	1,320
Child Learning Rooms	2	35	19	660	1,320
Child Specific Restrooms	2	35	4	150	300
Mother's Room	1	80	1	110	110
Stroller Storage	1	300	0	100	100
Break Room	1	15	23	340	340
Workroom	1	300	1	330	330
Storage Space	1	300	0	110	110
Kitchen/Pantry	1	300	1	360	360
Total ASF					10,695
Efficiency					75%
Total GSF					14,260
Construction Cost \$/GSF					128
Total Construction Cost					1,832,156
Site Development					
Green space w/Fence, etc.					25,000
Kitchen Equipment					100,000
Furniture					420,000
Contingency					15% 356,573
Other Soft Costs					10% 273,373
Total Project Cost					3,007,103





ROOM DATA SHEETS
PROGRAM STATEMENT



ACTIVITY INFORMATION

DEPARTMENT	General Building	CAP./OCCUPANCY	1 to 8
SPACE NAME	Kitchenette and Break Room	NUMBER OF SPACES	1 - 700 sqft

ACTIVITIES, GOALS & OBJECTIVES

Provides a space for staff to take breaks as well as eat their meals.

UTILIZATION

DESCRIPTION	Flexible
HOURS OF USE	All day
ROOM AVAILABILITY	Open throughout the day

CONTACT INFORMATION

FINISHES, MATERIALS & FEATURES

FLOORS	LVT	CEILING	Scrubable ACT	WINDOWS	N/A
WALLS	Painted GB	CEILING HEIGHT	9'	WIN. TREATMENT	N/A
BASE	Rubber	DOORS	Hollow Metal/HDWD 3'-0"x7'-0" w/ SL	ACCESS CONTROL	No

POWER

- Power at tables
-
-
-
-
-

LIGHTING

-
-
-
-
-
-

VOICE/DATA

- Powerful Wi-Fi capability
-
-
-
-
-

HVAC

- Temperature: 72-75 F Year Round
- Humidity: 50-55% Summer, 25-35% Winter
- Air Changes: Based on Load/Ventilation
- Re-circulation: Yes
-
-
-
-

LAB HOODS AND CABINETS

-
-
-

PLUMBING

- Sinks (1)
- Refrigerator (1)
- Dishwasher (1)
-
-
-
-

LABORATORY UTILITIES

-
-
-
-

SPECIAL USE & REQUIRED ADJACENCIES

-
-
-
-
-
-

PROGRAMMING REMARKS

-
-
-
-
-



ACTIVITY INFORMATION

DEPARTMENT General Building CAP/OCCUPANCY 3 to 4

SPACE NAME Child Restroom NUMBER OF SPACES 2 - 150 sqft

ACTIVITIES, GOALS & OBJECTIVES

Toilets and handwashing station for students to use.

UTILIZATION

DESCRIPTION Fixed use

HOURS OF USE All day

ROOM AVAILABILITY Private space.

CONTACT INFORMATION

FINISHES, MATERIALS & FEATURES

FLOORS Tile CEILING Gyp Board on Metal Framing WINDOWS Preferred

WALLS Tile CEILING HEIGHT 9' WIN. TREATMENT N/A

BASE Tile DOORS Hollow Metal/HDWD 3'-0"x7'-0" w/ SL ACCESS CONTROL None

POWER

- Outlets along wall
-
-
-
-
-
-

LIGHTING

- Occupancy activated lighting
- Dimmer capabilities
-
-
-
-
-

VOICE/DATA

-
-
-
-
-
-
-

HVAC

- Temperature: 72-75 F Year Round
- Humidity: 50-55% Summer, 25-35% Winter
- Air Changes: Based on Load/Ventilation
- Re-circulation: Yes
-
-
-
-

LAB HOODS AND CABINETS

-
-
-
-
-
-
-

CHEMICAL USE

-
-
-
-
-
-
-

LABORATORY UTILITIES

-
-
-
-

PLUMBING

- Handwashing Sink (1)
- Water closets (3)
-

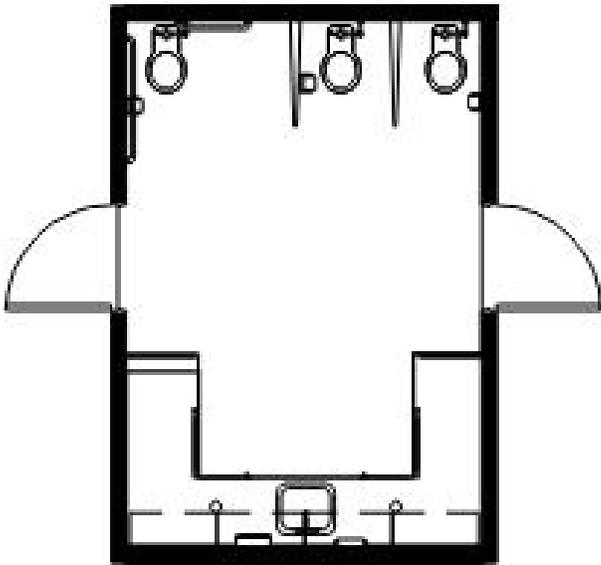
SPECIAL USE & REQUIRED ADJACENCIES

-
-
-
-
-
-

PROGRAMMING REMARKS

-
-
-
-
-

UNIT QUANTITIES & INSTALL					
FIXED EQUIPMENT & CASEWORK	EXISTING EQUIPMENT OWNER INSTALL	EXISTING EQUIPMENT CONTRACTOR INSTALL	CONTRACTOR FURNISH AND INSTALL	OWNER FURNISH, CONTRACTOR INSTALL	OWNER FURNISH AND INSTALL
3 Water Closets			X		
1 Mirror			X		
1 Soap Dispenser			X		
1 Hand Dryer			X		
1 Diaper Changing Station			X		
MOVABLE EQUIPMENT					
AUDIO/VISUAL (Preliminary Room AV/IT)					





ACTIVITY INFORMATION

DEPARTMENT	General Building	CAP/OCCUPANCY	1
SPACE NAME	Mother's Room	NUMBER OF SPACES	1 - 110 sqft

ACTIVITIES, GOALS & OBJECTIVES

A private space for nursing and wellness activities.

UTILIZATION

DESCRIPTION	Fixed use
HOURS OF USE	All day
ROOM AVAILABILITY	Private space.

CONTACT INFORMATION

FINISHES, MATERIALS & FEATURES

FLOORS	CPT	CEILING	Gyp Board on Metal Framing	WINDOWS	N/A
WALLS	Painted GB	CEILING HEIGHT	9'	WIN. TREATMENT	N/A
BASE	Rubber	DOORS	Hollow Metal/HDWD 3'-0"x7'-0" w/ SL	ACCESS CONTROL	None

POWER

- Outlets along wall
-
-
-
-
-

LIGHTING

- Occupancy activated lighting
- Dimmer capabilities
-
-
-
-

VOICE/DATA

- Powerful Wi-Fi capability
-
-
-
-
-

HVAC

- Temperature: 72-75 F Year Round
- Humidity: 50-55% Summer, 25-35% Winter
- Air Changes: Based on Load/Ventilation
- Re-circulation: Yes
-
-
-
-

LAB HOODS AND CABINETS

-
-
-

CHEMICAL USE

-
-
-

LABORATORY UTILITIES

-
-
-

PLUMBING

- Handwashing Sink (1)
-
-

SPECIAL USE & REQUIRED ADJACENCIES

-
-
-
-
-

PROGRAMMING REMARKS

-
-
-
-
-



ACTIVITY INFORMATION

DEPARTMENT Admissions CAP./OCCUPANCY 2 to 8
 SPACE NAME Lobby NUMBER OF SPACES 1 - 300 sqft

ACTIVITIES, GOALS & OBJECTIVES

A space that acts as the "front door" to the Learning Community and includes a lounge space.

UTILIZATION

DESCRIPTION Flexible
 HOURS OF USE All day
 ROOM AVAILABILITY Open throughout the day

CONTACT INFORMATION

FINISHES, MATERIALS & FEATURES

FLOORS CPT CEILING ACT WINDOWS Preferred
 CEILING CEILING WIN. TREATMENT Roller Shades
 HEIGHT Varies
 BASE Rubber DOORS Open ACCESS CONTROL No

POWER

- Power at locations of equipment
- Outlets along wall
-
-
-
-

LIGHTING

- Direct & Indirect lighting
- Colored LED option
-
-
-
-

VOICE/DATA

- Data in floor and at walls
- Wi-Fi access
-
-
-
-

HVAC

- Temperature: 72-75 F Year Round
- Humidity: 50-55% Summer, 25-35% Winter
- Air Changes: Based on Load/Ventilation
- Re-circulation: Yes
-
-
-
-

LAB HOODS AND CABINETS

-
-
-

CHEMICAL USE

-
-
-

LABORATORY UTILITIES

-
-
-

PLUMBING

-
-
-

SPECIAL USE & REQUIRED ADJACENCIES

- Located adjacent to main circulation paths
-
-
-
-

PROGRAMMING REMARKS

-
-
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-
-



ACTIVITY INFORMATION

DEPARTMENT	Officing	CAP./OCCUPANCY	1 to 10
SPACE NAME	Navigation Room	NUMBER OF SPACES	1 - 600 sqft

ACTIVITIES, GOALS & OBJECTIVES

A space for conferencing that can flex into a work room.

UTILIZATION

DESCRIPTION	Flexible
HOURS OF USE	All day
ROOM AVAILABILITY	Scheduled meetings

CONTACT INFORMATION

FINISHES, MATERIALS & FEATURES

FLOORS	CPT	CEILING	ACT, Ornamental ceilings	WINDOWS	Preferred
WALLS	Painted GB	CEILING HEIGHT	9'	WIN. TREATMENT	Roller Shades
BASE	Rubber	DOORS	Sliding Glass Entrances	ACCESS CONTROL	None

POWER

- Power embedded in table
- Outlets along wall
-
-
-
-

LIGHTING

- Direct lighting over table
- Occupancy activated lighting
-
-
-
-

VOICE/DATA

- Data embedded in table(s)
- Powerful Wi-Fi capability
-
-
-
-

HVAC

- Temperature: 72-75 F Year Round
- Humidity: 50-55% Summer, 25-35% Winter
- Air Changes: Based on Load/Ventilation
- Re-circulation: Yes
-
-
-
-

LAB HOODS AND CABINETS

-
-
-

CHEMICAL USE

-
-
-

LABORATORY UTILITIES

-
-
-

PLUMBING

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-
-

SPECIAL USE & REQUIRED ADJACENCIES

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PROGRAMMING REMARKS

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-



ACTIVITY INFORMATION

DEPARTMENT Officing CAP, OCCUPANCY 1 to 10

SPACE NAME Work Room NUMBER OF SPACES 1 - 330 sqft

ACTIVITIES, GOALS & OBJECTIVES

Space for office supplies and storage.

UTILIZATION

DESCRIPTION Flexible

HOURS OF USE All day

ROOM AVAILABILITY Scheduled meetings

CONTACT INFORMATION

FINISHES, MATERIALS & FEATURES

FLOORS CPT CEILING ACT, Ornamental ceilings WINDOWS Preferred

WALLS Painted GB CEILING HEIGHT 9' WIN. TREATMENT Roller Shades

BASE Rubber DOORS Hollow Metal/HDWD 3'-0"x7'-0" w/ SL ACCESS CONTROL None

POWER

- Power embedded in table
- Outlets along wall
-
-
-
-

LIGHTING

- Direct lighting over table
- Occupancy activated lighting
-
-
-
-

VOICE/DATA

- Data embedded in table(s)
- Powerful Wi-Fi capability
-
-
-
-

HVAC

- Temperature: 72-75 F Year Round
- Humidity: 50-55% Summer, 25-35% Winter
- Air Changes: Based on Load/Ventilation
- Re-circulation: Yes
-
-
-
-

LAB HOODS AND CABINETS

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-
-

CHEMICAL USE

-
-
-

LABORATORY UTILITIES

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-
-

PLUMBING

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SPECIAL USE & REQUIRED ADJACENCIES

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PROGRAMMING REMARKS

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ACTIVITY INFORMATION

DEPARTMENT Officing CAP, OCCUPANCY 1 to 16
 SPACE NAME Child Learning Classroom NUMBER OF SPACES 4 - 675 sqft

ACTIVITIES, GOALS & OBJECTIVES

A space for children to learn alongside a teacher.

UTILIZATION

DESCRIPTION Flexible
 HOURS OF USE All day
 ROOM AVAILABILITY Scheduled meetings

CONTACT INFORMATION

FINISHES, MATERIALS & FEATURES

FLOORS CPT CEILING ACT, Ornamental ceilings WINDOWS Preferred
 CEILING HEIGHT 9' WIN. TREATMENT Roller Shades
 WALLS Painted GB DOORS Hollow Metal/HDWD 3'-0"x7'-0" w/ SL ACCESS CONTROL None
 BASE Rubber

POWER

- Power embedded in table
- Outlets along wall
-
-
-
-

LIGHTING

- Direct lighting over table
- Occupancy activated lighting
-
-
-
-

VOICE/DATA

- Data embedded in table(s)
- Powerful Wi-Fi capability
-
-
-
-

HVAC

- Temperature: 72-75 F Year Round
- Humidity: 50-55% Summer, 25-35% Winter
- Air Changes: Based on Load/Ventilation
- Re-circulation: Yes
-
-
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LAB HOODS AND CABINETS

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-
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CHEMICAL USE

-
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LABORATORY UTILITIES

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PLUMBING

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-
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SPECIAL USE & REQUIRED ADJACENCIES

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PROGRAMMING REMARKS

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ACTIVITY INFORMATION

DEPARTMENT Officing CAP/OCCUPANCY 1 to 16

SPACE NAME Adult Learning Classroom NUMBER OF SPACES 4 - 700 sqft

ACTIVITIES, GOALS & OBJECTIVES

An learning space for adults.

UTILIZATION

DESCRIPTION Flexible

HOURS OF USE All day

ROOM AVAILABILITY Scheduled meetings

CONTACT INFORMATION

FINISHES, MATERIALS & FEATURES

FLOORS CPT CEILING ACT WINDOWS Preferred

WALLS Painted GB CEILING HEIGHT 9' WIN. TREATMENT Roller Shades

BASE Rubber DOORS Hollow Metal/HDWD 3'-0"x7'-0" w/ SL ACCESS CONTROL None

POWER

- Power embedded in table
- Outlets along wall
-
-
-
-

LIGHTING

- Direct lighting over table
- Occupancy activated lighting
-
-
-
-

VOICE/DATA

- Data embedded in table(s)
- Powerful Wi-Fi capability
-
-
-
-

HVAC

- Temperature: 72-75 F Year Round
- Humidity: 50-55% Summer, 25-35% Winter
- Air Changes: Based on Load/Ventilation
- Re-circulation: Yes
-
-
-
-

LAB HOODS AND CABINETS

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-
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CHEMICAL USE

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LABORATORY UTILITIES

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PLUMBING

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SPECIAL USE & REQUIRED ADJACENCIES

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PROGRAMMING REMARKS

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ACTIVITY INFORMATION

DEPARTMENT Officing CAP./OCCUPANCY 1 to 3

SPACE NAME Office Types NUMBER OF SPACES 2 - 140 sqft

ACTIVITIES, GOALS & OBJECTIVES

A private space for officing work.

UTILIZATION

DESCRIPTION Flexible

HOURS OF USE All day

ROOM AVAILABILITY None - Dedicated Office

CONTACT INFORMATION

FINISHES, MATERIALS & FEATURES

FLOORS CPT CEILING Accoustic Panel Ceiling (ACP) WINDOWS Preferred

WALLS Painted GB CEILING HEIGHT 9' WIN. TREATMENT Roller Shades

BASE Rubber DOORS Sliding Glass Entrances ACCESS CONTROL None

POWER

- Power embedded in table
- Outlets along wall
-
-
-
-

LIGHTING

- Direct lighting over table
- Occupancy activated lighting
-
-
-
-

VOICE/DATA

- Data embedded in table
- Powerful Wi-Fi capability
-
-
-
-

HVAC

- Temperature: 72-75 F Year Round
- Humidity: 50-55% Summer, 25-35% Winter
- Air Changes: Based on Load/Ventilation
- Re-circulation: Yes
-
-
-
-

LAB HOODS AND CABINETS

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-
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CHEMICAL USE

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LABORATORY UTILITIES

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PLUMBING

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SPECIAL USE & REQUIRED ADJACENCIES

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PROGRAMMING REMARKS

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ACTIVITY INFORMATION

DEPARTMENT Officing CAP./OCCUPANCY 1 to 3

SPACE NAME Office Types NUMBER OF SPACES 1 - 120 sqft

ACTIVITIES, GOALS & OBJECTIVES

A private space for officing work.

UTILIZATION

DESCRIPTION Flexible

HOURS OF USE All day

ROOM AVAILABILITY None - Dedicated Office

CONTACT INFORMATION

FINISHES, MATERIALS & FEATURES

FLOORS CPT CEILING Accoustic Panel Ceiling (ACP) WINDOWS Preferred

WALLS Painted GB CEILING HEIGHT 9' WIN. TREATMENT Roller Shades

BASE Rubber DOORS Sliding Glass Entrances ACCESS CONTROL None

POWER

- Power embedded in table
- Outlets along wall
-
-
-
-

LIGHTING

- Direct lighting over table
- Occupancy activated lighting
-
-
-
-

VOICE/DATA

- Data embedded in table
- Powerful Wi-Fi capability
-
-
-
-

HVAC

- Temperature: 72-75 F Year Round
- Humidity: 50-55% Summer, 25-35% Winter
- Air Changes: Based on Load/Ventilation
- Re-circulation: Yes
-
-
-
-

LAB HOODS AND CABINETS

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-
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CHEMICAL USE

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LABORATORY UTILITIES

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-
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PLUMBING

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SPECIAL USE & REQUIRED ADJACENCIES

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PROGRAMMING REMARKS

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ACTIVITY INFORMATION

DEPARTMENT Officing CAP/OCCUPANCY 1 to 10
 SPACE NAME Conference Room Types NUMBER OF SPACES 2 - 350 sqft

ACTIVITIES, GOALS & OBJECTIVES

A space for conferencing that can flex into a work room.

UTILIZATION

DESCRIPTION Flexible
 HOURS OF USE All day
 ROOM AVAILABILITY Scheduled meetings

CONTACT INFORMATION

FINISHES, MATERIALS & FEATURES

FLOORS CPT CEILING Accoustic Panel Ceiling (ACP) WINDOWS Preferred
 CEILING CEILING HEIGHT 9' WIN. TREATMENT Roller Shades
 WALLS Painted GB DOORS Sliding Glass Entrances ACCESS CONTROL None
 BASE Rubber

POWER

- Power embedded in table
- Outlets along wall
-
-
-
-

LIGHTING

- Direct lighting over table
- Occupancy activated lighting
-
-
-
-

VOICE/DATA

- Data embedded in table(s)
- Powerful Wi-Fi capability
-
-
-
-

HVAC

- Temperature: 72-75 F Year Round
- Humidity: 50-55% Summer, 25-35% Winter
- Air Changes: Based on Load/Ventilation
- Re-circulation: Yes
-
-
-
-

LAB HOODS AND CABINETS

-
-
-

CHEMICAL USE

-
-
-

LABORATORY UTILITIES

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-
-

PLUMBING

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-
-

SPECIAL USE & REQUIRED ADJACENCIES

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PROGRAMMING REMARKS

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-
-



ACTIVITY INFORMATION

DEPARTMENT	Officing	CAP./OCCUPANCY	2
SPACE NAME	Conference Room Types	NUMBER OF SPACES	3 - 80 sqft

ACTIVITIES, GOALS & OBJECTIVES

A space for conferencing that can flex into a work room.

UTILIZATION

DESCRIPTION	Flexible
HOURS OF USE	All day
ROOM AVAILABILITY	Scheduled meetings

CONTACT INFORMATION

FINISHES, MATERIALS & FEATURES

FLOORS	CPT	CEILING	Accoustic Panel Ceiling (ACP)	WINDOWS	Preferred
WALLS	Painted GB	CEILING HEIGHT	9'	WIN. TREATMENT	Roller Shades
BASE	Rubber	DOORS	Sliding Glass Entrances	ACCESS CONTROL	None

POWER

- Power embedded in table
- Outlets along wall
-
-
-
-

LIGHTING

- Direct lighting over table
- Occupancy activated lighting
-
-
-
-

VOICE/DATA

- Data embedded in table
- Powerful Wi-Fi capability
-
-
-
-

HVAC

- Temperature: 72-75 F Year Round
- Humidity: 50-55% Summer, 25-35% Winter
- Air Changes: Based on Load/Ventilation
- Re-circulation: Yes
-
-
-
-

LAB HOODS AND CABINETS

-
-
-

CHEMICAL USE

-
-
-

LABORATORY UTILITIES

-
-
-

PLUMBING

-
-
-

SPECIAL USE & REQUIRED ADJACENCIES

-
-
-
-
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PROGRAMMING REMARKS

-
-
-
-
-

98 10-50 M STREET

8,470 - 24,024 SF | \$10.50 SF/YR (NNN)

9810-50 M STREET, OMAHA, NE 68127



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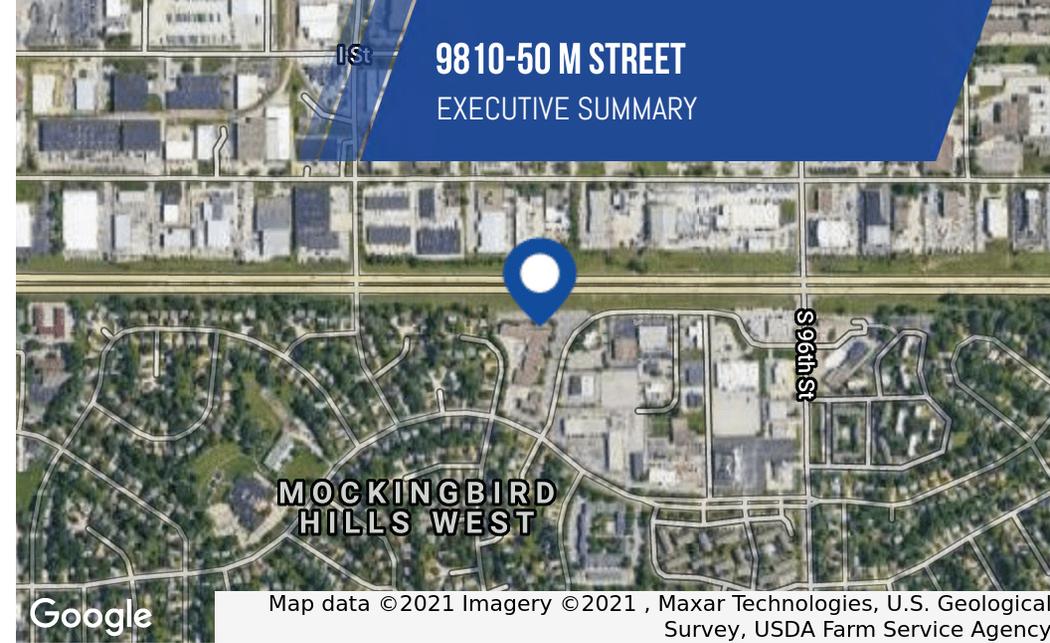


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OFFERING SUMMARY

LEASE RATE:	\$10.50 SF/YR NNN
Est. Op. Exp.	\$4.15 SF/YR
Available SF:	8,470 - 24,024 SF
Building Size:	56,416 SF
Property Type:	Office Flex
Year Built:	1989
Zoning:	CC

PROPERTY HIGHLIGHTS

- Building & monument signage available
- Excellent visibility to L Street and interstate access
- Many dining, banking, medical and shopping amenities in the immediate area
- Ability to add drive-in doors
- Walking distance to Mockingbird Hills Community Center
- High parking ratio

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9810-50 M STREET

9810-50 M STREET, OMAHA, NE 68127

BUILDING INFORMATION

Building Size	56,416 SF
Min Divisible	8,470 SF
Max Contiguous	24,024 SF
Number Of Floors	1
Year Built	1989
Year Last Renovated	2009
Gross Leasable Area	56,416 SF
Construction Status	Existing
Restrooms	Several
HVAC	Split
Suite 9840 Ceiling Height To Bottom Of Beams	13'+
Suite 9840 Ceiling Height To Bottom Of Roof Trusses	12'+

PARKING & TRANSPORTATION

Parking Ratio	5.5
Parking Type	Surface
Traffic Count	38,900 - 96th & L Street

SITE INFORMATION

Cross-Streets	98th & M Street
County	Douglas
Zoning	CC
Location Description	Excellent visibility to L Street. Many dining and shopping amenities in the immediate area.

UTILITIES & AMENITIES

Power	Yes
Power Description	OPPD
Gas / Propane	Yes
Gas Description	MUD

OFFERING SUMMARY

LEASE RATE	\$10.50 SF/YR NNN
Est. Op. Exp.	\$4.15 SF/YR
Available SF	8,470 - 24,024 SF
Property Type	Office Flex

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,313	83,729	207,285
Total Households	4,305	35,804	87,720
Average HH Income	\$63,598	\$76,935	\$73,810

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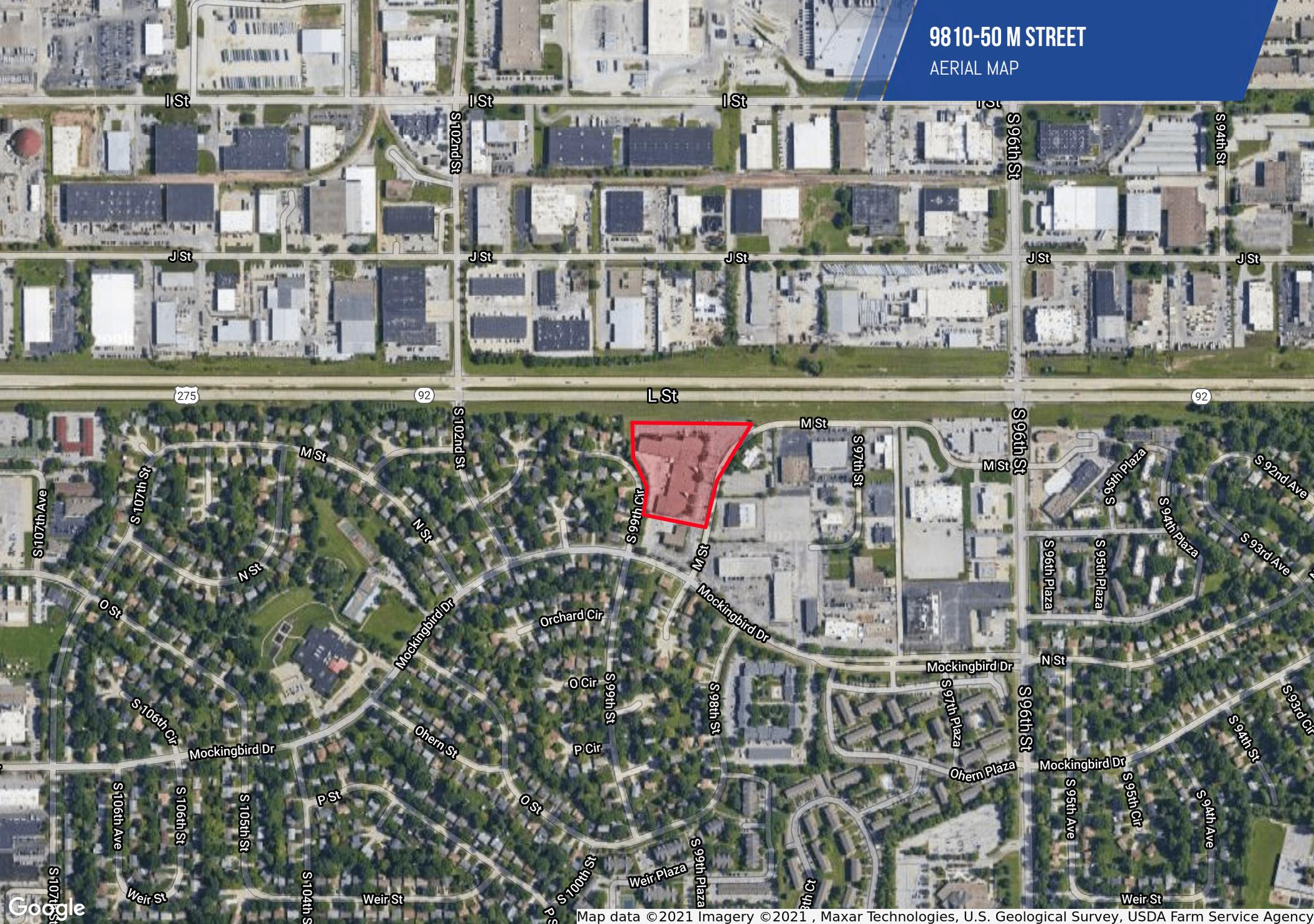




SPACE	SIZE	LEASE RATE	EST OP EXP	EST TOTAL / MO	COMMENTS
9810 M Street	8,470 SF	\$10.50 SF/yr (NNN)	\$4.15	\$10,340.46	
9840 M Street	15,024 SF	\$10.50 SF/yr (NNN)	\$4.15	\$18,341.80	9840 & 9850 contiguous up to 24,024 sf
9850 M Street	9,000 SF	\$10.50 SF/yr (NNN)	\$4.15	\$10,987.50	9840 & 9850 contiguous up to 24,024 sf

9810-50 M STREET

AERIAL MAP



Google

Map data © 2021 Imagery © 2021, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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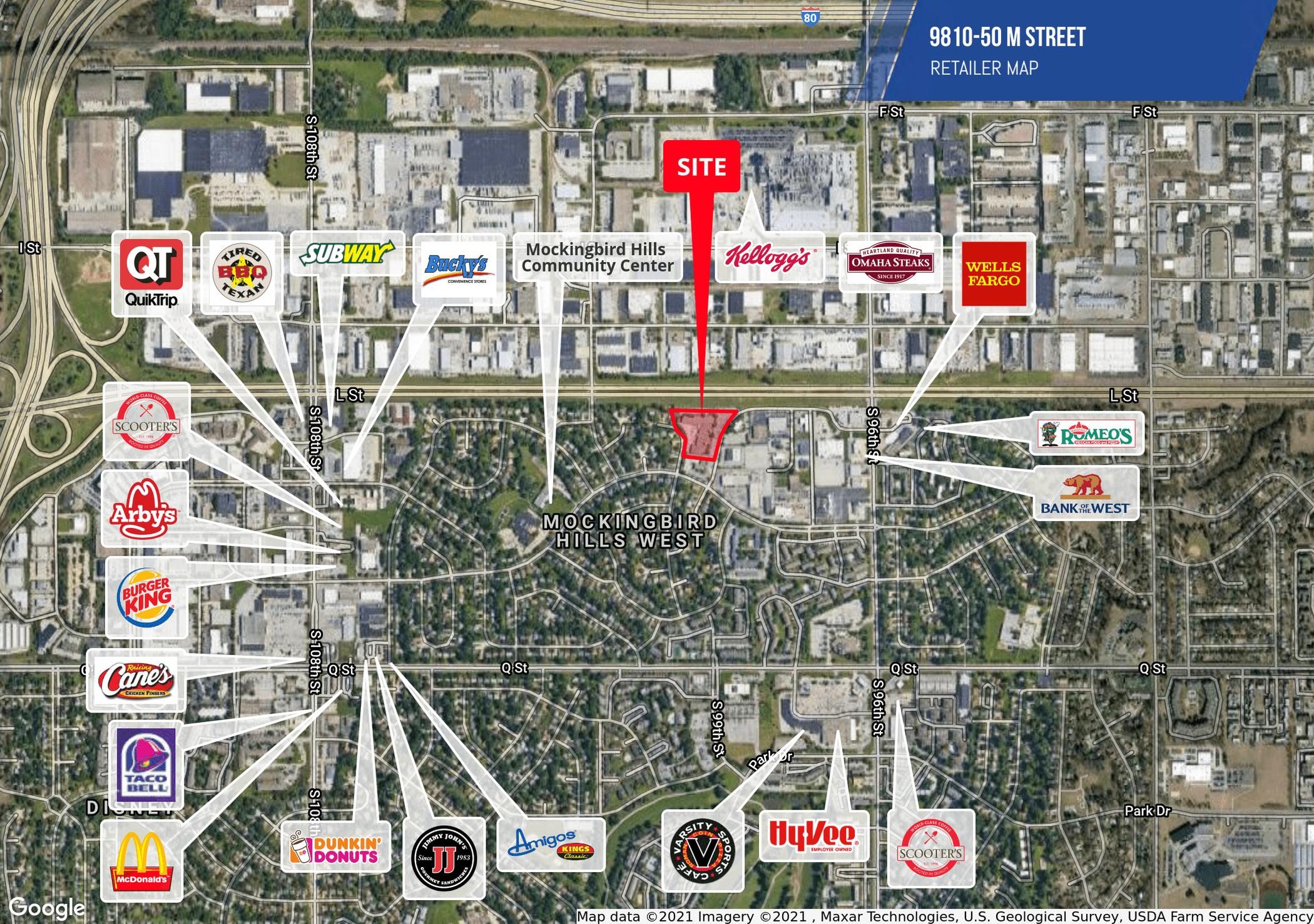
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9810-50 M STREET
RETAILER MAP



Mockingbird Hills Community Center



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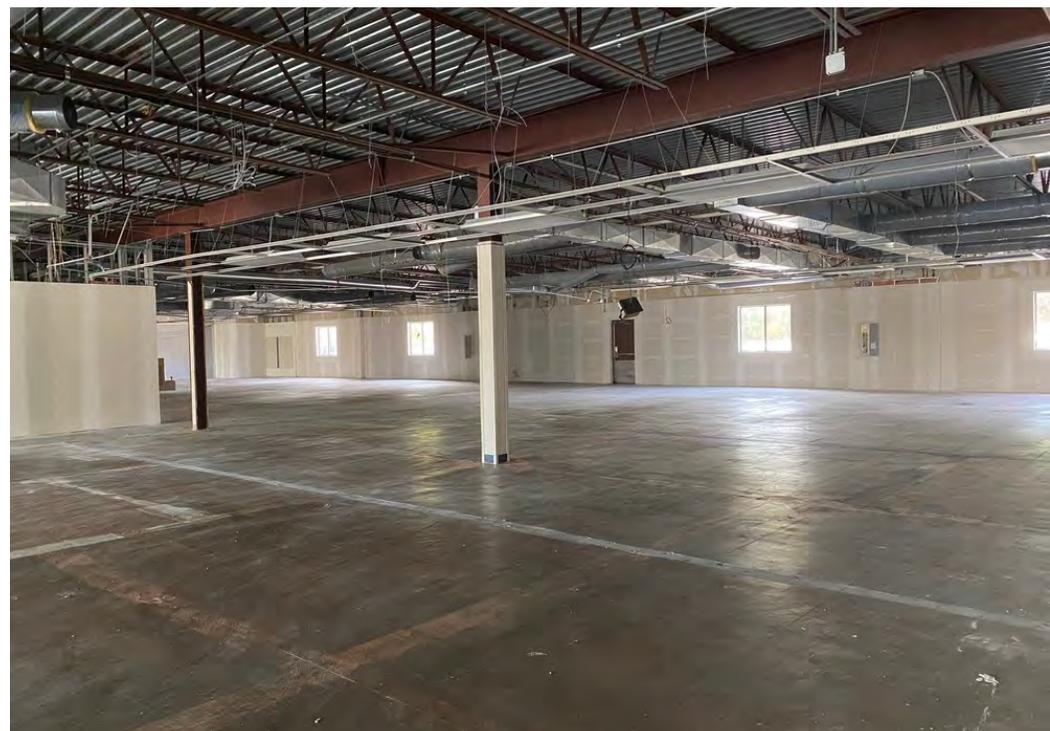
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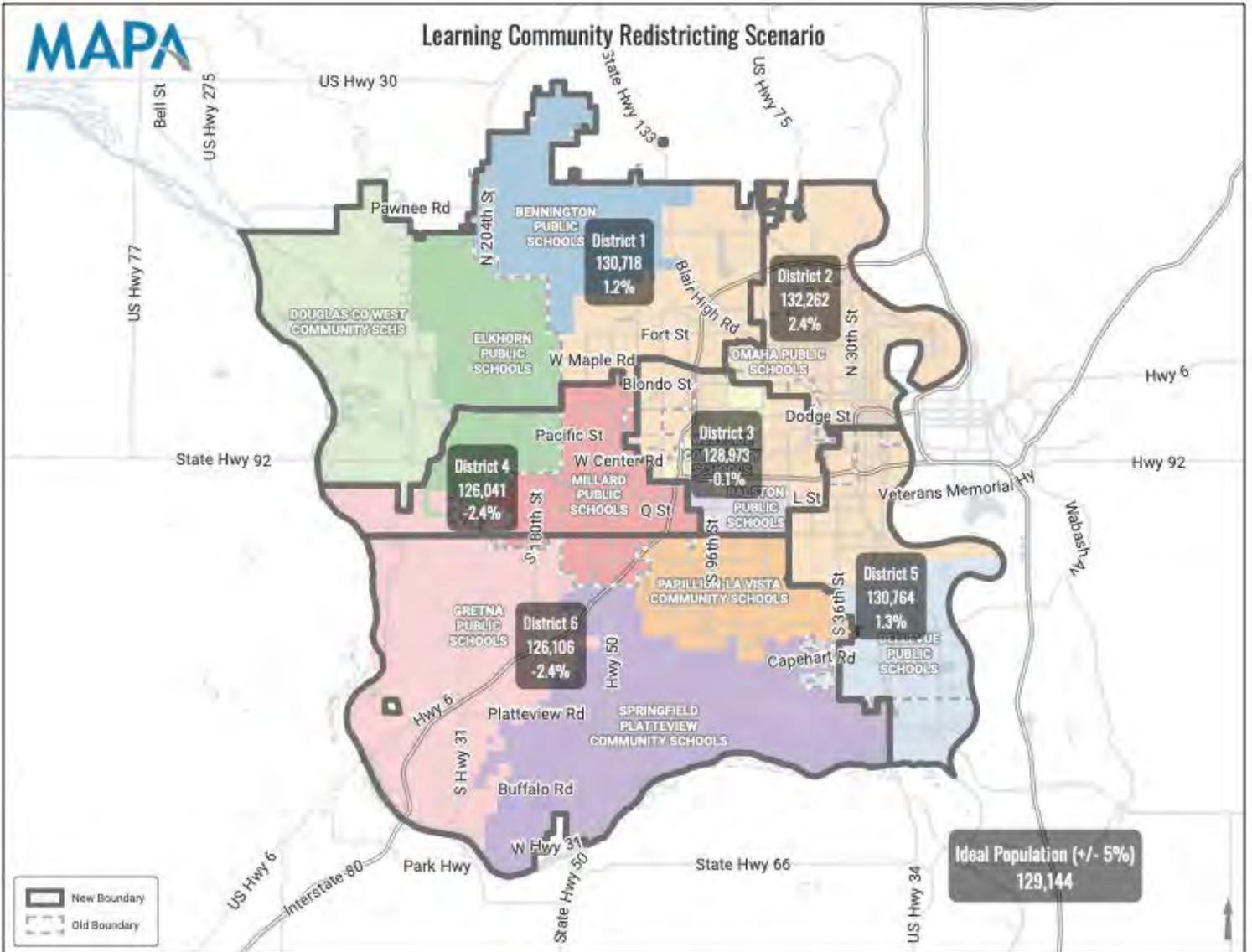
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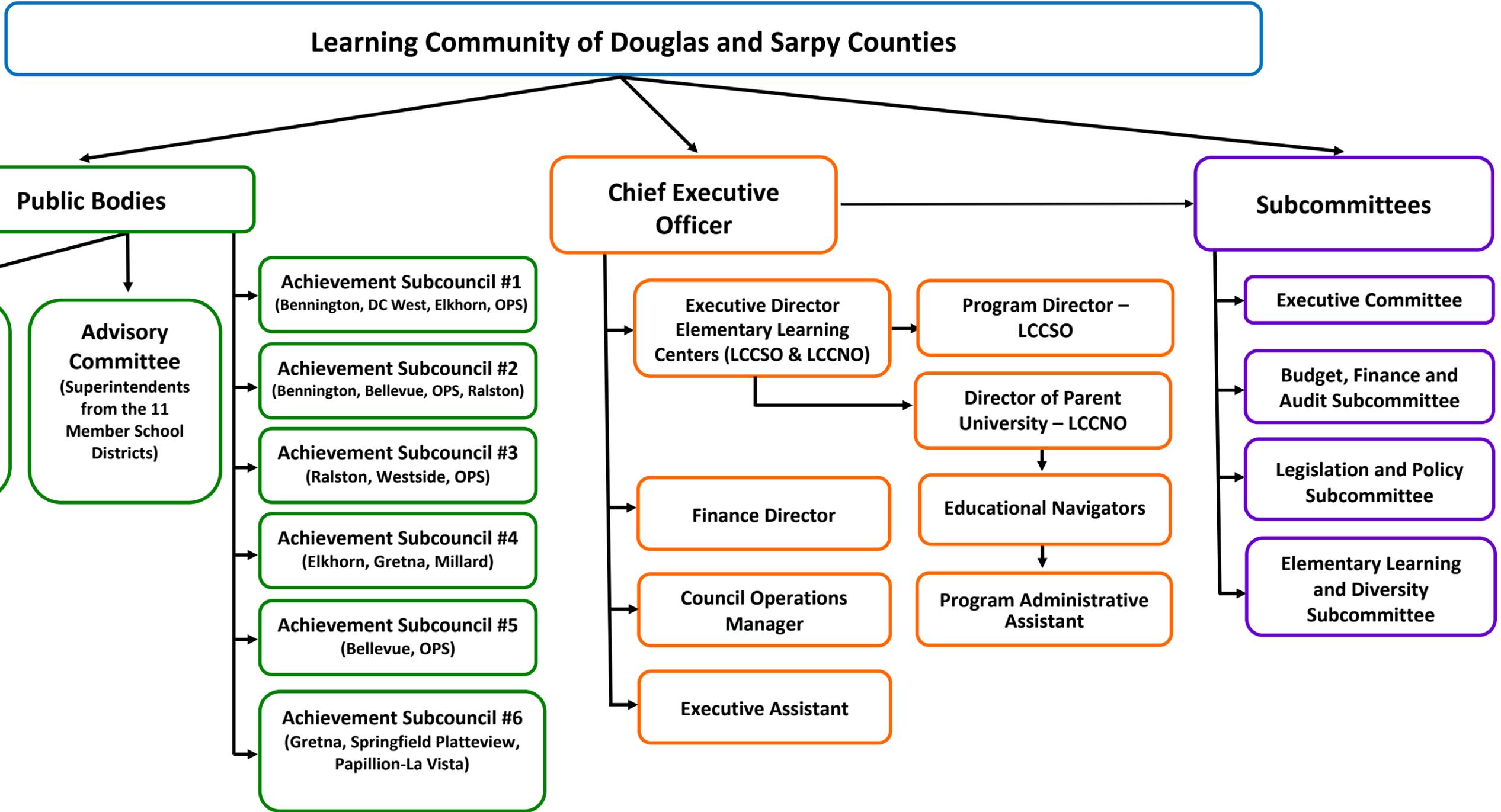
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Learning Community Redistricting Scenario



LEARNING COMMUNITY ORGANIZATION STRUCTURE OVERVIEW



South Carolina Department of Education
Building South Carolina's Capacity Budget Narrative

Budget Category	Requested	Total
PERSONNEL (3% increase annually)		
CEO, Finance Director, COO, Exec Director: .30 FTE \$148,766 1st year fo	\$622,381	
<i>Subtotal Personnel</i>	\$622,381	\$622,381
FRINGE BENEFITS (calculated at 18.65% of salary)		
FICA 7.65%, Health/Dental/Vision 8%, Retirement 3%	\$116,074	\$116,074
<i>Subtotal Fringe</i>	\$116,074	\$116,074
TRAVEL--		
	\$0	\$0
	\$0	\$0
<i>Subtotal Travel</i>	\$0	\$0
SUPPLIES		
	\$0	\$0
	\$0	\$0
CONTRACTUAL--left some in for examples		
RDG Planning.Design (Provisional Estimate)	\$180,000	\$180,000
Weisman Development ~ Lease Proposal Base Rent Plus addtl rent starting 8 months after lease commencement term 10 yrs (\$134,460+ 95.399.88=229.860*10)	\$2,298,600	\$2,298,600
Construction Company Contingency (RFP will be issued)	\$456,820	\$456,820

South Carolina Department of Education
 Building South Carolina's Capacity Budget Narrative

Budget Category	Requested	Total
Developer Fees, (125,000) Appraisal (5,000) (Estimate)	\$130,000	\$130,000
Program Operation 3-yr contract (Partnership TBD) (Estimate)	\$2,568,008	\$2,568,008
<i>Subtotal Contractual</i>	\$5,633,428	\$5,633,428
OTHER		
<i>Subtotal Other</i>	\$0	\$0
TOTAL DIRECT COSTS	\$6,371,883	\$6,371,883
Learning Community Contribution (Capital Levy)	-300,000	-300,000
TOTAL COSTS	\$6,071,883	\$6,071,883

Grant Application

Row 247

Organization Name (if applicable)	4urban.org (Institute for Urban Development) registered trade name for Black Votes Matter Institute of Community Engagement
Physical Address	6021 Villa De Sante Dr, Omaha, NE 68104
Mailing Address	
Website	https://4urban.org/
Social Media Accounts	Facebook: https://www.facebook.com/4urban.org LinkedIn: https://www.linkedin.com/in/prestonlovejr/ YouTube: https://www.youtube.com/channel/UCQOhyajchEMoO8sOohhu2-g?view_as=subscriber
Name	Preston Love Jr.
Title	Executive Director
Email Address	preston@4urban.org
Phone	+1 (402) 812-3324
Team	Yes
	Preston Love Jr. Executive Director & President of Board, 4urban.org nonprofit 15 years experience Krystal Fox COO (PT) 5 years experience Karen Davis Administrative Assistant (PT) 5 years experience Anthony Moore Driver (PT) 1 year experience Kevin Williams Driver (PT) 1 year experience Vince Lindenmeyer Consultant (PT) 30 year experience T.Michael Williams Nonprofit 4Urban Board of Directors Ron Parker Nonprofit 4Urban Board of Directors Portia Love Nonprofit 4Urban Board of Directors
Organizational Chart	Organizational chart is part of our North Omaha Legacy Tour proposal Document attached. All current members of the organization are part-time employees.
Other Completed Projects and/or Accomplishments	The Institute for Urban Development or 4Urban.org is about telling North Omaha's story while building true economic development and instilling community pride. During COVID, we expanded our mission from Black Votes Matter Institute of Community Engagement to 4Urban.org with a 4 pillar mission across community engagement, leadership growth, economic growth and get out the vote. The North Omaha Legacy Tour emerged as a grassroots economic development initiative that told North Omaha's story while engaging our community to higher aspirations. 4Urban informs, educates, and acts to raise the quality of life for all with an emphasis in the economically disadvantaged, diverse, and multi-ethnic populations. 4Urban.org body of work include successful "Town Hall" community outreach, a nationally recognized BVM Youth Tour, and successful pilot program of the North Omaha Legacy Tour. With its nationally recognized BVM Youth Tour, 4Urban.org has the experience to deliver first-class professional, memorable tours. 4Urban.org gained experience running the BVM Youth Tour since 2018, over six years of successful tours! The seed for the BVM Youth Tour is a response to the lack of knowledge of black history and the civil rights movement. The Black Votes Matter Tour was designed to address this void for our youth to become influential leaders. Likewise, the North Omaha Legacy Tours aims to educate its own, those of North Omaha that do not know their history and those outside of North Omaha: those who are curious about the unique culture of "24th & Glory." The tour may include notable restaurants, such as Big Mama's, world-renowned sites, such as the Malcolm X Memorial Foundation, and unique venues, such as the Great Plains Black History Museum, Bud Crawford's Gym, the Union for Contemporary Art, and developments

coming out of the new LB1024 strategic initiatives. For these reasons, the tour is uniquely positioned to support and positively impact the success of projects while also affecting the North Omaha economy in its own unique way. A Successful Pilot Program Nine months of proof of principle, Jan 2022-Sept 2022 The North Omaha Legacy Tour: Sets a Milestone (PRESS RELEASE, September 1, 2022) Preston Love, Jr., announced that his informative North Omaha Legacy Tours, which began in January of 2022, last week (September 1, 2022) obtained a significant milestone. Mr. Love, Founder, and tour guide for the tour, announced that the tour had surpassed 100 tours. He also mentioned that those 100 tours have included over 75 Nebraska organizations in that short period of time. The organizations who took the tour have been very diverse, ranging from governmental organizations, universities, for-profit corporations, health provider organizations— private, public and governmental as well as religious groups. Love mentioned that what has exceeded his expectations, is the amount of economic impact the tours have had on North Omaha organizations and businesses. He estimates that there has been a financial impact of over \$100,000, of direct financial impacts from purchases from our retail organizations and eating establishments. Also, indirectly new and return visits to North Omaha. Love promised some new enhancements; the expansion of his relationship with Arrow Stage Lines, and an upcoming partnership with Arrow, to have job fairs that will be looking for all sorts of transportation related jobs, and including the most important to address the demand for CDL training and jobs. Love expresses the desire to increase capacity going forward. Please also see the NOISE article in the attachments,

Proposal Title	Recovery via Tourism & Job Development: The North Omaha Legacy Tour
Total Budget (\$)	\$1,800,000.00
LB1024 Grant Funding Request (\$)	\$950,000.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	<p>4Urban.org and the North Omaha Legacy Tour are registered trade names of the Black Votes Matter Institute of Community Engagement, a 501c3 nonprofit registered with SAM.gov. The Institute for Urban Development (4Urban.org) requests \$950,000 in LB 1024 funds to: Increase, maximize, and accelerate the success of the North Omaha Legacy Tour as a catalyst for all economic development (direct and indirect) in the recovery of North Omaha, including North Omaha-owned retail outlets, restaurants, small businesses, and organizations, including nonprofits, religious institutions, museums, and cultural centers. Conduct workforce development for North Omahans through regular job fairs and a Commercial Drivers License (CDL) Drivers Training Academy to create more drivers with known jobs, specifically the North Omaha Legacy Tour, Arrow Stage Lines, Omaha Public Schools, and more. The Job Fairs will be collaborative for all LB1024 initiatives to seek applicants. Create a North Omaha Legacy Visitors Center contributing to the current North Omaha infrastructure while championing the planned and future growth resulting from future LB1024 funding. This synergy creates a dynamic of the North Omaha culture, environment, and future development. The North Omaha Legacy Tour is: A proven pilot program, since January 2022, has provided over 100 tours and \$100,000 in direct economic impact. A Demystifier of North Omaha's Legacy, history, and culture, to vast audiences, including visitors to North Omaha, and conduct strategic communications for all of the North Omaha Economic Development Coordination plan strategic initiatives. A good news story of North Omaha, including the venues, businesses, and services, ensuring increased success across all LB1024 initiatives, affecting economics and increasing the dynamics of a recovering, vibrant community. Upon request, the North Omaha Legacy Tour team is available to advise and assist South Omaha leaders in developing a similar South Omaha Culture & Heritage Tour to capitalize on South Omaha's rich arts culture, and dining. In summary, the North Omaha Legacy Tour emerges as a CATALYST and CONNECTOR for the present and newly-emerging North Omaha economy. A successful Tour, workforce development, visitors center, and support to South Omaha are vital elements to a successful North Omaha Economic Development Coordination Plan.</p>
Timeline	2023 July 2023 Receive Funding \$950,000 August 2023: Evaluate Market on Charter Bus Obtain Lease Site for Operations & Maintenance (Ernie Chambers History-Arts-

Humanities Multicultural Center; 4401 N 21st ST; Omaha, NE 68110) Research the CRM Scheduling tool and obtain a marketing partner (\$75,000) September 2023: Purchase Charter Bus \$250K Purchase 15 PAX Bus \$44K Purchase 15 PAX Van \$38K Begin Hiring Process for FTE positions 2024 & 2025 Expand Tour Operations & Maintenance Establish North Omaha Visitors Center Establish CDL Academy & Job Fairs July 2026 (DESIRED END STATE) North Omaha Legacy Tour is self-funded North Omaha Visitors Center established CDL Academy operating Routine Job Fair are being conducted Sustained \$1M in Economic Impact to North Omaha (annually) Enhancing the value and impact of all other LB1024 strategic initiatives

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

The North Omaha Legacy Tour, with the Omaha Economic Recovery Act grant funding accelerates the tour's success to become a true catalyst, connector, and collaborator in a sustainable community, quality of life enhancement, multimodal transportation, and Infrastructure projects and strategic initiatives support. Specifically, this proposal advances the North Omaha Legacy Tour to be a daily offering for North Omaha Tourism and professional development, creates a North Omaha Visitors Center as critical infrastructure and a center of excellence for North Omaha information, creates a CDL Drivers Academy and Monthly Job fair program to fill critical job shortages. We have tentative, potential collaborative agreements to ensure these projects are successful. Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.) The North Omaha Legacy Tour is a proven catalyst for all economic development (direct and indirect) in the recovery of North Omaha, including North Omaha-owned retail outlets, restaurants, small businesses, and agencies, including nonprofits, museums, religious institutions, and cultural centers. In the first nine months of the pilot program North Omaha Legacy Tour since January 2022, conducted over 100 tours generating approximately \$100,000 in gross revenue. Tour participants return to North Omaha-owned businesses after positive tour experiences (increased circulation and exposure) Every tour markets the prevalence of North Omaha entrepreneurs and cottage industries doing great things in North Omaha. A North Omaha Legacy Visitors Center contributes to infrastructure while championing culture and community resources providing synergy to the dynamics of the North Omaha culture, environment, and future growth. A Commercial Drivers License (CDL) Drivers Training Academy and regular job fairs allow for job creation for critical shortage positions, such as CDL drivers for the North Omaha Legacy Tour, Arrow Stage Lines, Omaha Public Schools, and more. Youth participants learn about their own North Omaha community instilling pride in the next generation of leaders. Our national BVM Youth Tour establishes our expertise in youth development and experiential learning. Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) All North Omaha Legacy Tours buses improve mobility around North Omaha with custom for-hire events. This proposal creates Multimodal transportation DRIVERS through workforce development and a paid Commercial Drivers License (CDL) Drivers Training Academy to create more drivers with known jobs, specifically the North Omaha Legacy Tour, Arrow Stage Lines, Omaha Public

Schools, and more. Job fairs have already begun and the CDL Drivers License Academy development is ongoing. Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) The North Omaha Legacy Tour is already a significant feature of the business district and cultural hubs (24th street and 30th street) of North Omaha. The Tour CONNECTS strategic initiatives and infrastructure projects. The tour TELLS THE STORY of the historical North Omaha, the emerging economy and LB1024 strategic initiatives. Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) The North Omaha Legacy Tour IS QUALITY OF LIFE; The Tour PROMOTES and INSTILLS community PRIDE from within and outside of North Omaha. Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) The Commercial Drivers License (CDL) Drivers Training Academy establishes a training center of excellence for a known job shortage.

Visioning Workshop Findings Alignment

The critical point concerning LB1024's strategic visioning process is that all Omaha Economic Recovery Act grant funding provided to the North Omaha Legacy Tour Stay: in North Omaha to be recirculated, recycled, and reinvested into North Omaha. In line with Keynesian Economic Theory, dollars spent on tours support a bus owned by North Omaha Legacy Tours and hire a tour curator, driver, scheduler, and marketer. In turn, the tour participant's lunch fee goes 100% to the restaurant, which helps sustain the lunch establishment and pays for the restaurant's cooks, servers, and manager. Whether a tour participant purchases goods or services at a retail location or returns after the tour, the purchasing power is recycled, recirculated, and reinvested into the North Omaha community. The North Omaha Legacy Tour, Visitors Center, and Drivers Academy Proposals address specific gaps and community needs by addressing economic investment being recycled within the community while accentuating the strength of North Omaha neighborhoods' culture and character. The tour, job fair, and drivers' academy support Black-owned, or North Omaha-owned businesses by bringing new consumers to North Omaha. Visioning workshop summary Strengths • Physical grid facilitates access and walkability • Culture and character are integrated in the neighborhoods • Economic Hubs proximate to North Omaha Weaknesses • Physical infrastructure divides the community • Economic investment does not recycle within the community • Broadband and public infrastructure do not meet current needs • Additional finance and business education resources are needed to support Blackowned businesses

Priorities Alignment

The proposal aligns with LB1024's strategic priorities in these ways: Transformational - The proposal spurs significant and favorable advances in North Omaha's function by improving mobility around North Omaha with custom for-hire events. The proposal spurs significant and favorable advances in North Omaha's appearance by being a consistent and high-visibility representation of the hope, pride, and success (current and future) of North Omaha. Similar tours are operated in some larger cities, such as Chicago and Detroit, and have proven effective in transforming targeted communities. North Omaha Legacy Tours has also proven effective, since January 2022, as a messenger to individuals, private and public organizations, religious groups, and health provider organizations, of the good news of the recovery of North Omaha. Fundamental Change - This proposal will elevate North Omaha's presence and perception by continuing the demystification of North Omaha's legacy, history, and culture, for residents of, and visitors to, Omaha. As a Catalyst for growth, a Connector of communities, and a Collaborator with established entities and the new projects funded by LB1024, North Omaha Legacy Tours is an Aggregator and Amplifier of all strategic initiatives' impacts. Long-Lasting Economic Growth - The proposal will foster gainful employment in the increase to 1 FTEs for North Omaha Legacy Tours, as well as spurring job opportunities in North Omaha as traffic and revenue increase for the businesses and attractions introduced during tours. This, in turn, will stimulate financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North Omaha. The indirect economic impact of North Omaha Legacy Tours is modestly calculated to be a 4x multiplier of the direct revenue brought in to North Omaha. In its first 9 months, the tour had gross revenue of \$100,000, which led to an indirect impact of \$400,000 for the area. That's a total of \$500,000 in economic impact, both direct and indirect, for North Omaha. Therefore, it is reasonable to modestly expect that this grant funding of \$950,000 will have a total economic impact of \$4,700,000 on North Omaha! With its dynamic programming, North Omaha Legacy Tours is a strategic messenger for all other projects taking place in North Omaha. In addition, the purchase, housing, and maintenance of the additional tour bus, a capital investment Economic Impact: For example, in the first nine months of the pilot program North Omaha Legacy Tour since January 2022, conducted over 100 tours generating

approximately \$100,000 in gross receipts. We estimate our direct economic impact to other businesses \$50,000. The North Omaha Legacy Tour has a direct and indirect impact on North Omaha employment (through part-time drivers, tour schedulers), coffee shops (Fabric Lab), restaurants (Revive, Big Mama's), retail establishments, companies (Omaha Star) and nonprofit organizations (Great Plains Black History Museum). Modestly, our indirect impact is a 4x multiplier of the direct revenue brought to North Omaha. Therefore a \$100,000 in income will bring an indirect economic impact of \$400,000 for a total economic impact of \$500,000! Therefore, the Omaha Economic Recovery Act grant funding of \$950,000 will bring a total (direct & indirect) economic impact of \$4.7 million. These are modest figures, and they could be applied to all LB1024 initiatives. Therefore, the North Omaha Legacy Tour, therefore, becomes a strategic messenger for all projects as a catalyst to maximize all projects, as a connector to bring projects together, and as a collaborator to ensure projects are sustained.

Economic Impact

We anticipated a job creation of 17 FTE when the North Omaha Legacy Tour is operating at full capacity beginning January 2024

17

0

All job wages will be above industry standard for those in part-time capacities. Full-time employees will receive benefits commensurate with industry standards. Our nonprofit follows the NAM guidelines for wages.

All Requests for Proposals (RFPs) will be communicated as a viable opportunities to a businesses and contractors in the Qualified Census Tracts. Value will be given to proposals submitted from within the Qualified Census Tracts.

Community Benefit

This proposal will benefit the community by diversifying the economy, in that it will bring in revenue from outside the neighborhood. As the greater Omaha population and visitors to the city learn about the legacy, history, and culture of North Omaha, they will become comfortably inspired to return to the area to support retail outlets, restaurants, museums, and events that they were introduced to by the North Omaha Legacy Tours. This will, in turn, improve the local neighborhood, as increased traffic encourages ever more commerce. And, as more diversity in available amenities increases, so does the livability of the area. I. The Value of Tourism in North Omaha The North Omaha Legacy Tour highlights the beauty, history, and potential of North Omaha. From North 24th ST to the 30th ST corridor and the Malcolm X Foundation, chronicle and celebrate the past and embrace the hope of a bright future with us on this beautiful, entertaining tour of North Omaha. North 24th St., known as "The Street of Dreams" and affectionately named "The Deuce.", has hosted some of the greats in American Jazz history and is still a home for the arts. Our expert host is eager to share the stories of the rich legacy of this area and the African-American community, including the stories of Malcolm Little later known as Malcolm X. Venues are within the 24th and 30th Street Corridors and outside, including the Malcolm X Memorial Foundation and Bud Crawford's Gym. Hear authentic local stories about why North Omaha is a beacon of the past and essential for the future. The North Omaha Legacy Tour is capable of customizing tours and is prime to maximize emerging strategic initiatives of the Omaha Economic Development Coordination Plan. With its nationally recognized BVM Youth Tour, 4Urban.org has the experience to deliver first-class professional, memorable tours. 4Urban.org gained experience running the BVM Youth Tour since 2018, over six years of successful tours. The seed for the BVM Youth Tour is a response to the lack of knowledge of black history and the civil rights movement. The Black Votes Matter Tour was designed to address this void for our youth to become influential leaders. Likewise, the North Omaha Legacy Tours aims to educate its own, those of North Omaha that do not know their history and those outside of North Omaha, those who are curious about the unique culture of "24th & Glory." The tour may include notable restaurants, such as Big Mama's, world-renowned sites, such as the Malcolm X Memorial Foundation, and unique venues, such as the Great Plains Black History Museum, Bud Crawford's Gym, the Union for Contemporary Art, and developments coming out of the new LB1024 strategic initiatives. For these reasons, the tour is uniquely positioned to support and positively impact the success of projects while also affecting the North Omaha economy in its own unique way. This proposal will benefit the community by diversifying the

economy, in that it will bring in revenue from outside the neighborhood. As the greater Omaha population and visitors to the city learn about the legacy, history, and culture of North Omaha, they will become comfortably inspired to return to the area to support retail outlets, restaurants, museums, and events that they were introduced to by the North Omaha Legacy Tours. This will, in turn, improve the local neighborhood, as increased traffic encourages even more commerce. And, as more diversity in available amenities increases, so does the livability of the area. The North Omaha Legacy Tour already owns a 25 Passenger Shuttle Bus. This tour is profitable and the grant will only build the capacity of an already successful tour to support more of North Omaha's growth, revitalization, and recovery.

This proposal contributes to community sustainability by increasing visibility of all the amenities available, and increasing revenue for each entity in the community. An example of this is a recent tour for 45 guests from Lincoln, NE. This group spent ~\$700 in North Omaha for lunch, shopped in two retail establishments, visited the Malcolm X Memorial Foundation and the Great Plains Black History Museum, as well as 15 other "quick stops." They were so enamored by the area that they asked to stop for a group picture in front of one of the many beautiful murals along the way! NETV joined the tour to develop a story about North Omaha Legacy Tours and its impact for the "Nebraska Stories" series. Great Plains Black History Museum reported that, due to the increased visibility provided by the tours, first-time and repeat attendance is up at the museum. The North Omaha Legacy Tour, with the Omaha Economic Recovery Act grant funding accelerates the tour's success to become a true catalyst, connector, and collaborator in a sustainable community. This grant sustains us through July 2026 when we are self-funded, self-sustaining.

Best Practices/Innovation Similar tours operate in larger cities like Atlanta, Kansas City, Chicago and Detroit. It is a new and innovative concept in Omaha that can be replicated in other target areas. North Omaha Legacy Tours is committed to sharing its success and best practices with leaders in South Omaha who desire similar outcomes in increased visibility, visitors, and revenue. Conduct workforce development for North Omahans through regular job fairs and a Commercial Drivers License (CDL) Drivers Training Academy to create more drivers with known jobs, specifically the North Omaha Legacy Tour, Arrow Stage Lines, Omaha Public Schools, and more. The Job Fairs will be collaborative for all LB1024 initiatives to seek applicants. Create a North Omaha Legacy Visitors Center contributing to the current North Omaha infrastructure while championing the planned and future growth resulting from future LB1024 funding. This synergy creates a dynamic of the North Omaha culture, environment, and future development. All three legs of our proposal are unique innovations, but proven concepts for success.

Outcome Measurement Job Created (Job Fairs) CDL Drivers licensed Profitability and Economic Impact # tour participants # visitors (Visitors Center) # Collaborative Partnerships Support to South Omaha (as requested)

Establish a dashboard for tracking specific outcomes (build internally) Include regular surveys by outside Leverage Creighton Business School students (Student project)

This proposal is a catalyst for more investment in North Omaha. When searching for a location for a new business, or expansion of an existing business, elements determining selection are foot traffic and visibility. This proposal provides both, and will make North Omaha a more desirable destination. The North Omaha Legacy Tour introduces bus participants to numerous venues. These venues report INCREASED foot traffic after the tour began in January 2022. The North Omaha Legacy Tour has proven a successful pilot program. The request for LB1024 grant funding is to ACCELERATE our growth to make an even greater IMPACT on the North Omaha economy.

Partnerships Yes

Great Plains Black History Museum & Dreamland Ballroom North End Teleservices LL Fair Deal Market The Omaha Star The Union for Contemporary Art Shirley Tyree Theater Project Revive! Omaha Carver Legacy Center Broomfield Rowhouse Terence "Bud" Crawford Gym & TBC Shop SPARK / Black Votes Matter Institute Carnation Ballroom Forever North Development CULXR House The Highlander & Big Mama's restaurant Urban League of Nebraska Malcolm X Memorial Foundation Historical Blac

Churches, Additional Partners include: League of Women Voters, Common Cause, Nebraska Appleseed, NAACP, Urban League of Nebraska, Civic Nebraska, Nebraska Civic Engagement Table, Election Commission Voter ID Task Force, North Omaha Area Health (NOAH) clinic, NONA, SONA, Heartland Workers Center, Anti-Defamation League, National Council of Negro Women, Delta Sigma Theta, Alpha Kappa Alpha, Omega Psi Phi, Alpha Phi Alpha, and a large number of clergy and black churches. Tour participant organizations include: Religious organizations, Academic Institutions (UNL, UNO), Government agencies (NDED, Douglas County Health Department), Nebraska Historical Society, Nonprofits, Foundations, and Corporate Omaha.

24th & Lake Historic district Economic Impact Collaborative; Collaborative Agreement North Omaha Legacy Visitors Center

Displacement

No

Displacement explanation

Physical Location

North Omaha Legacy Tour Headquarters: 2514 N 24th ST; Omaha, NE 68110 Storage & Maintenance Facility: Ernie Chambers History-Arts-Humanities Multicultural Center; 4401 N 21st ST; Omaha, NE 68110)

Qualified Census Tract

Within one or more QCTs

Additional Location Documents

Property Zoning

Yes

Is the project connected to utilities?

Yes

No

Design, Estimating, and Bidding

No

No

n/a

General Contractor

No

Request Rationale

We are requesting \$950,000. Half of this amount will go to capital investment in the purchase of additional bus fleet and Business Operations Investment including CRM Software, Marketing, and lease hold improvement. The other half is to supplement the personnel expenses of 17 FTE employees when running at full capacity. This grants sustains us through July 2026 when we are self-funded, self-sustaining.

Grant Funds Usage

\$275,000 Charter Bus Investment \$44,000 15 PAX Shuttle Bus \$38,000 15 PAX Van \$74,000 Lease \$444,000 Personnel Costs \$75,000 Business Operations Investment (CRM Software, Marketing, lease hold improvement) Total \$950,000

Proposal Financial

Yes

Sustainability

The North Omaha Legacy Tour operations ramp up into 2024 with up to 15 tours per month to bring in \$22.5K revenue per month. We will have the maximum capacity of doing up to 3 tours per day, but this modest goal allows us to maintain operations. With increased tours, we are able to fully fund our personnel costs, establish the North Omaha Legacy Visitors Center, and the CDL Drivers Training Academy. Given our nine month successful pilot program, these numbers are modest and certainly achievable.

Funding Sources None

n/a

No

Scalability yes

The North Omaha Legacy Tour requires a \$432,000 investment for bus fleet expansion and business operations capacity. The personnel costs of \$444,000 allow for 17 FTE employees through the period of the grant and the \$74,000 allow for leasing in North Omaha properties.

Financial Commitment The North Omaha Legacy Tour owns a 25 passenger shuttle bus from nine months of operations, including the public service commission licensing, secured insurance commitments, marketing and branding.

ARPA Compliance Acknowledgment

ARPA Reporting and Monitoring Process Acknowledgment

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 Pro Forma Proposal Budget/Sources and Uses Request Rationale Documentation

2023-2026

July 23

Aug 23

Sep 23

Oct 23

Nov 23

Dec 23

Jan 24

Feb 24

Mar 24

Apr 24

May 24

June 24

Forecasted 2023 Revenue

North Omaha Legacy Tour	\$10,000	\$10,000	\$10,000	\$22,500	\$22,500	\$22,500	\$22,500	\$22,500	\$22,500	\$22,500	\$22,500	\$22,500
North Omaha Legacy Vistors Center (chamber grants)							4000	4000	4000	4000	4000	4000
CDL Drivers Academy & Job Fair (Fabric Lab)							n/a	n/a	n/a	n/a	n/a	n/a

Potential expenses

- Software System Research & website upgrade
- Support to South Omaha for South Omaha Heritage Tour
- Increased Pay and benefits including additional shuttle bus to accommodate increased tours and maintenance schedule

2023-2026**July 24 Aug 24 Sep 24 Oct 24 Nov 24 Dec 24 Jan 25 Feb 25 Mar 25 Apr 25 May 25 June 25****North Omaha Legacy**

Personnel Operations

Executive Director (1)	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1
COO (1)	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
Tour Curators (3)	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500
Scheduler (1)	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
Marketing Assist (1)	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Drivers/Maintenance (5)	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500
Admin assistant (1)	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
Academy Director (1)	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Visitor Center Curator (2)	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
Collaboration Job Fair Coordinator (1)	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Advising B4G	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500

Facilities

Bus Storage	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500
Utilities & fixed costs	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Leases	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Bus Fleet Maintenance	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500
Insurance	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
Capital equipment (buses)												

North Omaha Econom

Charter Bus Investment

15 PAX Shuttle Bus

15 PAX Van

Lease	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Personnel Costs	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000

Business Operations

Investment (CRM

Software, Marketing,

lease hold improvement)

2023-2026

July 24 Aug 24 Sep 24 Oct 24 Nov 24 Dec 24 Jan 25 Feb 25 Mar 25 Apr 25 May 25 June 25

Forecasted 2023 Revenue												
North Omaha Legacy Tour	\$22,500	\$22,500	\$22,500	\$22,500	\$22,500	\$22,500	\$22,500	\$22,500	\$22,500	\$22,500	\$22,500	\$22,500
North Omaha Legacy Vistors Center (chamber grants)	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000
CDL Drivers Academy & Job Fair (Fabric Lab)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Potential expenses

Software System Research
Support to South Omaha f
Increased Pay and benefit
including additional shuttle

2023-2026**July 25 Aug 25 Sep 25 Oct 25 Nov 25 Dec 25 Jan 26 Feb 26 Mar 26 Apr 26 May 26 June 26****North Omaha Legacy**

Personnel Operations

Executive Director (1)	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1
COO (1)	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
Tour Curators (3)	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500
Scheduler (1)	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
Marketing Assist (1)	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Drivers/Maintenance (5)	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500
Admin assistant (1)	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
Academy Director (1)	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Visitor Center Curator (2)	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
Collaboration Job Fair Coordinator (1)	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Advising B4G	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500

Facilities

Bus Storage	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500
Utilities & fixed costs	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Leases	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Bus Fleet Maintenance	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500
Insurance	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
Capital equipment (buses)												

North Omaha Econom

Charter Bus Investment

15 PAX Shuttle Bus

15 PAX Van

Lease	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Personnel Costs	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000

Business Operations

Investment (CRM

Software, Marketing,

lease hold improvement)

2023-2026

July 25 Aug 25 Sep 25 Oct 25 Nov 25 Dec 25 Jan 26 Feb 26 Mar 26 Apr 26 May 26 June 26

Forecasted 2023 Revenue													
North Omaha Legacy Tour	\$22,500	\$22,500	\$22,500	\$22,500	\$22,500	\$22,500	\$22,500	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
North Omaha Legacy Vistors Center (chamber grants)	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000
CDL Drivers Academy & Job Fair (Fabric Lab)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Potential expenses

Software System Research
Support to South Omaha f
Increased Pay and benefit
including additional shuttle

2023-2026

July 26

North Omaha Legacy

Personnel Operations			Personnel Operations
Executive Director (1)	\$1	\$37	Executive Director (1)
COO (1)	\$4,000	\$148,000	COO (1)
Tour Curators (3)	\$4,500	\$166,500	Tour Curators (3)
Scheduler (1)	\$1,500	\$55,500	Scheduler (1)
Marketing Assist (1)	\$1,000	\$37,000	Marketing Assist (1)
Drivers/Maintenance (5)	\$7,500	\$277,500	Drivers/Maintenance (5)
Admin assistant (1)	\$1,500	\$55,500	Admin assistant (1)
Academy Director (1)	\$2,000	\$74,000	Academy Director (1)
Visitor Center Curator (2)	\$4,000	\$148,000	Visitor Center Curator (2)
Collaboration Job Fair Coordinator (1)	\$2,000	\$74,000	Collaboration Job Fair Coordinator (1)
Advising B4G	\$2,500	\$92,500	Advising B4G
		\$0	
Facilities		\$0	Facilities
Bus Storage	\$500	\$18,500	Bus Storage
Utilities & fixed costs	\$1,000	\$37,000	Utilities & fixed costs
Leases	\$2,000	\$74,000	Visitors Center
Bus Fleet Maintenance	\$3,500	\$129,500	
Insurance	\$1,500	\$55,500	
Capital equipment (buses)		\$357,000	
		\$1,800,037	

North Omaha Econom

Charter Bus Investment		\$275,000	Charter Bus Investment
15 PAX Shuttle Bus		\$44,000	15 PAX Shuttle Bus
15 PAX Van		\$38,000	15 PAX Van
Lease	\$2,000	\$74,000	Lease
Personnel Costs	\$12,000	\$444,000	Personnel Costs
Business Operations Investment (CRM Software, Marketing, lease hold improvement)		\$75,000	Business Operations Investment (CRM Software, Marketing, lease hold improvement)
			\$357,000

2023-2026

July 26

\$950,000

Forecasted 2023 Revenue

**North Omaha Legacy
Tour** \$30,000 \$847,500

**North Omaha Legacy
Vistors Center
(chamber grants)** 4000 124000

**CDL Drivers Academy
& Job Fair (Fabric Lab)** n/a

Potential expenses Revenu
e \$971,500

Software System Research Profit \$121,463
Support to South Omaha f
Increased Pay and benefit
including additional shuttle



MEMORANDUM OF UNDERSTANDING AND JOINT USE AGREEMENT

This Joint Use Agreement ("Agreement") is made and entered into this 9th day of May, 2022 (the "Effective Date"), by and between Fabric LLC, a Nebraska limited liability company ("Fabric") and Black Votes Matter Institute of Community Engagement, a Nebraska nonprofit corporation, d/b/a 4Urban.org ("4Urban").

WITNESSETH:

WHEREAS, Fabric is the owner of certain real property with an address of 2514 N. 24th Street, Omaha, Nebraska 68110, together with all buildings, structures, and improvements located upon, appurtenant to, or associated with such property (the "Property").

WHEREAS, Fabric plans to use the Property primarily to operate a community development and urban design program ("Fabric Lab"), that will provide, among other things, access to space, computers, classes, seminars, and other resources designed to foster, support, and cultivate urban design and real estate development serving Black and Indigenous people, organizations, and the North Omaha community.

WHEREAS, 4Urban's mission is to develop urban communities by focusing on four pillars: community engagement, economic growth, leadership development, and non-partisan voter participation initiatives.

WHEREAS, the parties share a common intent of supporting development of the Black and Indigenous communities of Omaha, Nebraska.

WHEREAS, the parties desire to cooperate in the use of the Property for the benefit of Omaha, Nebraska's Black and Indigenous peoples and communities and wish to enter into this Agreement for that purpose.

NOW, THEREFORE, the Parties do hereby agree as follows:

1. Joint Use Area. The portion the Property that is subject to this Agreement is the approximately 1,056 square foot joint use area of the building located on the Property (the "Joint Use Area"), as depicted on Exhibit A, attached hereto and incorporated herein by this reference. The Joint Use Area is sometimes referred to under this Agreement as Fabric Lab. Fabric will have exclusive use of all other areas of the Property not specifically designated as the Joint Use Area. Notwithstanding the foregoing, the Joint Use Area shall include the 1,056 square foot joint use area of the building located on the Property, the parking lot, and such other areas as designated by Fabric from time to time in writing.

2. Term. The initial term of this Agreement shall commence as of the Effective Date and shall continue until December 31, 2022 (the "Expiration Date"). Notwithstanding the stated term, the Agreement may be terminated as follows:

a. Breach. Either party may terminate this Agreement upon thirty (30) days' notice to the other in the event of a material breach which remains uncured at the end of such notice period. For the avoidance of doubt, failure to pay any amount owed under this Agreement when due shall constitute a material breach.

b. Compliance with Laws. This Agreement may be terminated by either party at any time, in the event that any court or governmental authority determines that either party is, under this Agreement, operating in violation of any federal, state, county or local governmental and municipal laws or regulations.

3. Ownership of Joint Use Area. The Property, including the Joint Use Area, shall at all times be the property of the Fabric. Nothing in this Agreement shall constitute a transfer of ownership of the Property or any of its Joint Use Area to 4Urban or a lease of space to 4Urban, it being understood that this Agreement deals only with the right of 4Urban to use the Joint Use Area, as further provided under this Agreement, in conjunction with Fabric and such other third-parties, as determined by Fabric in Fabric's sole and absolute discretion.

4. Use of Facility. Fabric hereby grants 4Urban a non-exclusive right to use the Joint Use Area jointly with Fabric and such other third-parties, as determined by Fabric in Fabric's sole and absolute discretion, for the purpose of hosting town hall meetings, community meetings, organizing community bus tours, and offering urban design and real estate development programming in conjunction with Fabric (collectively, the "Permitted Use"). 4Urban's Permitted Use is subject to Fabric's advance written approval of all 4Urban planned events in the Joint Use Area, as further provided under Section 5 of this Agreement, and to such other policies and procedures established by this Agreement and as otherwise determined by Fabric from time to time. Such policies shall include, but shall not be limited to, the following:

a. Fabric may establish rules of conduct for all patrons using the Joint Use Area, including 4Urban, and Fabric shall retain the right to prohibit 4Urban, its employees, guests, invitees, or other patrons from the Join Use Area for violations of such rules of conduct, as established by Fabric from time to time.

b. Fabric may exclude 4Urban, or any of 4Urban's employees, guests, or invitees from the Joint Use Area for violation of any applicable law, violation of the Agreement, or for any intentional damage to the Property or Fabric's personal property.

c. All 4Urban signage on the Property or within the Joint Use Area is subject to Fabric's advance approval, which may be withheld in Fabric's sole discretion.

d. Upon the expiration or earlier termination of this Agreement, 4Urban shall remove all of its furniture, fixtures, equipment, and any other personal property from the Joint Use Area, within 30 days. 4Urban shall be responsible, at 4Urban's sole expense, for repairing any damage to the Joint Use Area caused by its removal of property as provided herein.

5. Scheduling. Fabric will schedule and maintain a calendar of all Fabric Lab sponsored events, and such other events, activities, happenings conducted at or within the Join Use Area. As such,

4Urban's events and activities conducted in the Joint Use Area are subject to Fabric's advance approval, which such approval may be withheld in Fabric's sole discretion. 4Urban shall submit to Fabric a proposed schedule of its events no less than fourteen (14) days prior to the proposed event date (the "Event Notice"). The Event Notice shall include 4Urban's proposed date and time for the event, together with a general description of the event. Fabric shall review the Event Notice and provide its approval or denial thereof within three (3) days of receipt. In the event of a scheduling conflict with other approved events, patrons, or users of the Joint Use Area, Fabric shall use reasonable efforts to propose an alternative date and time for 4Urban's proposed event. Notwithstanding the foregoing, Fabric, in its sole and absolute discretion, reserves the right to deny approval and scheduling of any event or activity Fabric determines is not adequately aligned with its mission or is otherwise not appropriate for Fabric Lab.

6. Condition of Joint Use Area & Furniture, Fixtures and Equipment. Fabric will be responsible for the build out of the Joint Use Area, which shall include, but shall not be limited to, conducting such alterations and improvements of the Joint Use Area as determined pursuant to Fabric's sole and absolute discretion, and as otherwise necessary to provide a clean and safe space for use by patrons and the community. Fabric shall provide all furniture, fixtures, and equipment for the Joint Use Area, including, but not limited to, tables, chairs, and the installation of audio-visual equipment. Fabric shall be responsible for any repair or replacement of the Joint Use Area and Fabric's furniture, fixtures, and equipment, unless such damage is caused by 4Urban, in which case 4Urban, at its cost and expense, shall promptly repair the same. Fabric shall not be responsible for providing or otherwise supplying 4Urban with any materials, equipment, or other items required by 4Urban in conjunction with its use of the Joint Use Area or the operation of its business.

7. Staffing. Fabric will appoint an employee to manage Fabric Lab and coordinate usage and scheduling of the Joint Use Area. Fabric may devote additional employees, as necessary, to assist with the overall management of the Joint Use Area/Fabric Lab, ensure adherence to Fabric Lab's established policies and procedures, and to manage implementation and operation of Fabric's programming conducted at Fabric Lab/the Joint Use Area. 4Urban is solely responsible for its business operations conducted in the Joint Use Area, as permitted under this Agreement, and 4Urban shall be solely responsible for providing adequate staffing for all of 4Urban's approved events conducted in the Joint Use Area. Fabric shall not be responsible in any way for 4Urban's business operations or for providing staffing for 4Urban's approved events, programs, and activities conducted in the Joint Use Area, unless otherwise agreed to in writing.

8. Cleaning, Maintenance, and Repair. Fabric will provide for custodial services to the Joint Use Area. Any maintenance and repair of the Joint Use Areas, including capital repairs and replacements, will be the responsibility of Fabric, unless such repair or replacements are caused by or the result of 4Urban's use of the Joint Use Area. 4Urban will not make any repairs or improvements to the Joint Use Area but will notify Fabric of the need for any such repairs or replacements. 4Urban shall contribute to the cost and expense of custodial services to the Joint Use Area, as further provided under Section 11 of this Agreement.

9. Utilities. Fabric will provide, maintain, and otherwise pay for all utility services serving the Joint Use Area, including the HVAC equipment located within the Joint Use Area.

10. Security Services; Access. Fabric shall have no obligation to provide any safety or security devices, services, or programs for 4Urban or the Joint Use Area and shall have no liability for failure to provide the same or for inadequacy of any measures provided. However, Fabric may institute or continue such safety or security devices, services, and programs as Fabric, in its sole discretion, deems necessary. Fabric shall provide 4Urban with one (1) key or access card for access to the Joint Use Area. 4Urban shall not share or may copies any key or access card, and 4Urban shall be responsible for the cost and expense to replace any lost or misplaced key or access card. 4Urban shall contribute to the costs and expenses of instituting and maintaining such safety and security devices, services and programs serving the Join Use Area, as further provided under section 11. The parties acknowledge that safety and security devices, services and programs provided by Fabric, if any, while intended to deter crime and enhance safety, may not in given instances prevent theft or other injurious acts or ensure safety of parties or property. The risk that any safety or security device, service or program may not be effective, or may malfunction, or be circumvented, is assumed by 4Urban with respect to 4Urban's property and interests, and 4Urban shall obtain insurance coverage to the extent 4Urban desires protection against such acts and other losses. 4Urban agrees to cooperate in any safety or security program developed by Fabric or required by law.

11. Charges for Use. In consideration of the joint use of the Joint Use Areas, 4Urban shall pay the following to Fabric:

a. 4Urban shall pay an annual amount of three hundred Dollars (\$300.00) (the "Custodial Fee") for any custodial services to the Joint Use Area provided by Fabric, as further described in Section 8. The Custodial Fee shall be paid by 4Urban to Fabric in the amount of twenty-five Dollars (\$25.00) on or before the first (1st) day of each month during the term of this Agreement.

b. 4Urban shall pay an annual amount of one hundred eighty Dollars (\$180.00) (the "Security Fee") for any safety or security devices, services and programs provided by Fabric for the Joint Use Area, as further described in Section 10. The Security Fee shall be paid by 4Urban to Fabric in the amount of fifteen Dollars (\$15.00) on or before the first (1st) day of each month during the term of this Agreement.

12. Damage or Destruction. 4Urban shall be responsible to repair any damage to the Joint Use Area or to any of the Fabric's personal property in the Joint Use Area where such damage is caused by 4Urban or by 4Urban's employees, agents, contractors, guests, or invitees. Fabric, at its election, may require that any repairs are completed, at Fabric's expense, by Fabric or Fabric's contractors.

13. Insurance.

a. Commercial General Liability Insurance. 4Urban shall provide and keep in full force and effect commercial general liability insurance with respect to its operations, including the use of the Joint Use Area, with limits of liability of not less than \$1,000,000 combined single limit for bodily injury and property damage. 4Urban shall name Fabric as an additional insured on such policies and shall provide Fabric with certificates of insurance evidencing such coverages. The certificates of insurance shall state that such coverage shall not be canceled or terminated without at least thirty (30) days' prior written notice to the certificate holder. Failure

to maintain the required insurance shall be considered an event of default under this Agreement.

b. Casualty Insurance. Fabric shall be responsible for maintaining "all risk" casualty insurance coverage of the Joint Use Area.

c. Personal Property. Each party shall be responsible for maintaining casualty insurance for its own personal property and equipment.

d. Waiver of Subrogation. Each party hereby remises, releases and discharges the other party hereto and any officer, agent, employee or representative of such party, of and from any liability whatsoever hereafter arising from loss, damage, or injury caused by fire or other casualty for which insurance (permitting waiver of liability and containing a waiver of subrogation) is carried by the injured party, or required by this Agreement to be carried, at the time of such loss, damage or injury to the extent of any amounts recovered or recoverable by the injured party under such insurance.

14. Force Majeure. The parties to this Agreement shall be excused from performance hereunder during the time and to the extent that they are prevented from performing in the customary manner by act of God, fire, strike, governmental restriction or mandate, lockout, unavailability or commandeering of materials, products, plants, or facilities by the Government or rationing or limitation of use of materials or products, when satisfactory evidence thereof is presented to the other party, provided that it is satisfactorily established that the nonperformance is not due to the fault or neglect of the party not performing.

15. Indemnification. 4Urban agrees to indemnify and defend the Fabric against and to hold the Fabric harmless from any and all claims or demands of any third party and any other costs or losses incurred by the Fabric (which shall include, without limitation, reasonable attorneys' fees and costs) that: (A) ARISE FROM OR ARE IN CONNECTION WITH 4URBAN'S OR ITS EMPLOYEES', AGENTS', MEMBERS', CONTRACTORS', INVITEES', VOLUNTEERS', OR GUESTS' USE, OCCUPANCY, REPAIR, OR MAINTENANCE OF FABRIC LAB/THE JOINT USE AREA, OR ANY PORTION THEREOF, OR (B) ARISE FROM OR ARE IN CONNECTION WITH 4URBAN'S PERFORMANCE OF ITS SERVICES OR PROGRAMS AT FABRIC LAB/THE JOINT USE AREA, OR (C) ARISE FROM OR ARE IN CONNECTION WITH ANY ACT OR OMISSION OF 4URBAN OR 4URBAN'S EMPLOYEES, AGENTS, MEMBERS, CONTRACTORS, INVITEES, VOLUNTEERS, AND GUESTS, OR (D) RESULT FROM ANY DEFAULT, BREACH, VIOLATION, OR NONPERFORMANCE OF THIS AGREEMENT OR ANY PROVISION HEREOF BY 4URBAN, OR (E) RESULT FROM INJURY TO PERSON OR PROPERTY OR LOSS OF LIFE SUSTAINED IN FABRIC LAB/THE JOINT USE AREA.

16. Assumption of the Risk. 4Urban shall release and hold harmless Fabric from any injury arising out of or related to such 4Urban's use of the Joint Use Area. 4Urban assumes all risk of damage to property or injury to persons as a result of its use of the Joint Use Area or performance of such activities, programs, and services at the Joint Use Area and 4Urban waives all claims in respect thereof against the Fabric.

17. Release. 4Urban forever releases and discharges, and by this Agreement does forever release and discharge Fabric, its directors, officers, employees, and agents, of and from all manner of actions, causes, and causes of actions, suits, reckonings, controversies, damages, claims, and demands,

in law or in equity, that 4Urban now has or later can or may have or which 4Urban's heirs, executors, or administrators can, shall, or may have by reason of any matter, cause or thing, arising out of any matter or thing contained in this Agreement or, in pursuance of, or arising out of or in connection with any matter or thing arising out of 4Urban's use of the Joint Use Area.

18. Miscellaneous.

a. Performance. All payments to be made under this Agreement shall be made without prior legal notice or demand unless otherwise provided herein. Time is hereby an essential element to the performance of each and every one and all of the terms, covenants, and conditions to be kept, observed, or performed under this Agreement.

b. Notices. All notices, requests, demands or other communications hereunder (including notices of all asserted actions, claims or demands) shall be in writing and shall be deemed to have been duly given upon personal delivery to the other party or upon deposit in the U.S. mail, certified or registered mail, return receipt requested, to the addressee at the address herein designated or such other address as may be designated in writing by notice given in the manner provided herein:

If to 4Urban: 4Urban
 Attn: Preston Love
 6021 Villa De Sante Dr.
 Omaha, NE 68104
 Email: prestonlovejr@gmail.com

If to Fabric: Fabric, LLC
 Attn: Manne Cook
 1111 N. 13th St., Ste. 311
 Omaha, NE 68102
 Email: manne@sparkcdi.org

c. Applicable Laws. This Agreement shall be governed by and construed in accordance with the laws of the State of Nebraska.

d. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall constitute an original, and all of which, when taken together, shall constitute a single agreement.

e. Headings. Headings of sections of this Agreement are for convenience of reference only and do not form a part hereof and do not in any way modify, interpret, or construe the intentions of the parties.

f. Entire Agreement; Modification. This Agreement contains all of the terms and conditions agreed upon by the parties with respect to the joint use of the Join Use Area. All prior negotiations, correspondence, and agreements are superseded by this Agreement and any

other contemporaneous documents. This Agreement may not be modified or changed except by written instrument signed by the parties.

g. Relationship of Parties. Neither the method of computation of fees nor any other provisions contained in this Agreement, nor any acts of the parties shall be deemed or construed by the parties or by any third person to create the relationship of principal and agent or of partnership or of joint venture or of any association between parties, other than the contractual relationship set out in this Agreement.

h. Waiver. No waiver of any default shall be implied from any omission of either party hereto, or from the failure of either party to exercise any right or power that such party may have. No custom or practice of the parties that is at variance with the terms of this Agreement shall constitute or waiver of such terms. Failure to insist on compliance with any of the terms, covenants, or conditions hereof shall not be deemed a waiver of such terms, covenants, or conditions, nor a waiver or relinquishment of any right or power hereunder, at any future time or times or under any other circumstance(s).

i. Severability. If any term or provision of this Agreement or the application thereof to any person or circumstances shall to any extent be invalid or unenforceable, the remainder of this Agreement or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each term and provision of this Agreement shall be valid and enforced to the fullest extent permitted by law.

j. Interpretations. Any uncertainty or ambiguity existing herein shall not be interpreted against either party because such party prepared any portion of this Agreement but shall be interpreted according to the application of rules of interpretation of contracts generally.

k. Successors and Assigns. Neither party may assign this Agreement, in whole or in part, nor shall this Agreement be transferred by operation of law or otherwise, without the prior written consent of the other party. Any permitted assignment or transfer shall not relieve the assigning party of any obligations hereunder. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective permitted, heirs, representatives, successors and consented-to assigns.

l. Compliance with Laws. 4Urban agrees to comply with all applicable governmental laws, ordinances, and regulations in connection with 4Urban's and its employees', agents', members', contractors', invitees', volunteers', and guests' use of Fabric Lab/the Joint Use Area. 4Urban further agrees to cause its employees, agents, members, invitees, volunteers, and guests to comply with all applicable governmental laws, ordinances, and regulations.

Signatures on following page.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

Fabric LLC, a Nebraska limited liability company

By: **Spark, a Nebraska non-profit corporation**

Its: **Manager**

DocuSigned by:

Jamie Berglund

Name: _____

A991C1663ECA4BA...
Jamie Berglund, Executive Director

Black Votes Matter Institute of Community Engagement, a Nebraska nonprofit corporation, d/b/a

4Urban.org

DocuSigned by:

PRESTON LOVE JR

By: _____

8E6F10D4D7C840F...

Its: Ceo

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.



NORTH OMAHA *Legacy* TOURS

September 26, 2022

Collaborative Agreement North Omaha Legacy Visitors Center

In the past year, tourists have proven curious to learn and excited to experience the rich culture and history that North Omaha offers. As the recovery begins in earnest in 2023, the attractiveness and viability of tourism will increase exponentially. The North Omaha Legacy Tours becomes key contributor, and more importantly a connector, to the future landscape of North Omaha.

A need for a central hub in North Omaha, a North Omaha Legacy Visitor's Center, will emerge for tourists desiring information for all things North Omaha. We propose a collaborative effort between the North Omaha Legacy Tours and the Ernie Chambers History-Arts-Humanities Multicultural Center to form a North Omaha Legacy Visitors Center. The Visitors Center would serve guest desiring to visit, shop, and dine. Likewise, the Visitors Center will be uniquely positioned to understand grassroots on the ground developments in North Omaha. Please join us in supporting this collaborative agreement!

A handwritten signature in blue ink that reads "Gayla Lee Chambers".

Gayla Lee Chambers
Founder, Ernie Chambers
History-Arts-Humanities
Multicultural Center

A handwritten signature in black ink that reads "Preston Love Jr.".

Preston Love Jr.
Executive Director
4Urban.org

2022 Face-to-Face With Black History Civil Rights Tour: "The Best One Yet."



Tour participants at Tuskegee University in Alabama surround a statue of Booker T. Washington with a man liberated from enslavement. The caption reads, "He lifted the veil of ignorance from his people and pointed the way to progress through education and industry." Photo credit: [M.David Clark](#)

BY ELLE LOVE

The Face-to-Face With Black History Tour, founded by Preston Love Jr. in 2018, has logged another successful trip. Students from predominantly North Omaha schools learn about Black history by visiting historic civil rights landmarks in the South.



NOISE

slice.”



Outside the Lorraine Motel in Memphis, Tenn. Photo credit: [M. David Clark](#)

The first stop on the tour was Memphis, Tennessee to view the National Civil Rights Museum at the

Lorraine Motel where Rev. Dr. Martin Luther King, Jr. was

assassinated on April

4, 1968. Looking inside the room where he stayed was one of two truly somber moments for the students, according to Love.

The group visited two Memphis churches that were active in the civil rights struggle, the Mason Temple, where Dr. King made his final speech, and the Clayborn Temple where activists created the “I AM A MAN” signs used by striking workers.

The group moved on to Jackson, Mississippi where, for the first time, the participants were able to walk around the exterior of the home of slain NAACP field secretary Medgar Evers. They touched the spot on the driveway where he was gunned down.

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*LEFT: HOME OF MEDGAR EVERS IN JACKSON, MISS.
RIGHT: 16TH ST. BAPTIST CHURCH IN BIRMINGHAM,
ALA. PHOTO CREDIT: M. DAVID CLARK*

In Birmingham, Alabama they toured the 16th St. Baptist Church where four girls were killed in a 1963 bombing by the Ku Klux Klan. At the Birmingham National Civil Rights Museum they saw a replica of a Freedom Riders’ bus and the actual jail cell door where Dr. King wrote his famous “Letter From Birmingham Jail.”

In Selma, the group



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rights activist John

[M. David Clark](#)

Lewis, were beaten by police on "Bloody Sunday" in March of 1965 while marching to the state capital to advocate for voting rights. They also toured the city's Voting Rights Museum.

In Montgomery, they explored the Rosa Parks Museum which commemorates her role in the 13 month-long bus boycott in 1955 - 1956 as well as the Dexter Ave. Baptist Church which served as Dr. King's office while he directed the boycott.



At the memorial to victims of lynching in Montgomery, Ala. Photo credit: [M. David Clark](#)

Other Alabama stops included the [National Memorial for Peace and Justice](#), founded by the [Equal Justice Initiative](#) in 2018,

which is dedicated to remembering the history of slavery and the terror of lynching during the Jim Crow era. Seeing the lynching memorial was the second time Love noticed an especially serious and somber demeanor among the youth. Nearby, they visited a famed educational institution, Tuskegee University, founded by Booker T. Washington in

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playwright Tyler Perry, who is credited with founding the first Black-owned film production studio in the United States.

The group even found time to visit several HBCUs (Historically Black Colleges and Universities) in the Atlanta area including Morehouse and Spellman.



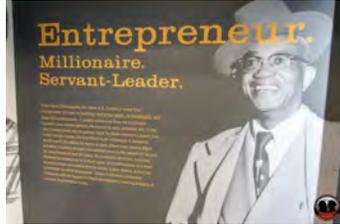
REFLECTIONS FROM THE TOUR LEADER AND A CHAPERONE

Five groups of students with a chaperone were assigned a team name honoring a civil rights leader— [A.G. Gaston](#), [Viola Liuzzo](#), [Medgar Evers](#), [Adam Clayton Powell](#), and [Fannie Lou Hamer](#).

“We break them off into teams and there’s several sub-leadership things in there. One is that they bond better in teams. They are not isolated and there is a little peer pressure in the team because each team has a name of a famous [civil rights leader] that they don’t know anything about and they have to study about that. And then when they present at the banquet at the end of the tour, everyone on their team has to talk,” Love said.

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discussion in the evening with Love and their peers to talk about the landmarks and their significance.



“You have the reflections from the book and the prompt to the questions, but

Photo credit: [M. David Clark](#)

then at that time, they will talk with each

other about ‘What did you think about A.G. Gaston or the Edmund Pettus Bridge?’ Cook asked.

[Gaston is a little known successful Black businessman](#) from Alabama who owned businesses ranging from funeral homes to an insurance company. He was an ardent supporter of the civil rights movement.

“‘Today, we’re in Memphis. Which of the stops did you enjoy the most or what did you think of the Lorraine Motel?’ We actually have those kinds of pre-questions. And every evening, we have a reflection session where we talk about that,” Love said.

The most memorable part of the tour for Cook was the group discussion over renaming the Edmund Pettus Bridge. Pettus was a Confederate veteran, a

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Representative for Georgia’s 5th Congressional District.

“That stood out to me because you had some people who said, ‘Yeah, change it,’ and you had some people who said ‘Keep it the same.’ But it’s deeper than that,” Cook said.

Love and Cook both agreed that the most important benefit of the tour is that students begin to consider what they are learning within the context of today’s social issues.

“When they start having the discussions, they now know what the Edmund Pettus bridge is as opposed to the Powerpoint. This is real. *They walked across that bridge,*” Love said.

“Kids don’t have to wash cars or fundraise to take part of our tour.”

– PRESTON LOVE JR.

He said chaperones are welcome to join in on the group discussions— up to a point.

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Cook believes the learning experience includes personal growth along with historical facts.

"They learn some skills that are professional but also interpersonal skills like public speaking," he said.

Love remembered one of the participants named Malakai was too nervous to introduce himself before he participated in discussions. By the end of the tour at the banquet, he started presenting with his team.

"Those kids on day one would have to stand up and give their names and half of them couldn't pull it off," Love said. "We're watching them and teaching them how to have the confidence to stand up and talk."

"I had one of the kids that I related to and he related to me. He had gang stuff in his former and present life. He was a different kind of guy who came onto the tour with a different kind of life. He wasn't a scholar trying to learn more and he turned out to be an exemplary person. I wanted to relate to him. So he was going to play football and I told him I played football so that built something. So throughout the tour, it became a link. There

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on to attend Howard Law School.



LOVE SPEAKS TO PARTICIPANTS BEFORE DEPARTURE IN OMAHA; MUSEUM EXHIBITS IN MEMPHIS AND BIRMINGHAM. PHOTO CREDIT: M. DAVID CLARK

Alumna Marianna Miller recently spoke out against students wearing hate symbols in her high school in Bismarck, North Dakota.

“When she got up there, kids were wearing t-shirts with the Confederate flag on it. She had enough confidence and went to the school board, stood up, and made a presentation on why that wasn’t

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testimony of one of many, many that makes [those of] us that work on the tour just prideful.”

BEHIND THE SCENES

In the beginning, Love recruited Black youth in Omaha through organizations including Girls Inc.,

Boys and Girls Club, Hope Center, Avenue Scholars, Urban League and more.

After the tour became established, the demand and interest increased and it expanded to several high schools.

“We started having people knocking on our door,” Love said as he knocked on the table. “And those who knocked on our doors are individuals who wanted their son or daughter to go.”

Love and his staff must raise over \$70,000 each year. While planning for the tour, they arrange for transportation, hotel stays, food, museum fees and other accommodations. His next big move is to start a national association of Black tour providers to network with others. He said the collaboration can increase buying power with hotels. He works with Arrow Stage Lines to provide group transportation.

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SERVES AS MANEAT

feedback on how the tour can improve on the program.

In the evening, participants write in their reflective journals. Photo credit: [M. David Clark](#)

"We make changes. We make mistakes, but that's the formula. We adjusted it, made it better, and this was the best one yet," Love said.

One of the great advantages of the tour is that students don't have to pay to go.

"I insisted on having it that way so that kids don't have to wash cars or fundraise to take part of our tour," Love said. Due to the many requests from community members who want to go on the tour, Love offers around 20 spots for paying adults. He said he has reams of testimonials from people who have gone on the tour.

Love conducted an informal survey of how many students from different high schools had participated in the tour.

"It was not only OPS, but it was really where the Black kids went. We now have kids coming from private schools, all kinds of districts so it's very diverse," Love said. "I've enjoyed every minute of that. I really designed this originally for Black kids. Now it's taking on its own life."

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At the National Memorial for Peace and Justice in Montgomery, Ala. Photo credit: [M. David Clark](#)

Love believes students from all over the country should take part in this kind of educational travel.

“You would think that the kids in the South don’t need it. We always see several charter buses full of kids from other tours but they are not all from Kansas. They’re from Mississippi, Alabama, and all of that. That’s a dynamic,” Love said.

For more information about participating in next year’s tour or to volunteer as a chaperone email Preston Love Jr. at prestonlovejr@gmail.com or call 402-812-3324.

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NORTH OMAHA *Legacy* TOURS

***Recovery via Tourism & Job Development:
The North Omaha Legacy Tour***

***Proposal for the Economic Recovery Act Coordination
Plan***



Prepared By:

Preston Love, Jr.

Executive Director, 4Urban.org

October 9, 2022

4URBAN.ORG


INSTITUTE FOR
URBAN DEVELOPMENT

EXECUTIVE SUMMARY (352 words)

4Urban.org and the North Omaha Legacy Tour are registered trade names of the Black Votes Matter Institute of Community Engagement, a 501c3 nonprofit registered with SAM.gov. The Institute for Urban Development (4Urban.org) requests \$950,000 in LB 1024 funds to:

- Increase, maximize, and accelerate the success of the **North Omaha Legacy Tour** as a catalyst for all economic development (direct and indirect) in the recovery of North Omaha, including North Omaha-owned retail outlets, restaurants, small businesses, and organizations, including nonprofits, religious institutions, museums, and cultural centers.
- Conduct workforce development for North Omahans through regular job fairs and a **Commercial Drivers License (CDL) Drivers Training Academy** to create more drivers with known jobs, specifically the North Omaha Legacy Tour, Arrow Stage Lines, Omaha Public Schools, and more. The Job Fairs will be collaborative for all LB1024 initiatives to seek applicants.
- Create a **North Omaha Legacy Visitors Center** contributing to the current North Omaha infrastructure while championing the planned and future growth resulting from future LB1024 funding. This synergy creates a dynamic of the North Omaha culture, environment, and future development.
- **The North Omaha Legacy Tour** is:
 - A proven pilot program, since January 2022, has provided over 100 tours and \$100,000 in direct economic impact.
 - A Demystifier of North Omaha's Legacy, history, and culture, to vast audiences, including visitors to North Omaha, and conduct strategic communications for all of the North Omaha Economic Development Coordination plan strategic initiatives.
 - A good news story of North Omaha, including the venues, businesses, and services, ensuring increased success across all LB1024 initiatives, affecting economics and increasing the dynamics of a recovering, vibrant community.
- Upon request, the North Omaha Legacy Tour team is available to advise and assist South Omaha leaders in developing a similar South Omaha Culture & Heritage Tour to capitalize on South Omaha's rich arts, culture, and dining.



In summary, the North Omaha Legacy Tour emerges as a CATALYST and CONNECTOR for the present and newly-emerging North Omaha economy. A successful Tour, workforce development, visitors center, and support to South Omaha are vital elements to a successful North Omaha Economic Development Coordination Plan.

I. The Value of Tourism in North Omaha

The North Omaha Legacy Tour highlights the beauty, history, and potential of North Omaha. From North 24th St to the 30th St corridor and the Malcolm X Foundation, chronicle and celebrate the past and embrace the hope of a bright future with us on this beautiful, entertaining tour of North Omaha. North 24th St., known as "The Street of Dreams" and affectionately named "The Deuce," has hosted some of the greats in American Jazz history and is still a home for the arts. Our expert host is eager to share the stories of the rich legacy of this area and the African-American community, including the stories of Malcolm Little, later known as Malcolm X. Venues are within the 24th and 30th



Street Corridors and outside, including the Malcolm X Memorial Foundation and Bud Crawford's Gym. Hear authentic local stories about why North Omaha is a beacon of the past and essential for the future. The North Omaha Legacy Tour is capable of customizing tours and is primed to maximize emerging strategic initiatives of the Omaha Economic Development Coordination Plan.

With its nationally recognized BVM Youth Tour, 4Urban.org has the experience to deliver first-class professional, memorable tours. 4Urban.org gained experience running the BVM Youth Tour since 2018, over six years of successful tours! The seed for the BVM Youth Tour is a response to the lack of knowledge of black history and the civil rights movement. The Black Votes Matter Tour was designed to address this void for our youth to become influential leaders. Likewise, the North Omaha Legacy Tours aims to educate its own, those of North Omaha that do not know their history and those outside of North Omaha, those who are curious about the unique culture of "24th & Glory." The tour may include notable restaurants, such as Big Mama's, world-renowned sites, such as the Malcolm X Memorial Foundation, and unique venues, such as the Great Plains Black History Museum, Bud Crawford's Gym, the Union for Contemporary Art, and developments coming out of the new LB1024 strategic initiatives. For these reasons, the tour is uniquely positioned to support and positively impact the success of projects while also affecting the North Omaha economy in its own unique way.

II. Filling the Void: A New Chapter & the North Omaha Legacy Tour

The successful North Omaha Legacy Tours operates around key corridors and teaches participants about the culture and history of North Omaha. Unfortunately, despite the wonderful people, history, and culture, there have been 40-50 years of economic neglect and disinvestment.

Today North Omaha is turning the pages of history and beginning a new chapter. That chapter promises the long-awaited, thoughtful, and substantial, albeit not yet comprehensive, development of North Omaha. I submit the evidence of this new chapter, ten excellent, small to large, economic development projects that are at different stages but begin the latest chapter of development in North Omaha:

- The total renovation of the North-West corner sector, of 24th and Lake, where the organization Fabric Spark has renovated and upgraded the buildings on the North-West corner sector, from Lake Street to Ohio Street, and a new music and arts venue called North Omaha Music and Arts (NOMA)
- The Union for Contemporary Arts provides incredible programming related to the arts and more on the South-East corner of 24th and Lake.
- On the South-West corner of 24th and Lake is the new and exciting Revive Center, which includes a place for meetings, Lunch, and events.

- On the North-East corner of 24th and Lake is the exciting and dramatic plan for a \$65 million multi-use complex, built by African-American businesswoman Carmen Tapios Forever North Development.
- The planned new, Black Box Theater Complex, to be named after Shirley Tyree, built by the Union for Contemporary Arts, will provide a unique live Theater on North 24th Street.
- The newly established financial institution will provide a new community-owned financial institution half a block off 24th Street in the historic Carver Savings and Loans building space. From a partnership of Willie and Yolanda Barney, Martin and Lynnell Williams, and American National Bank
- The Small Business Complex, developed by the Omaha Economic Development Corporation, includes small spaces for businesses, a restaurant, and more in the newly developed Fair Deal Village at 24th and Burdette.
- The Omaha OIC building, sitting empty for nearly 20 years, is now promised to provide a new and exciting venue.
- Three significant renovations include the renovation of the old Carnation Ballroom at 24th and Miami to be completed, the renovation of the historical Spencer Street Barber Shop at 24th and Spencer, and the new and exciting Culxr House at 24th off Wirt.
- Notwithstanding, significant new developments that are off the 24th Street corridor, but worth mentioning are the potential of the expansion, and visionary implementation, at Malcolm X Foundation, at 34th and Evans, the exciting and responsible boxing gym developed by Bud Crawford at Sprague and John Creighton Boulevard, and the potential new development of the Ernie Chambers Museum on 20th and Ames Streets and The North Omaha Trail, recently completed!

The North Omaha Tour has demonstrated success and will continue championing the above projects. In addition, with LB1024 funding, the North Omaha Tour will accelerate a fully capitalized North Omaha Economic Development Coordination Plan.

This proposal will benefit the community by diversifying the economy, in that it will bring in revenue from outside the neighborhood. As the greater Omaha population and visitors to the city learn about the legacy, history, and culture of North Omaha, they will become comfortably inspired to return to the area to support retail outlets, restaurants, museums, and events that they were introduced to by the North Omaha Legacy Tours. This will, in turn, improve the local neighborhood, as increased traffic encourages even more commerce. And, as more diversity in available amenities increases, so does the livability of the area. The North Omaha Legacy Tour already owns a 25 Passenger Shuttle Bus. This tour is profitable and the grant will only build the capacity of an already successful tour to support more of North Omaha's growth, revitalization, and recovery.

III. Successful Pilot Program: Nine months of proof of principle, Jan 2022-Sept 2022

For Immediate Release

September 1, 2022

The North Omaha Legacy Tours Sets a Milestone

Preston Love, Jr., announced that his informative North Omaha Legacy Tours, which began in January of 2022, last week obtained a significant milestone. Mr. Love, Founder, and tour guide for the tour, announced that the tour had surpassed 100 tours. He also mentioned that those 100 tours have included over 75 Nebraska organizations, in that short period of time. The organizations who took the tour have been very diverse, ranging from governmental organizations, universities, for-profit corporations, health provider organizations– private, public and governmental as well as religious groups.

Love mentioned that what has exceeded his expectations, is the amount of economic impact the tours have had on North Omaha organizations and businesses. He estimates that there has been a financial impact of over \$50,000, of direct financial impacts from purchases from our retail organizations and eating establishments. Also, indirectly new and return visits to North Omaha. Love promised some new enhancements; the expansion of his relationship with Arrow Stage Lines, and an upcoming partnership with Arrow, to have job fairs that will be looking for all sorts of transportation related jobs, and including the most important to address the demand for CDL training and jobs.

Love expresses the desire to increase capacity going forward.

This proposal contributes to community sustainability by increasing visibility of all the amenities available, and increasing revenue for each entity in the community. An example of this is a recent tour for 45 guests from Lincoln, NE. This group spent ~\$700 in North Omaha for lunch, shopped in two retail establishments, visited the Malcolm X Memorial Foundation and the Great Plains Black History Museum, as well as 15 other “quick stops.” They were so enamored by the area that they asked to stop for a group picture in front of one of the many beautiful murals along the way! NETV joined the tour to develop a story about North Omaha Legacy Tours and its impact for the “Nebraska Stories” series. Great Plains Black History Museum reported that, due to the increased visibility provided by the tours, first-time and repeat attendance is up at the museum.

IV. OUR PROPOSAL

4Urban.org and the North Omaha Legacy Tour are registered trade names of the Black Votes Matter Institute of Community Engagement, a 501c3 nonprofit registered with SAM.gov. The Institute for Urban Development (4Urban.org) requests \$950,000 in LB 1024 funds to:

- Increase, maximize, and accelerate the success of the **North Omaha Legacy Tour** as a catalyst for all economic development (direct and indirect) in the recovery of North Omaha, including North Omaha-owned retail outlets, restaurants, small businesses, and organizations, including nonprofits, religious institutions, museums, and cultural centers. 80% of funding requested will go toward building the capacity of the **North Omaha Legacy Tour** in bus purchases and personnel costs.
- Conduct workforce development for North Omahans through regular job fairs and a **Commercial Drivers License (CDL) Drivers Training Academy** to create more drivers with known jobs, specifically the North Omaha Legacy Tour, Arrow Stage Lines, Omaha Public Schools, and more. The Job Fairs will be collaborative for all LB1024 initiatives to seek applicants. 10% of the funding requested will go to establishing workforce development in job fairs and the **CDL Drivers Training Academy** in personnel costs and lease.
- Create a **North Omaha Legacy Visitors Center** contributing to the current North Omaha infrastructure while championing the planned and future growth resulting from future LB1024 funding. This synergy creates a dynamic of the North Omaha culture, environment, and future development. 10% of the funding requested will go to establishing the Visitors Center in personnel costs and lease.
- **The North Omaha Legacy Tour** is:
 - A proven pilot program, since January 2022, has provided over 100 tours and \$100,000 in direct economic impact.
 - A Demystifier of North Omaha's Legacy, history, and culture, to vast audiences, including visitors to North Omaha, and conduct strategic communications for all of the North Omaha Economic Development Coordination plan strategic initiatives.
 - A good news story of North Omaha, including the venues, businesses, and services, ensuring increased success across all LB1024 initiatives, affecting economics and increasing the dynamics of a recovering, vibrant community.
- Upon request, the North Omaha Legacy Tour team is available to advise and assist South Omaha leaders in developing a similar South Omaha Culture & Heritage Tour to capitalize on South Omaha's rich arts, culture, and dining.



In summary, the North Omaha Legacy Tour emerges as a CATALYST and CONNECTOR for the present and newly-emerging North Omaha economy. A successful Tour, workforce development, visitors center, and support to South Omaha are vital elements to a successful North Omaha Economic Development Coordination Plan.

Visioning Workshop Findings Alignment

Describe how the proposal aligns with the findings in the **Visioning Workshop Summary** and identify the specific gaps or other community needs that your proposal addresses.

The critical point concerning LB1024's strategic visioning process is that all Omaha Economic Recovery Act grant funding provided to the North Omaha Legacy Tour Stays in North Omaha to be recirculated, recycled, and reinvested into North Omaha. In line with Keynesian Economic Theory, dollars spent on tours support a bus owned by North Omaha Legacy Tours and hire a tour curator, driver, scheduler, and marketer. In turn, the tour participant's lunch fee goes 100% to the restaurant, which helps sustain the lunch establishment and pays for the restaurant's cooks, servers, and manager. Whether a tour participant purchases goods or services at a retail location or returns after the tour, the purchasing power is recycled, recirculated, and reinvested into the North Omaha community.

The North Omaha Legacy Tour, Visitors Center, and Drivers Academy Proposals address specific gaps and community needs by addressing economic investment being recycled within the community while accentuating the strength of North Omaha neighborhoods' culture and character. The tour, job fair, and drivers' academy support Black-owned, or North Omaha-owned businesses by bringing new consumers to North Omaha.

Strengths • Physical grid facilitates access and walkability • Culture and character are integrated in the neighborhoods • Economic Hubs proximate to North Omaha Weaknesses • Physical infrastructure divides the community • Economic investment does not recycle within the community • Broadband and public infrastructure do not meet current needs • Additional finance and business education resources are needed to support Blackowned businesses

The proposal aligns with **LB1024's strategic priorities** in these ways:

Transformational - The proposal spurs significant and favorable advances in North Omaha's function by improving mobility around North Omaha with custom for-hire events. The proposal spurs significant and favorable advances in North Omaha's appearance by being a consistent and high-visibility representation of the hope, pride, and success (current and future) of North Omaha. Similar tours are operated in some larger cities, such as Chicago and Detroit, and have proven effective in transforming targeted communities. North Omaha Legacy Tours has also proven effective, since January 2022, as a messenger to individuals, private and public organizations,

religious groups, and health provider organizations, of the good news of the recovery of North Omaha.

Fundamental Change - This proposal will elevate North Omaha's presence and perception by continuing the demystification of North Omaha's legacy, history, and culture, for residents of, and visitors to, Omaha. As a Catalyst for growth, a Connector of communities, and a Collaborator with established entities and the new projects funded by LB1024, North Omaha Legacy Tours is an Aggregator and Amplifier of all strategic initiatives' impacts.

Long-Lasting Economic Growth - The proposal will foster gainful employment in the increase to 1 FTEs for North Omaha Legacy Tours, as well as spurring job opportunities in North Omaha as traffic and revenue increase for the businesses and attractions introduced during tours. This, in turn, will stimulate financial investment in the area, leading to the creation of generational wealth and widespread economic vitality in North Omaha. The indirect economic impact of North Omaha Legacy Tours is modestly calculated to be a 4x multiplier of the direct revenue brought in to North Omaha. In its first 9 months, the tour had gross revenue of \$100,000, which led to an indirect impact of \$400,000 for the area. That's a total of \$500,000 in economic impact, both direct and indirect, for North Omaha. Therefore, it is reasonable to modestly expect that this grant funding of \$950,000 will have a total economic impact of \$4,700,000 on North Omaha! With its dynamic programming, North Omaha Legacy Tours is a strategic messenger for all other projects taking place in North Omaha. In addition, the purchase, housing, and maintenance of the additional tour bus, a capital investment

Economic Impact: For example, in the first nine months of the pilot program North Omaha Legacy Tour since January 2022, conducted over 100 tours generating approximately \$100,000 in gross receipts. We estimate our direct economic impact to other businesses \$50,000. The North Omaha Legacy Tour has a direct and indirect impact on North Omaha employment (through part-time drivers, tour schedulers), coffee shops (Fabric Lab), restaurants (Revive, Big Mama's), retail establishments, companies (Omaha Star) and nonprofit organizations (Great Plains Black History Museum). Modestly, our indirect impact is a 4x multiplier of the direct revenue brought to North Omaha. **Therefore a \$100,000 in income will bring an indirect economic impact of \$400,000 for a total economic impact of \$500,000!** Therefore, the Omaha Economic Recovery Act grant funding of \$950,000 will bring a total (direct & indirect) economic impact of \$4.7 million. These are modest figures, and they could be applied to all LB1024 initiatives. Therefore, the North Omaha Legacy Tour, therefore, becomes a strategic messenger for all projects as a catalyst to maximize all projects, as a connector to bring projects together, and as a collaborator to ensure projects are sustained.

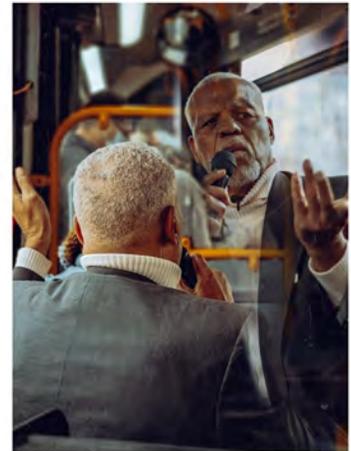
Observations since our launch (January 2022):

- Extremely diverse attendees, including, but not limited to, Religious organizations, Academic Institutions (UNL, UNO), Government agencies (NDED, Douglas County Health Department), Nebraska Historical Society, Nonprofits, Foundations, and Corporate Omaha

- Immense Impact on demystifying North Omaha's history and culture where many say, "I didn't know that," and ask, "what can I do?" The tour participants' apprehension and fear dissipate for them to desire to return because of new knowledge and curiosity about North Omaha after their tour experience.
- North Omaha Legacy Tour integration into company/agency core functions for long-term organizational change. This is happening!
- The tour is building goodwill and most importantly, immediate and significant impact and recovery on North Omaha's economy at the grassroots level.

Promising Future the Omaha Economic Development Coordination

- We have yet to tap the full potential of this tour through outreach, and development of the Omaha Metro corporations, including Omaha Chamber and Nebraska Chamber of Commerce members. We have not advertised due to our inability to meet projected demand.
- Numerous entities within scope, including top Nebraska corporations, significant events including Berkshire Hathaway and the College World Series, and opportunities for strategic partnerships.



Proposal Description and Needs Alignment

[Describe the proposal and how it addresses the identified community needs above (i.e., sustainable community, multimodal transportation, other infrastructure, quality of life, policy, or other).]

The North Omaha Legacy Tour, with the Omaha Economic Recovery Act grant funding, accelerates the tour's success to become a true **catalyst, connector, and collaborator** in sustainable community, quality of life enhancement, multimodal transportation, and Infrastructure projects and strategic initiatives support. Specifically, this proposal advances the North Omaha Legacy Tour to be a daily offering for North Omaha Tourism and professional development, creates a North Omaha Visitors Center as critical infrastructure and a center of excellence for North Omaha information, creates a CDL Drivers Academy and Monthly Job fair program to fill critical job shortages. We have tentative, potential collaborative agreements to ensure these projects are successful.

Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)

- The North Omaha Legacy Tour is a proven catalyst for all economic development (direct and indirect) in the recovery of North Omaha, including North Omaha-owned

retail outlets, restaurants, small businesses, and agencies, including nonprofits, museums, religious institutions, and cultural centers. In the first nine months of the pilot program North Omaha Legacy Tour since January 2022, conducted over 100 tours generating approximately \$100,000 in gross revenue.

- Tour participants return to North Omaha-owned businesses after positive tour experiences (increased circulation and exposure)
- Every tour markets the prevalence of North Omaha entrepreneurs and cottage industries doing great things in North Omaha.
- A North Omaha Legacy Visitors Center contributes to infrastructure while championing culture and community resources providing synergy to the dynamics of the North Omaha culture, environment, and future growth.
- A Commercial Drivers License (CDL) Drivers Training Academy and regular job fairs allow for job creation for critical shortage positions, such as CDL drivers for the North Omaha Legacy Tour, Arrow Stage Lines, Omaha Public Schools, and more.
- Youth participants learn about their own North Omaha community instilling pride in the next generation of leaders. Our national BVM Youth Tour establishes our expertise in youth development and experiential learning.

Multimodal Transportation (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling)

- All North Omaha Legacy Tours buses improve mobility around North Omaha with custom for-hire events.
- This proposal creates Multimodal transportation DRIVERS through workforce development and a paid Commercial Drivers License (CDL) Drivers Training Academy to create more drivers with known jobs, specifically the North Omaha Legacy Tour, Arrow Stage Lines, Omaha Public Schools, and more. Job fairs have already begun and the CDL Drivers License Academy development is ongoing.

Other Infrastructure (i.e., develop or improve broadband, business districts, roadways, sewer, etc.)

- The North Omaha Legacy Tour is already a significant feature of the business district and cultural hubs (24th street and 30th street) of North Omaha.
- The Tour CONNECTS strategic initiatives and infrastructure projects.
- The tour TELLS THE STORY of the historical North Omaha, the emerging economy and LB1024 strategic initiatives.

Quality of Life (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.)

- The North Omaha Legacy Tour IS QUALITY OF LIFE; The Tour PROMOTES and INSTILLS community PRIDE from within and outside of North Omaha.

Policy (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.)

- The Commercial Drivers License (CDL) Drivers Training Academy establishes a training center of excellence for a known job shortage.

Timeline*

What is the timeline for this proposal? Please list significant milestones and dates, including the anticipated completion date. If applicable, upload your schedule at the end of the application.

2023

July 2023 Receive Funding \$950,000

August 2023:

- Evaluate Market on Charter Bus
- Obtain Lease Site for Operations & Maintenance (*Ernie Chambers History-Arts-Humanities Multicultural Center*; 4401 N 21st ST; Omaha, NE 68110)
- Research the CRM Scheduling tool and obtain a marketing partner (\$75,000)

September 2023:

- Purchase Charter Bus \$250K
- Purchase 15 PAX Bus \$44K
- Purchase 15 PAX Van \$38K
- Begin Hiring Process for FTE positions

2024 & 2025

- Expand Tour Operations & Maintenance
- Establish North Omaha Visitors Center
- Establish CDL Academy & Job Fairs
-

July 2026 (DESIRED END STATE)

- North Omaha Legacy Tour is self-funded
- North Omaha Visitors Center established
- CDL Academy operating
- Routine Job Fair are being conducted

- Sustained \$1M in Economic Impact to North Omaha (annually)
- Enhancing the value and impact of all other LB1024 strategic initiatives

Physical Location

North Omaha Legacy Tour Headquarters: 2514 N 24th ST; Omaha, NE 68110

Storage & Maintenance Facility: Ernie Chambers History-Arts-Humanities Multicultural Center; 4401 N 21st ST; Omaha, NE 68110)

Request Rationale:

We are requesting \$950,000. Half of this amount will go to capital investment in the purchase of additional bus fleet and Business Operations Investment including CRM Software, Marketing, and lease hold improvement. The other half is to supplement the personnel expenses of 17 FTE employees when running at full capacity. This grants sustains us through July 2026 when we are self-funded, self-sustaining.

SOURCES & USES Grant Funds Usage:

\$275,000 Charter Bus Investment

\$44,000 15 PAX Shuttle Bus

\$38,000 15 PAX Van

\$74,000 Lease

\$444,000 Personnel Costs

\$75,000 Business Operations Investment (CRM Software, Marketing, lease hold improvement)

Total \$950,000

Fiscal operations:

The North Omaha Legacy Tour operations ramp up into 2024 with up to 15 tours per month to bring in \$22.5K revenue per month. We will have the maximum capacity of doing up to 3 tours per day, but this modest goal allows us to maintain operations. With increased tours, we are able to fully fund our personnel costs, establish the North Omaha Legacy Visitors Center, and the CDL Drivers Training Academy. Given our nine month successful pilot program, these numbers are modest and certainly achievable.

Scalability:

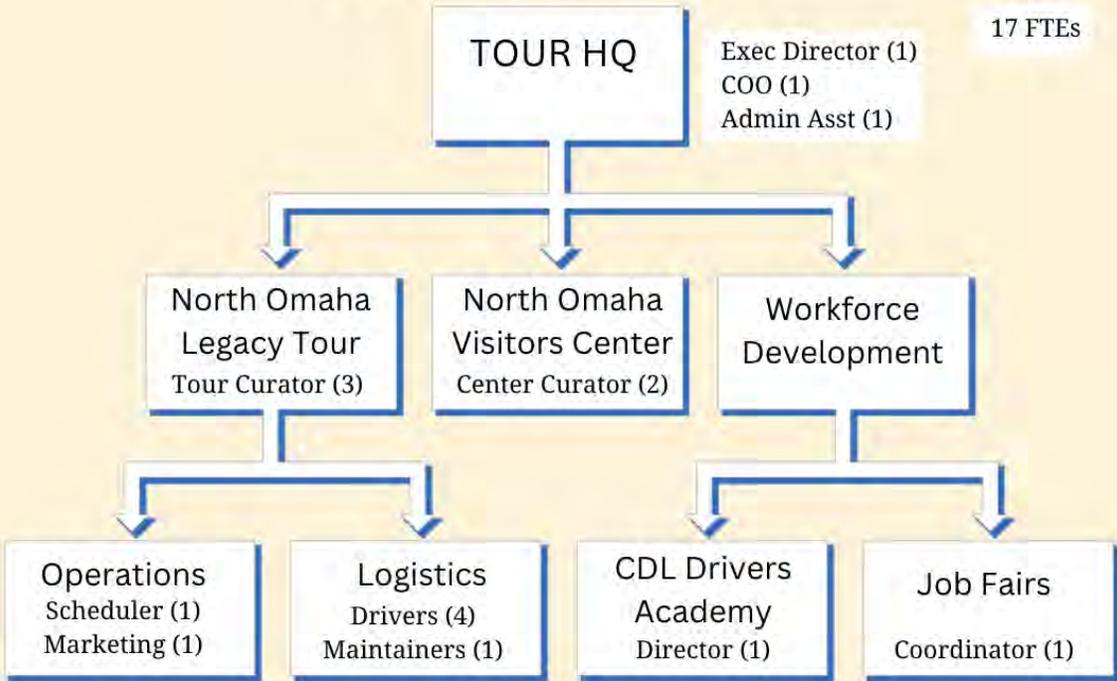
The North Omaha Legacy Tour requires a \$432,000 investment for bus fleet expansion and business operations capacity. The personnel costs of \$444,000 allow for 17 FTE employees through the period of the grant and the \$74,000 allow for leasing in North Omaha properties.

Please describe the organization's financial commitment to the proposal.

The North Omaha Legacy Tour owns a 25 passenger shuttle bus from nine months of operations, including the public service commission licensing, secured insurance commitments, marketing and branding.

Organizational Chart

North Omaha Legacy Tours Organizational Chart



Preston Love, Jr.
Executive Director, 4Urban.org
October 9, 2022

IX. APPENDIX

PRESTON LOVE JR. BIO

Professor Preston Love, Jr., M.P.S.

Founder, North Omaha Legacy Tour

Preston Love, Jr. brings the wisdom from his life experiences, crusade, and community activism for economic inclusion to his work. Preston, the president of the men in his church, Antioch COGIC, gives all honor to Jesus Christ—married to Martha, his spiritual leader, and his best supporter.

- Founder & Executive Director: Institute for Urban Development (4Urban.org) 2020, a registered trade name for the Black Votes Matter Institute of Community Engagement (BVM), LLC 501 c(3), 2017.
- UNO Adjunct Professor (teaches African-American Experience in Politics)
- Award-winning author and columnist



EDUCATION

- Bachelor of Science, Economics, University of Nebraska, Lincoln
- Master's Degree from Bellevue University, Omaha, Nebraska, Masters Professional Studies, M.P.S. Complete bio at 4urban.org, *click on About and Founder.*

Contact Preston Love, Jr. (402) 812-3324 preston@4urban.org

PRESTON LOVE SUCCESSION PLAN

The 4Urban.org Board of Directors and Executive Director, Preston Love Jr. acknowledge a proactive succession plan for all projects, initiatives, and business conducted on behalf of the North Omaha Legacy Tours, The Institute of Urban Development (4Urban.org), and the Black Votes Matter Institute of Community Engagement. We acknowledge immediate leadership to be overseen by Pastor T. Michael Williams, with Day-to-day execution conducted by Chief Operating Officer, Krystal Fox, with support from the staff including Karen Davis and Dr. Vincent Lindenmeyer.

A handwritten signature in black ink, appearing to read "Preston Love, Jr." with a stylized flourish at the end.

Preston Love, Jr.
Executive Director, 4Urban.org
October 9, 2022

COLLABORATORS

Partners include:

- Great Plains Black History Museum & Dreamland Ballroom
- North End Teleservices LLC
- Fair Deal Market
- The Omaha Star
- The Union for Contemporary Art
- Shirley Tyree Theater Project
- Revive! Omaha
- Carver Legacy Center
- Broomfield Rowhouse
- Terence "Bud" Crawford Gym & TBC Shop
- SPARK / Black Votes Matter Institute
- Carnation Ballroom
- Forever North Development
- CULXR House
- The Highlander & Big Mama's restaurant
- Urban League of Nebraska
- Malcolm X Memorial Foundation
- Historical Black Churches,
- Additional Partners include: League of Women Voters, Common Cause, Nebraska Appleseed, NAACP, Urban League of Nebraska, Civic Nebraska, Nebraska Civic Engagement Table, Election Commission Voter ID Task Force, North Omaha Area Health (NOAH) clinic, NONA, SONA, Heartland Workers Center, Anti-Defamation League, National Council of Negro Women, Delta Sigma Theta, Alpha Kappa Alpha, Omega Psi Phi, Alpha Phi Alpha, and a large number of clergy and black churches.
- Tour participant organizations include: Religious organizations, Academic Institutions (UNL, UNO), Government agencies (NDED, Douglas County Health Department), Nebraska Historical Society, Nonprofits, Foundations, and Corporate Omaha.

AGREEMENT

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.

POTENTIAL COLLABORATION WITH ERNIE CHAMBERS
HISTORY-ARTS-HUMANITIES MULTICULTURAL CENTER



NORTH OMAHA *Legacy* TOURS

September 26, 2022

Collaborative Agreement
North Omaha Legacy Visitors Center

In the past year, tourists have proven curious to learn and excited to experience the rich culture and history that North Omaha offers. As the recovery begins in earnest in 2023, the attractiveness and viability of tourism will increase exponentially. The North Omaha Legacy Tours becomes key contributor, and more importantly a connector, to the future landscape of North Omaha.

A need for a central hub in North Omaha, a North Omaha Legacy Visitor's Center, will emerge for tourists desiring information for all things North Omaha. We propose a collaborative effort between the North Omaha Legacy Tours and the Ernie Chambers History-Arts-Humanities Multicultural Center to form a North Omaha Legacy Visitors Center. The Visitors Center would serve guest desiring to visit, shop, and dine. Likewise, the Visitors Center will be uniquely positioned to understand grassroots on the ground developments in North Omaha. Please join us in supporting this collaborative agreement!

Gayla Lee Chambers
Founder, Ernie Chambers
History-Arts-Humanities
Multicultural Center

Preston Love Jr.
Executive Director
4Urban.org

TESTIMONIALS

North Omaha Tour making an impact on college youth.

May 2, 2022 / [News](#)

On Saturday, April 30, 2022, Preston Love Jr. provided a private tour of North Omaha to The College of Saint Mary Social Justice Club. Said by Patricia O'Connor, Professor and Club Advisor, "We wanted to thank you and all the members of the North Omaha Community that we encountered along the way-the Best Burger staff, Martha, Tony, Willie, Tia, Manny, and Don-for an educational and memorable adventure! It is exciting and inspiring to see the passion, pride, and love you all have for your unique community. Your tour definitely helped us to appreciate North Omaha's rich history and to see the vision you all have for a brighter future!"



NEWS STORIES

1/10/22, 3:46 AM

https://omaha.com/edition/sunrise/segment-1-cutout/cutout_e128c5d2-ded5-5c77-812b-7b2ed73f54a3.html?mode=print



Frost becomes latest NU coach with COVID, says symptoms are mild. **Sports, Page B2**

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The Jewell Building near 24th and Grant Streets. The former Dreamland Ballroom now houses the Great Plains Black History Museum and the Omaha Economic Development Corporation.

Tours with Love showcase his 'beloved community'

He shares 'rich history' of North Omaha

MARJIE DUCEY
World-Herald Staff Writer

When Preston Love Jr. talks about the history of the Jewell Building near 24th and Grant Streets in North Omaha, he travels beyond the stories of its days as the famous Dreamland Ballroom.

Tales of how every famous African American musician once played there, from Count Basie to Duke Ellington, are just one aspect of the building, which now houses the Great Plains Black

WANT TO TAKE A TOUR?

If you want to schedule a tour, contact Preston Love Jr. at 402-812-3324 or preston@4urban.org.

tours of the area to a new level. He's formed North Omaha Legacy Tours, he said, to inform people of the area's rich heritage and to stimulate growth on 24th and 30th Streets, the main arteries the tour follows.

The founder and director of the Institute for Urban Development says sharing all he knows about



STABLE GRAY INC.

https://omaha.com/edition/sunrise/segment-1-cutout/cutout_e128c5d2-ded5-5c77-812b-7b2ed73f54a3.html?mode=print

MILITARY VACCINE RULE

Defiance of order is sign of pandemic's politicization

Some active-duty forces refuse to be vaccinated, though more than 97% have had COVID shot

MELISSA HERNANDEZ
Los Angeles Times

Nickaylah Sampson seemed well on her way to achieving her dream of becoming an officer in the U.S. Army.

A stellar student whose family has a long tradition of military service, the San Antonio, Texas, native earned a coveted spot at West Point Military Academy.

She completed her freshman year in spring 2021, just as the military launched its vaccination campaign against COVID-19. Though she had no problem with the nine other vaccines the U.S. military requires upon enlistment, she said she worried that the COVID-19 shots were too new for their risks to be fully understood.

She said her parents, both Army veterans, told her that she had only one option: "Get out as quickly as you can."

So in October, Sampson, 19, quit West Point.

The latest data from the military shows that roughly 30,000 active-duty service members remain unvaccinated against COVID-19, despite a Defense Department mandate issued in August and deadlines that have passed.

Their defiance of a military order is a striking illustration of how deeply politicized the pandemic has become.

"Racism, suicide, addiction to conspiracy theories — you name it. If you can find it in the civilian population, you can find it within the military," said Peter Feaver, a

1/2

Tours

From AI

said. "Demystify and learn about North Omaha in a way they haven't done in the past."

It was unique that an African American named Jimmy Jewell had the wherewithal to finance a building such as the Jewell in the 1920s, Love said. He shares stories about the Omaha Star newspaper office across the street and the nearby Bryant Center, where many of the city's most famous athletes got their start.

Love then takes a more personal dive into the Jewell's history, recounting how his father, Preston Love Sr., as a young man would hide on the fire escape to listen to the musical greats who visited.

One night, he was caught by Basie, a jazz pianist who never forgot the youngster who could play the saxophone with such skill. He eventually hired him to fill in when his band was short, the first step on Love Sr.'s own lifetime musical career.

Those stories help you understand the culture and significance behind the structures of note in his North Omaha neighborhood, Love said.

"If you really want a tour, you need all of that in context with the culture and history," he said.

That's why Kathy Bigsby Moore and several others from Presbyterian Church of the Cross in west Omaha recently took a morning tour with Love. It was part of an initiative they've started, Agape for All, in which they are learning about diverse parts of the Omaha community.

"This is going to be such a good learning opportunity for people," she said. "Many people don't really know the history of North Omaha."

Her favorite parts of the tour were stops at the Malcolm X Memorial Foundation and the Revive Center Omaha for lunch.

Willie Barney, CEO and founder of The Empowerment Network and co-founder of the Revive Center with his wife, Yolanda, spoke at the Revive Center and was amazing, she said, connecting the history shared by Love to future development in the area.

Barney said he and his



THE WORLD-HERALD

A corner of 24th and Lake Streets in January 1963. Preston Love Jr. calls it "ground zero," the iconic center of North Omaha. "It always has been and presently still is. As I see what is happening in the future it will continue to be."



PRESTON LOVE JR.

The Malcolm X Memorial Foundation is one of the stops on the tour.

wife have worked for years to emphasize the arts, culture and business opportunities available in North Omaha. He said Love's tours will help accelerate that effort.

"Many visitors from out

of town and even local residents in the city of Omaha don't know the rich history, the amazing culture or the business and entertainment options available for the whole family here at 24th and Lake

throughout North Omaha," Barney said. "The tour gives them a chance to experience the great things happening in North Omaha firsthand."

Love said his favorite part of a tour is when people sav-



VINCENT LINDENMEYER

Love brings a unique touch to the stories that illustrate North Omaha's history with North Omaha Legacy Tours.

"I didn't know that." He'll hear it when he shares a story about Malcolm X's life in Omaha or that Ellington played here.

"That's the quote I hear constantly," he said. "We have a rich story to tell."

About 40 people from Moore's church were on the tour that she took recently. Love charges \$30 for an hour tour or \$45 for two hours. Lunch or copies of some books that detail the area's history can add another \$15 to the cost and bring funds to the area.

Love is excited that groups here for the Collette

World Series or the Berkshire Hathaway meetings or just people from other neighborhoods might want to take some time to learn about where he grew up. That will have an economic impact, help the area proudly move forward and bridge cultural gaps, he said.

"It's my beloved community," he said, "and the more I can teach people about our wonderful history the better."

marjie.ducey@owh.com, 402-444-1034, twitter.com/mducevowh

COMMUNITY COLUMNIST

North Omaha begins a new chapter

On July 4, of this year, I turned 80 years old. I have lived, witnessed, experienced and even studied, the evolution of my beloved North Omaha, for my entire years. I have studied the fact that we have had two lynchings in Omaha, we've experienced the devastating effects, of racism, discriminatory practices, redlining, segregated schools, lack of access to public and private accommodations, and — because of race — the killing of 14-year-old Vivian Strong, by police in 1969.

Yet despite that, I've witnessed the glory of North Omaha, and its wonderful history, heritage and culture. We have produced, some of the greatest people in America, in every aspect of life: athletics, (God bless our beloved, late Marlin Briscoe), professions, the arts, music, and in business, all of which are too numerous to mention, but worthy to be noted in the aggregate.



CHRIS MACHIAN, THE WORLD-HERALD

A newly renovated building on 24th Street is part of the historic North 24th Street business district that is undergoing a revitalization.

These destruction events — and a new music and arts scene — Omaha OIG building, which has

In the past, North Omaha was vibrant in every way: in church, in commerce and community. While we were a poverty-stricken community, we were rich in our culture and in our social fiber and family.

When discriminated against, in most areas within our community, we produced our own alternatives. Two examples: When White mortuaries refused to bury Blacks, we created generationally successful mortuaries of our own. And when the daily newspaper produced only bad and biased news about African Americans in North Omaha, we created our own, evidenced by the long-standing Black newspaper, the Omaha Star.

The focus of this article is the historical economic devastation that this community experienced for generations, and in my lifetime. My generation, in large percentages, left Nebraska as soon as we were mature enough or we had completed our high school or college educations. We left Nebraska to seek opportunities that were not available to us in our hometown. I could be counted in that number. But when we left, we drained our beloved North Omaha of our valuable brain power, our financial potential, and our talents and skills. The community was destroyed repeatedly, from the killing of Vivian Strong, to the tumultuous times in the 1960s, and

more. These destructive events devastated our community and its vibrancy. The north freeway cut a slice through North Omaha and caused unrepairable damage to our culture and economics. The resulting accumulation of these facts left North Omaha economically devastated. Evidence of that devastation that can still be seen in the community.

I provide a service called the North Omaha Legacy Tours, where I tour our key corridors and teach about our culture and history. Part of that education involves the residual, and currently present remains from years of economic devastation. That story is made more horrible by the fact that, in spite of all of the wonderful people and history and culture, there has been 40 to 50 years of economic neglect and disinvestment in North Omaha.

I submit to you that today North Omaha is turning the pages of history and beginning a new chapter. That chapter promises the long-awaited, thoughtful and substantial, albeit not yet comprehensive, development. I submit the evidence of this new chapter, 10 wonderful, small to large, economic development projects that are at different stages, but are all essential to the new chapter of development in North Omaha:

1. The total renovation of the northwest corner sector of 24th and Lake, where the organization Fabric Spark has totally renovated and upgraded the buildings from Lake Street to Ohio Street,

and a new music and arts venue called North Omaha Music and Arts (NOMA).

2. The Union for Contemporary Arts, which provides wonderful programming related to the arts and more, on the southeast corner of 24th and Lake.

3. On the southwest corner of 24th and Lake is the new and exciting Revive Center, which includes a place for meetings, lunch and events.

4. On the northeast corner of 24th and Lake, is the exciting and dramatic plan for a \$40 million multi-use complex, built by African American businesswoman Carmen Tapio's Forever North Development.

5. The planned, new Black Box Theater Complex, to be named after Shirley Tyree, being built by the Union for Contemporary Arts, and will provide a new live theater space, a block off of on North 24th Street.

6. The newly established, community-owned financial institution in the historic Carver Savings and Loans building space, half a block off 24th Street. This project came from the partnership of Willie and Yolanda Barney, Martin and Lynn Williams, and American National Bank.

7. The Small Business Complex, developed by the Omaha Economic Development Corporation, that includes small spaces for businesses, a restaurant, and more, in the newly developed Fair Deal Village at 24th and Burdette.

8. The potential new and wonderful development in the

Omaha OIC building, which has sat empty for nearly 20 years, and is now promised to provide an exciting venue.

9. Three significant renovations of the old Carnation Ballroom at 24th and Miami, the historical Spencer Street Barber Shop at 24th and Spencer, and the new and exciting Culx House, at 24th and Wirt.

10. There is also the potential expansion and visionary implementation at the Malcolm X Foundation, 34th and Evans; the exciting and responsible boxing gym, developed by Bud Crawford, at Sprague and John Creighton Boulevard; the potential new development of the Ernie Chambers Museum on 20th and Ames Streets; and the North Omaha Trail, which is currently under construction.

We celebrate all of these wonderful segments led by the Carmen Tapio's Complex Development. Together, they represent wonderful new components that make up what is becoming North Omaha's new and exciting future. There are still many needs still unaddressed. Hopefully, our progress will be joined by recognition and respect for the greater community to provide comprehensive but thoughtful, major investment, as partners and collaborators in this new chapter.

Preston Love Jr. is a longtime Omaha civic engagement activist who also teaches black studies at the University of Nebraska at Omaha.



PRESTON LOVE JR.

July 25 Aug 25 Sep 25 Oct 25 Nov 25 Dec 25 Jan 26 Feb 26 Mar 26 Apr 26 May 26 June 26 July 26

													Personnel Operations	
\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$37	Executive Director (1)
\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$148,000	COO (1)
\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$166,500	Tour Curators (3)
\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$55,500	Scheduler (1)
\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$37,000	Marketing Assist (1)
\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$277,500	UNIVERSITY/MATERIALS CENTER
\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$55,500	Admin assistant (1)
\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$74,000	Academy Director (1)
\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$148,000	VISITOR CENTER CURATOR
\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$74,000	COOPERATION JOB COORDINATOR (1)
\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$92,500	Advising B4G
													\$0	Facilities
\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$18,500	Bus Storage
\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$37,000	Utilities & fixed costs
\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$74,000	Visitors Center
\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$129,500	
\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$55,500	
													\$357,000	
													\$1,800,037	
													\$275,000	Charter Bus Investment
													\$44,000	15 PAX Shuttle Bus
													\$38,000	15 PAX Van
\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$74,000	Lease
\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$444,000	Personnel Costs
													\$75,000	Business Operations Investment (CRM Software, Marketing, lease hold)
													\$950,000	
\$22,500	\$22,500	\$22,500	\$22,500	\$22,500	\$22,500	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$847,500	
4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000	124000	
n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a		
												Revenue	\$971,500	
												Profit	\$121,463	

Grant Application

Row 248

Organization Name (if applicable) Sankofa Capita

Physical Address 2401 Lake St # 130, Omaha, NE 68111

Mailing Address

Website

Social Media Accounts

Name Victor Beanum

Title Partner

Email Address sankofacapitalomaha@gmail.com

Phone +1 (402) 707-1165

Team Yes

Malinda Starr Williams and Victor Beanum

Organizational Chart N/A

Other Completed Projects and/or Accomplishments N/A

Proposal Title Sankofa Capital

Total Budget (\$) \$10,000,000.00

LB1024 Grant Funding Request (\$) \$10,000,000.00

Proposal Type Combination of capital project and service/program

Brief Proposal Summary Achieving the American dream—the opportunity to succeed, to provide food and shelter for family members, education for children, hope for a better life, and freedom of opportunity—requires capital. And to grow capital, you need capital. It's a basic tenet of our economy. Most houses are bought with a mortgage and most businesses rely on credit to fund their expansion. But for generations of North Omaha Black Americans, equitable access to the banking system is a promise that has never been fulfilled. From Jim Crow laws to the New Deal, Black Americans have faced systemic financial discrimination and exclusion, casting a long shadow of

this gap by serving more low- and moderate-income areas in Omaha. □ Fundamental Change - \$86 million in new lending with a focus on North Omaha will fundamentally change the financial landscape for North Omaha. □ Long-Lasting Economic Growth – Sankofa Capital will boost wealth with home loans and business loans. Homeownership is one of the biggest contributors to wealth for many, but it primarily benefits West Omaha. o Sankofa Capital will be a community bank located in North Omaha. Sankofa Capital makes sure the investment and the dollars stay within the community. A common service that banks provide is access to a checking account, allowing for the safe storage of an individual's funds, typically in exchange for a minimal fee. In addition to accepting monetary deposits, banks also furnish loans for both individuals and businesses looking to finance crucial purchases. Banks also offer mortgages for real estate purchases. Many banks issue credit cards, which are valuable tools for building the credit history necessary to receive most loans. o Sankofa Capital will provide more money to borrowers living in low- and moderate-income census tracts than other banks. Sankofa Capital's financial model is based on the fact it will be more willing to tolerate higher levels of risk than alternative institutions. Additionally, Sanokfa will focus its lending on small businesses, nonprofits, and North Omaha homebuyers.

Visioning Workshop Findings Alignment See above.

Priorities Alignment See above

Economic Impact Employment will be immediately implemented specifically in the construction elements of the proposal. Sankofa Capital will provided more money to borrowers living in low- and moderate-income census tracts than other banks. Sankofa will focus its lending on small businesses, nonprofits, and North Omaha homebuyers. o 1. Sankofa Capital will focus on minorities, women, and other underserved groups including those impacted by COVI-19. Sankofa Capital is uniquely positioned to understand the needs of minorities, women, and other underserved populations within their communities. Creating relationships with businesses and individuals enables Sankofa to target products and services that reflect the economic conditions of North Omaha. Large commercial banks typically rely on fees to improve their profit margins, which comes at their customers' expense. By contrast, Sankofa Capital, a community bank, offers more favorable fee schedules to allow their customers to keep more of their hard-earned money. By offering such benefits as free accounts, putting limits on monthly maintenance fees, and working with customers to avoid late fees and ATM fees, the community prospers as a whole. Customers demand the same services from Sankofa Capital they enjoy at large commercial banks such as online and mobile tools. o 2. Personalize lending experiences based on local reputation. By partnering with Omaha 100, Sankofa's lending differs from large commercial bank lending in a significant way. Local people and businesses don't always have the kind of detailed credit information large banks want. Yet, Sankofa and Omaha 100 can more easily base their lending decisions on a company or individual's track record and reputation, which is harder for large banks to do because they don't have a personal relationship with borrowers as community banks do. This relationship allows community banks to be more accommodating to the needs of communities. For example, community banks support 53% of all small business loans even

though they only represent 17% of the total banking system. o
 3. Make the most of digital transformation. Today's banking customers expect faster, better services and personalized interactions. Digital transformation will help to improve the existing relationships with customers, increase customer engagement, and improve the customer experience. By partnering with Sankofa and Redberry Innovations, Sankofa Capital we will be able to provide jobs and training to the North Omaha community. Also, more workers favor flexible, or remote working opportunities and technology will enable banks to provide alternate working accommodations. o
 4. Working with the Underbanked and unbankable. By partnering with Omaha 100, a local CDFI, Sankofa and Omaha 100 will serve the underbanked and unbankable. The FICO scoring system, created in 1989, was designed to assess the creditworthiness of consumers. Scores range from 300 to 850. The FICO credit score is used by financial institutions as a qualifier to assess financial health. It is not easy for individuals to improve their financial health once their credit score is damaged. Black people are more likely to be excluded from conventional financial services based on their credit scores. Because Black people are more likely to have lower credit scores, they are more likely to be unbanked or underbanked, causing them to pay higher service fees to receive financial services and making them more likely to depend on alternative financial institutions. Financial institutions rely on FICO credit scores as a screening tool to protect themselves from financial loss due to asymmetric information. However, Sankofa will use alternative screening methods to reduce the disparity in banking access and fees. o
 There are only 19 Black-owned banks remaining in the United States, according to the FDIC. Nebraska can be the home of the 20th black owned bank. Over 80 million in new community lending!

18

57

70,000 average wage

see above

Community Benefit In addition to catalyzing the growth of jobs and businesses, Sankofa Capital will provide each household with full access to the financial system—the ability to make everyday transactions through a safe and affordable transaction account, have access to credit, hold insurance against key risks, be able to save for big goals or rainy days, and ultimately accumulate long-term wealth.

Community banks may not have the name recognition of large national banking brands. But for local residents and small business owners, community banks offer incredible value through their traditional banking services and their overall impact on your local area. o In recent years, the advantages once offered exclusively by national banks—especially regarding banking technology—have been virtually eliminated. At the same time, consumers are showing an increased preference for local businesses and organizations over national chains, which is helping spark renewed interest in community banking options. o Through a relationship with their local bank, individuals and businesses can realize important economic

benefits that can't be matched by a national bank. o Sankofa will invest in the local community, be more accommodating with small business loans and offer more favorable fee schedules.

Best Practices/Innovation We are partnering with national minority banks to establish the policy and procedures to be successful.

Outcome Measurement through the new job creation, with competitive wages the secondary economic impacts will waterfall into additional local businesses, restaurants, entertainment and other arenas regarding the overall conditions in both the North Omaha. Projected Four Year Outcomes: • \$120m – in assets • \$23 million in loans through public and private partnerships • \$85 million in new community lending • \$.80 – approximately 80 cents of every dollars is reinvested back into our community fueling business growth, job creation, and development • 500 – Support more than 500 loans to small business nationwide, through partnerships.

These outcomes will be measured by our executive team through KPI's and reported to the State and the Community. These metrics will be shared equally across local, city, county and state governments upon request and as needed for additional support of the rehabilitation and growth of these impacted communities.

none

Partnerships Yes

Sankofa Innovation District

None

Displacement No

Displacement explanation

Physical Location Sankofa will start in a temporary location (24th and Burdette) to immediately start training those for the future jobs coming. The final location will be at Enterprise Park. All of these opportunities will be within Qualified Census Tracts and serving those from Qualified Census Tracts.

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

Using general construction costs for the area

General Contractor No

Request Rationale

Grant Funds Usage See above

**Proposal Financial
Sustainability** Yes

Funding Sources

Scalability Yes

**Financial
Commitment** We will raise any additionally dollars needed.

**ARPA Compliance
Acknowledgment**

**ARPA Reporting and
Monitoring Process
Acknowledgme**

**LB1024 Funding
Sources
Acknowledgment**

Public Information

File Uploads Pro Forma

Sankofa Capital
Proforma DRAFT

	2023	2024	2025	2026
Total Assets	\$45,000,000	\$75,000,000	\$105,000,000	\$125,000,000
Gross Loans	\$21,500,000	\$51,100,000	\$72,100,000	\$86,100,000
Securities	\$21,500,000	\$21,900,000	\$30,900,000	\$36,900,000
Fixed Assets	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000
Liabilities				
Deposits	\$35,000,000	\$64,906,250	\$94,586,250	\$114,123,750
Equity				
Capital	\$10,000,000	\$10,000,000	\$10,000,000	\$10,000,000
Retained Earnings	\$0	\$93,750	\$413,750	\$876,250
Income Statement				
Revenue	\$1,558,750	\$3,193,750	\$4,506,250	\$5,381,250
Expense	\$1,378,750	\$2,706,250	\$3,666,250	\$4,256,250
Net Income (Pre-LLR)	\$180,000	\$487,500	\$840,000	\$1,125,000
Loan Loss Provision	(\$180,000)	(\$300,000)	(\$200,000)	(\$200,000)
Net Income	\$0	\$187,500	\$640,000	\$925,000
Tier 1 Capital Ratio	22.22%	13.33%	9.52%	8.00%
Return on Assets (Pre-LLR)	0.40%	0.65%	0.80%	0.90%
Dividend Potential (50%)	\$0	\$93,750	\$320,000	\$462,500
ROIC	0.00%	1.88%	6.40%	9.25%
Employees	6	11	15	18
Potential Total Payroll	\$450,000	\$750,000	\$1,050,000	\$1,250,000
New Community Lending	\$21,500,000	\$51,100,000	\$72,100,000	\$86,100,000

1. Grant Application
2. Slide Deck
3. 13th and Locust
4. Partners' Proposals
 - a. Harrison Hub
 - b. VIT
 - c. Red Berry Innovation
 - d. All Realms – Ultimate Quest World
 - e. Modern Eminence
 - f. Creighton University Proposal

Nebraska Legislative Bill 1024 (LB1024) Grant Application Preview

Important Note to Applicants: Please note that most of the following application questions are optional to answer, as it is acknowledged that proposals can be in a variety of stages of development at the time of this grant application process. **Please provide as much information as possible**, and even if you do not have information to address each prompt within this application, **please tell a compelling story to explain why your proposal should receive funding**. If necessary, write “not applicable” or “I do not know.”

PERSONAL / ORGANIZATION INFORMATION

- Organization Name (if applicable) – Sankofa Innovation District
- Physical Address Temporary location: 5417 N 103rd St, Omaha, NE 68134
- Mailing Address
- Website
- Social Media Accounts

Proposal Leadership

- **Primary Contact for Application*** – Name, Title, Email, Phone

Martin Williams
Executive Director
mw@martinwilliams.org
(531)-329-9985

- **Please note:** All notifications will go to the email address listed above.

- **Team –
Martin Williams**

Dr. Martin Williams is a catalyst that ignites leaders by challenging mindsets. His academic attainment includes a Masters in Leisure Sports Management and a Doctorate in Biblical Studies. Dr. Williams served as CEO and Founder of Ambassadors Worship Center, a thriving multi-cultural assembly of leaders for over 28 years. He is the Founder of Martin Williams International, a nonprofit organization dedicated to the development of individuals. Dr. Williams is also established in several other ventures such as Dream Realty, The Carver Legacy Center, The DreamMakers Foundation, & various other social endeavors. Dr. Williams principles have helped thousands find clarity in their assignments, develop mastery, & prosper in their God-given purpose.

David Stevens

After spending nearly 20 years at TD Ameritrade, David founded Purposeful Wealth, a fee-based financial advisory practice. Established upon the belief that communication and transparency are the key factors in any client-advisor relationship, Purposeful Wealth is an Omaha, Nebraska based financial advisory firm with nearly \$180,325,391 in assets under management and provides investment advisory services for 746 clients. David graduated from the University of Nebraska at Lincoln, is Series 66 licensed and a Certified Financial Planner. David also serves on the Board of the Omaha Christian Academy and is an Elder at his local church.

Manny Quevedo

Manny Quevedo co-founded OpsCompass, which is a Security Software company. OpsCompass is a cloud infrastructure CSPM cloud security posture management tool for cloud security, configuration drift monitoring, and more. Manny also founded Co-Sentry in the year

2000 and shepherded that company, his many employees, as well as his clients through the increasingly complex field of cybersecurity as new threats emerge on almost a daily basis.

Shawn Buchanan

Shawn Buchanan, president of All American Meats, Inc., has grown his beef-producing firm into a multi-million dollar company. Founded in 1996, this certified 8A minority owned and operated business is located in the home of the finest quality corn fed beef in the world. All American Meats, Inc. has achieved success through the SBA's 8(a) program and will target new areas for customer-based growth, including hotel restaurants, casinos, institutional facilities and exports.

Malinda Starr Williams

Malinda Starr Williams is the Executive Director at Omaha 100, Inc. She provides vision and leadership for the organization through focusing on service to the team and customers, directing and implementing the strategic plan, developing and balancing the budget, and providing accountability, policies and procedures for the organization. After operating a successful financial advisor practice for 5 years, Malinda became a Transitional Financial Advisor for Edward Jones where she traveled full time across the nation to lead branch transitions, protect clients and firm assets, and onboard and train new advisors as they built their new practices. Upon relocating to Omaha, Malinda served the heartland region as a financial advisor of institutional retirement plans for TIAA-CREF. She later joined Northwestern Mutual as the VP of Growth and Development for the Ludacka Private Wealth team. In 2019, Malinda founded and became Managing Partner for MVEST Wealth Partners, a family-owned, comprehensive financial planning and investment firm. She earned a bachelor's degree from the University of South Carolina in Business Administration and Public Relations and completed her Executive MBA at the University of Nebraska Omaha. She holds a Series 7 and 66 investment license as well as Life & Health insurance licenses for multiple states.

Joshua P. Fershée, JD

Joshua Fershée, JD, became the 11th dean of the Creighton University School of Law on July 1, 2019. Fershée previously served as associate dean for faculty research and development, professor of law, and director of LLM programs at West Virginia University College of Law. Earning a bachelor's degree in social science from Michigan State University in 1995, Fershée began his career in public relations and media outreach before attending the Tulane University School of Law, graduating summa cum laude in 2003 and serving as editor in chief of the Tulane Law Review. He worked in private practice at the firms of Davis Polk & Wardell in New York and Hogan & Hartson, LLP, in Washington, D.C., before joining the legal academy.

Victor Beanum

Victor is the Director of National Sales and Business Development for Limitless Male Medical. Victor maximizes sales and business development in order to increase revenue and reach critical targets. Prior to this role, Victor served as the Retail Market Manager for the Omaha, Sun Valley, Oklahoma, Arkansas, and Louisiana regions

- **Organizational Chart** – Please explain your organizational chart. If applicable, *please upload your organizational chart at the end of the application.*
- **Other Completed Projects and/or Major Accomplishments** – Please describe your or your organization's other completed projects and/or major accomplishments, particularly those that relate to the proposal. If you are a new organization, please describe how this proposal supports your organizational goals. We are a new organization that plans to leverage the success of our founders, to establish a new innovative district in North Omaha. North Omaha has been void of a centralized HUB for innovation, entrepreneurship, and high paying jobs. This proposal supports the goal of our organization by creating opportunities not otherwise available in North Omaha such as access to traditional capital and financial planning (through a CDFI), access to venture capital (Board Member Quevedo), access to tech and entrepreneurship (Ihub), access to Shovel Ready Land, and access to education and incubation. By combining these efforts into a campus, the Innovation District will help to achieve the goals of the organization which is to leverage funds to generate wealth that is sustainable in the community in perpetuity.

PROPOSAL OVERVIEW

- **Proposal Title*** Sankofa Innovation District

- **Total Budget*** (\$) **457,726,000**
- **LB1024 Grant Funding Request*** (\$) **138,992,312**
- **Proposal Type** –
 - **Capital Projects and Service Programming**

- **Brief Proposal Summary*** (350 words or less) – Overview, location, timeline

More than just “a building” or “a campus” the Sankofa Innovation District (“Sankofa”) will be the mecca of entrepreneurship and innovation (E&I) in the Midwest. Located at 16th and Locust, the concept of Sankofa is a 100-acre innovation district in Omaha, NE that will be anchored by the Cathy Hughes Innovation Center. At Sankofa, we’re building and championing a place and an idea that, hundreds of years from now, history will celebrate as changing the world and forever improving human conditions both in North Omaha and around the world.

Sankofa is the culmination of a decade of careful planning, painstaking reconstruction, and thoughtful community-building. Located in North Omaha—the most innovative square mile on the planet, Sankofa creates the opportunity for world-changing impact not only in North Omaha but throughout the Greater Omaha Metropolitan area. The Innovation District will contain::

- Talent Training and Job Placement Opportunities
- Entrepreneurship and Incubator Program
- Small Business Development and Technical Assistance
- Workforce and Mixed-Income Housing
- An Enterprise Business Park with Shovel Ready Land
- Retail and Other Commercial Real Estate

Projected Five Year Outcomes:

- \$1.5B – of revenue generated from the District
- 30% reduction in crimes in surrounding qualified census tracts
- The creation of 1,300 Jobs that pay at least the NE Average Wage
 - Over 400 jobs making \$75,000 per year
- 300 units of mixed income housing
 - 100 units of workforce housing
- 15% reduction in health disparities/gap in 68111, 68110
- 100 acres of land redeveloped

Grant Application Preview

- **Timeline*** –
 - What is the timeline for this proposal? Please list significant milestones and dates, including the anticipated completion date. If applicable, *please upload your schedule at the end of the application.*
 - November 2022
 - Establish IHUB Partners
 - Create new Venture Capital focused on East Omaha
 - Secure Land Options for Parcels in the area
 - January 2023
 - Land Purchase of Enterprise Park
 - Removal of Debris from Enterprise Park
 - Jan-March 2023
 - Design
 - Engineering
 - Equipment ordered
 - Permits issues

- MOUs signed with business partners such as Modern Eminence II LLC, Harrison Hub, PEI,
 - April
 - Site Prep for Innovation Hub and Enterprise Park
 - Survey
 - Layout
 - Excavation
 - Site Clearing
 - Utilities
 - Foundation
 - Deposit on Equipment
 - May - July
 - Footings poured
 - Slab Poured
 - Temp Power installed
 - Steel Building Erected
 - Rough Framing of Offices completed
 - Windows and Doors installed
 - Aug-Oct
 - Rough Plumbing Elec, and HVAC installed
 - Insulation Installed
 - Sheetrock installed in offices
 - Sept -Jan 2024
 - Finish work begins
 - Electrical
 - Plumbing
 - HVAC
 - Feb- April
 - Texture and paint in offices,
 - Trim Installed
 - Power drops in Shop finalized
 - Equipment ships
 - Office and Handling equipment arrives
 - Equipment testing begins
 - Raw Materials begin arriving
 - May 2024
 - Final inspection
 - Final testing
 - First Run Begins
 - Training Continues
- What percentage of your proposal can be completed by July 2026? - All facilities, housing improvements, construction and continued operations will be complete before July 2026.
- **Funding Goals** – What overarching goals does your proposal help fulfill? Select all that apply:
 - **Transformational** – This proposal will transform both North Omaha and the entire State through major investments in underutilized lands, a new innovation campus, commercial and residential buildings, public spaces, improvements in physical and digital infrastructure, and small businesses and entrepreneurs. The investment will generate construction jobs and allow for recruiting companies that will add high paying jobs that can be used to generate income that will be reinvested in the community. Through the proactive curation of social, research and business networks, this innovation district will help to scale up those who are underemployed and bring BIPOC communities who have historically been left out of tech into new emerging industries.
 - **Fundamental Change** - Sankofa creates fundamental change by leveraging high-quality facilities, developing programs that build knowledge and networks, and convening strategic partnerships that attract and support emerging and established

companies. By strategically locating on 16th street, the District will reconnect North Omaha with the downtown community, a connection that was previously severed. In addition to connecting the community, the District will also create a true business district in North Omaha which has been missing. Using this land puts into inventory over 70 acres of prime rail access land that has gone underutilized. The development will also leverage the proximity of a nearby park and the airport.

- Long-Lasting Economic Growth** - The proposal provides multi-faceted economic growth, in digital, manufacturing, construction, as well as, entrepreneurship and innovation. With the addition of new jobs, in manufacturing, the digital trades, healthcare, transportation, construction, rail, plumbing, electrical, and real estate, Sankofa will create employment opportunities and economic impact for the foreseeable future. The scalability of the proposal is limitless.
- **Community Needs** – What community needs does your proposal help meet? Select all that apply:
 - Sustainable Community** (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)– Sankofa will enhance all areas listed in this section. There will be a brand-new recreation facility (civic use), an innovation hub (education), a business park, and mixed income and affordable housing. As an example, Modern Eminence II and Harrison Hub will provide housing and construction jobs that will ultimately create quality homes that can solve affordable housing issues in Qualified Census Tracts. PEI will also provide employment in light manufacturing.
 - Multimodal Transportation** (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) This proposal will connect the downtown bike and walking trails to the Omaha Riverfront Trail without having to go on Abbott Drive. We are also working with Metro Transit and the City of Omaha to develop more transportation opportunities.
 - Other Infrastructure** (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) This proposal, anchored by a business park, known as Enterprise Park at 16th and Locust, will stimulate new businesses and manufacturing in the area. A proposed truck route through Enterprise Park will also ease the burden on the Builder District downtown and open up access to an industrial area that was otherwise inaccessible. In addition to adding roadways, the area will also be available for rail service, opening up the types of businesses that can be recruited. Currently limited infrastructure exists in the area, this will improve water and sewer for the community and also improve access to the nearby park. Through the IHub, free WIFI will be available to the entire census tract. Also with the addition of new commercial buildings and shovel ready land the area will be able to support a true business district which will create a sustainable source of revenue for the entire district.
 - Quality of Life** (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sankofa will provide updated ecological housing, green spaces in and around the city park and business park, renovation for currently abandoned buildings, new parks and soccer fields, and the cleaning up of a piece of property which has historically been known to have environmental questions. Previously unused and underdeveloped land will also spur development along the 16th street corridor, improving safety and the property value of all property owners. This improvement will have an overall impact on both the residents and community and will ultimately improve all social determinants of health for North Omaha. The impact will naturally improve the quality of life of residence by giving them jobs and income that will be able to be invested back into the community.
 - Policy** (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) – The Sankofa District will improve each of these areas. Through an

incubator, Sankofa will prepare companies to seek venture capital funding and through technical assistance, companies will learn how to access traditional funds. Entrepreneurs will have an incubator space for their design and also access to commercial areas in the District to reduce their cost of entry into the market. Zoning will be a partnership with the city wherein businesses will learn how to navigate city planning to lower the barriers to entry as it relates to physical spaces and development. Finance will be accentuated by Ihub partnerships with CDFI's and local banks. Finally partnerships with schools will allow for a new talent pool and pipeline of tech innovators to increase the number of BIPOC persons who have access to scalable tech ideas.

- Other

PROPOSAL NARRATIVE

Proposal Impact

- **Proposal Description and Needs Alignment** – Describe the proposal and how it specifically addresses the identified community needs above (i.e., sustainable community, multimodal transportation, other infrastructure, quality of life, policy, or other).

The Sankofa District includes three core components:

1. Development of the a business park known as Enterprise Park
2. The creation of an IHub
 - a. A Physical Location; and
 - b. A Non profit entity with multiple partners
3. The Revitalization of the 16th Street Corridor

The development of a business park will create a sustainable community by creating shovel ready land to recruit businesses to the area that pay high wages. The park also enhances the community by adding infrastructure and opening transportation options for a underdeveloped piece of land that previously served as a rail hub for industry in the North Omaha community. The Ihub also adds to sustainable communities in that it takes persons who are underemployed and helps them to scale up. Specific to policy, the partnership of the hub enables underserved communities to have access the the emerging tech world and also access to capital, another impediment to minority business growth. Finally, the revitalization of the 16th Street Corridor ties together the community with the business park and IHub. By creating additional commercial spaces, small businesses will have access to store fronts and have the ability to continue to grow in the community. Moreover, with multipurpose building that have retail on the bottom and housing on top, much needed housing stock will be added to the area enabling people to work live and play. Finally with a true commercial BID in North Omaha, businesses will be able to contribute and continue to invest in the community creating longevity and lasting change after federal dollars have been spent.

- **Visioning Workshop Findings Alignment** – Describe how the proposal aligns with the findings in the [Visioning Workshop Summary](#) and identify the specific gaps or other community needs that your proposal addresses.
 - The top three weaknesses from the North Omaha SWOT summary are:
 - Economic investment does not recycle within the community
 - Broadband and public infrastructure do not meet current needs

- Additional finance and business education resources are needed to support Black-owned businesses
 - The top three threats from the North Omaha SWOT summary are:
 - Aging infrastructure is a barrier for attracting investments and maintaining quality of life
 - Negative external media/perception
 - External/remote land ownership
 - Sankofa is a holistic community development strategy that actually addresses the weaknesses and threats listed in the North Omaha SWOT summary. Sankofa makes sure the investment and dollars stay within the community by using local contractors during the construction phase at Enterprise Park. We will provide free wifi throughout the district making sure the community has access to broadband. Finally, by partnering with Omaha 100 and Sankofa Capital, we will provide additional education and resources to support local businesses. We will seek RFPs for development of mixed-use and affordable housing units along 16th Street thereby locating housing where jobs will be created, eliminating the barriers that lack of transportation has created. The key difference in this model is that businesses will find an environment in which they are created in North Omaha and incentivized to stay and grow in the community, allowing them to recycle their dollars. Through the 16th Street Revitalization effort, Sankofa will also replace and invest in the aging infrastructure along the corridor, increasing the property value for existing owners and creating a safer place for the community. This transformational investment will change the perception of North Omaha.
-
- **Priorities Alignment** – Describe how the proposal aligns with [*LB1024's strategic priorities.*](#)
See above

Nebraska Legislative Bill 1024 (LB1024)

Grant Application Preview

- **Economic Impact –**
 - What is the anticipated job creation and wages associated with your proposal (temporary and permanent)?
 - How many permanent jobs will be created? **Over 1200**
 - How many temporary or construction jobs will be created? **357 Construction jobs**
 - What are the proposed jobs' wage levels? **\$65,000 average wage**
 - Describe how you might align proposed jobs to provide immediate and ongoing opportunity for businesses and contractors in the Qualified Census Tracts. Employment will be immediately implemented specific to the construction elements of the proposal. The IHub will also start in two temporary locations (24th and Burdette and 16th and Commerce) to immediately start training for future jobs. PEI has offered temporary space at 16th and Locust to start training individuals in the manufacturing field. All of these opportunities will be within Qualified Census Tracts and serving those from Qualified Census Tracts.
- **Community Benefit –**
 - Describe the community benefit that will be derived from this proposal. For example, how will it diversify the economy, improve the local neighborhood, and/or increase livability in the community? In addition to catalyzing the growth of jobs and businesses, the innovation district will spur new solutions to urgent societal challenges, from supporting inclusive workforce development to minority entrepreneurship. Unlike traditional business parks, the Sankofa District will be surrounded by neighborhoods challenged by economic disenfranchisement, high unemployment and high poverty. It will follow the development of traditional urban growth models wherein affordable housing was located near high paying manufacturing jobs. It will also create a business core district allowing for the recycling of capital in the community creating a sense of pride and ownership. Please see <https://www.giid.org/how-innovation-districts-can-help-drive-an-inclusive-recovery/>
 - How does this proposal contribute to community sustainability (economic, built and natural environment, and quality of life)? Sankofa is a “live, work, play” fusion of life components which overlap with several other approaches to urban development, making it sustainable. For example, mixed-use development is one of the characteristics (or, from the perspective of planners, one of the tools) that can supply the mix of spaces, amenities, and opportunities to make innovation districts attractive. Transit-oriented development focuses on creating compact communities centered around mass transportation and pedestrians, offering one approach for achieving the land use, density, and amenity aspects of innovation districts. Sankofa is a combination of both along with others.
 - Another example of sustainability is incubator and accelerator programs themselves. These programs exist to provide services and assistance to businesses to nurture them toward self-sufficiency. These successful programs will create sustainable revenue moving forward.
- **Best Practices/Innovation –** How will this incorporate best/proven practices or demonstrate innovation (e.g., bringing new concepts to Omaha, etc.)? We are partnering with the Russell Innovation Center for Entrepreneurs in Atlanta, Boston Innovation District (Seaport) and MIT InnovationHQ. Through ecological and economic sustainable methods, the practices

that Sankofa uses will incorporate the best of these innovation centers with a local touch.

- **Outcome Measurement –**

- What other outcomes of your proposal might you measure (i.e., improved education, creating new high-wage job opportunities, etc.)?

Projected Five Year Outcomes:

- \$1.5B – of revenue generated from the District
 - 30% reduction in crimes in surrounding qualified census tracts
 - The creation of 1,300 Jobs that pay at least the NE Average Wage
 - Over 400 jobs making \$75,000 per year
 - 300 units of mixed income housing
 - 100 units of workforce housing
 - 15% reduction in health disparities/gap in 68111, 68110
 - 100 acres of land redeveloped
- How might those outcomes be measured and by whom? These outcomes will be measured by our executive team through KPI's and reported to the State and the Community. These metrics will be shared equally across local, city, county and state governments upon request and as needed for additional support of the rehabilitation and growth of these impacted communities.
 - Does this act as a catalyst for co-investment/secondary investment? If yes, please explain. The Sankofa Innovation District will require over \$450 million to complete the entire build out. As such, private investment will be required. Private investment will be present in the private companies who choose to locate in Enterprise Park, in the companies that partner with the IHub, and among the private developers who build out 16th Street.

- **Partnerships –**

- Have you partnered, or will you partner, with any community organizations?? Please name all current or prospective partnering organizations and describe how these partners have or will participate. We have partnered with PEI, Harrison Hub, Creighton Law School, Omaha 100, College Possible, Move Fund, Redberry Innovation and many more to deliver our programming.
- Which, if any, of these partnerships have been formalized through a Memorandum of Understanding (MOU) or other formal agreements? None. The partnerships will be finalized with the creation of the IHub and the development of Enterprise Park.

- **Displacement –** Are any businesses or residents being displaced by your proposal? If yes, please explain. No

Location

- **Physical Location –** Describe the physical location of the proposal, including address (if available) and details about the proposed location. Sankofa will start in two temporary locations (24th and Burdette and 16th and Commerce) to immediately start training those for the future jobs coming. The final location will be at Enterprise Park. All of these opportunities will be within Qualified Census Tracts and serving those from Qualified Census Tracts.
-
- **Qualified Census Tract –** Describe the location in relation to the Qualified Census Tracts (QCT). Within one or more QCTs / Adjacent to one or more QCTs / Neither within or adjacent to the QCTs (Map resource: [GIS mapping tool](#)) – Enterprise Park Area

Nebraska Legislative Bill 1024 (LB1024) Grant Application Preview

- **Additional Location Documents** – If applicable and/or available, *please upload any or all of the following at the end of this application*:
 - Plans and detailed descriptions, including pictures and a map of the site location/surrounding area -
 - 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?
- THIS IS ALL IN THE ATTACHED PROPOSAL

Zoning, Design, and Contracting

- **Property Zoning** – Is the property properly zoned for your proposal and/or do you have proposal approval? You can check the zoning of the property by using the City of Omaha’s Zoning Lookup Map Tool: [Find My Zoning \(dogis.org\)](http://dogis.org). You can check the regulations by zoning district by reviewing the City of Omaha’s Code of Ordinances here: [Code of Ordinances | Omaha, NE | Municode Library](#). Navigate to *Chapter 55 – Zoning* and then to *Article IV. – Zoning District Regulations*.
- Anticipated zoning is to be General to Heavy industrial in the Enterprise Park Area
- **Utilities** –
 - Is the project connected to utilities? *Yes*
 - Will any utility upgrades be required? *Anticipated requirements are 480v 3-phase power, water, sewer and natural gas.*
- **Design, Estimating, and Bidding** –
 - Has design been completed? *While prior designs have been used, phase 1 of the proposal will be the finalization of the design, sizing, architecture on the proposed plot.*
 - Has a construction bid package been developed? If not, how were cost estimates determined? *Costs are semi dependent on the site selection. It is based on similar projects that have been created, financed and built. Equipment estimates have been received and additional estimates have been approximated from prior construction,*
- **General Contractor** –
 - Has a general contractor been selected? *No,*
 - If so, was a public competitive bid process completed prior to awarding the contract? If not, why? *. NAd*
 -

FINANCIALS

- **Proposal Budget / Sources and Uses** – *please upload at the end of this application (is this being uploaded on the actual application, this being a “placeholder” ?*

- **Pro Forma)** – *please upload at the end of this application*

- **Request Rationale** – Please provide rationale for the dollar amount of your request.
 - *Optional upload at the end of this application: Provide documentation if available (e.g., appraisal or listing)*

- **Grant Funds Usage** – How, specifically, will LB1024’s grant funds be used to support this proposal?

- **Proposal Financial Sustainability-**
 - If awarded LB1024 funding, will the proposal be fiscally sustainable (i.e., not require ongoing funding for operations, not be dependent on future funding requests)?
Yes. Sankofa is designed and structured to be a self-sustaining business; the requested funding accelerates the expansion into the Omaha Marketplace and allows for the company to create jobs more efficiently and sustainably.

Nebraska Legislative Bill 1024 (LB1024)

Grant Application Preview

- Please describe the fiscal operations of the proposal following this initial investment.

The proposal's fiscal operations will include, but are not limited to, finalizing draw schedules for the construction and implementation of the facilities, securing material, etc. Reports will be drafted and delivered to the local, city, county, metropolitan and State entities providing transparency to account for all spending activities and ensuring the proposed is in continued alignment with timelines, as well as economic, ecological and community impacts as outlined in the proposed.

The proposed uses an ERP System in all divisions of business to order, track and maintain inventory, hours, resources and purchases as well as the use of those products. The ERP system provides upto the minute accounting reports on demand as well as tracking current lead times, pricing, costs and margins for all materials allowing detailed reports of each component, product and project undertaken, ensuring availability of the master item and its subcomponents prior to implementation.

The ERP system provides built-in controls allowing users a set of permissions that limit their ability to alter, change or influence another areas without supervisor or admin authority. Example, the purchasing agent does not have the ability to pay bills or purchase orders after they have been submitted nor can they edit or approve invoices. Additionally a complete record of every transaction within the system, including alteration, changes, and/ or deleted items or documents. The ERP system will be hosted on AWS servers that comply with the highest ISO standards and information protection and built in redundancies.

change

- **Funding Sources –**

- Please outline other funding sources including government-sponsored economic incentives you have committed, have currently pending, or anticipate exploring for this proposal. Other sourcing includes TIF, The Imagine NE Revolving Fund, Bank Financing and Other Private Equity. Decision date is concurrent with the proposed.
- If you are anticipating other funding sources, when do you expect a decision on pending funding requests to be finalized? *(Please list: Entity, Request, Status, and Expected Decision Date)* Estimated timelines are within approximately thirty (30) days of the proposed submission and approval.
- Are there any funds this proposal cannot continue without? The proposal is fully encompassing and prepared upon approval to proceed into its timelines as outlined. The initial installments as outlined in the proposed, if not appropriated within the timeline does present significant timeline interruptions and potential delays for the short and long term outcome and proposed completion.

- **Scalability –**

- Is this proposal scalable, or can it be completed in smaller components? The proposal is scalable at its current state, with future opportunities to replicate in other areas of the State should the local, city, county, metropolitan and state governments desire additional growth in the proposed sectors.

- If so, please describe these components and ensure that the budget reflects such component breakdowns.

- **Financial Commitment*** – Please describe the organizational and/or personal financial commitment to the proposal.

ACKNOWLEDGEMENT OF COMPLIANCE, REPORTING, AND TRANSPARENCY

- **ARPA Compliance Acknowledgment** – Only certain uses are eligible for ARPA funding. I have received [the Coronavirus State and Local Federal Recovery Funds Final Rule](#) and [the Coronavirus State and Local Federal Recovery Funds Final Rule FAQs](#) detailing ARPA compliance.
- **ARPA Reporting and Monitoring Process Acknowledgment** – If your proposal receives ARPA funds, there are certain reporting and monitoring requirements. I have reviewed [the Coronavirus State and Local Federal Recovery Funds Final Rule](#) and [the Coronavirus State and Local Federal Recovery Funds Final Rule FAQs](#) detailing the ARPA reporting and monitoring requirements.
- **LB1024 Funding Sources Acknowledgment** – A portion of the funds allocated in LB1024 are from the State of Nebraska’s General Fund. The State of Nebraska may require certain monitoring and reporting procedures for recipients of General Fund dollars. I acknowledge that general fund reporting and monitoring procedures may be required.
- **Public Information** – I acknowledge that all proposals submitted through this process are considered public information and may be shared with appropriate local, state, or federal agencies as well as the general public.

File Uploads

Please upload all that apply at the end of the application form. The maximum file size is 30MB per file. Multiple files may be uploaded. ([Seems the Deck would address all here ?](#))

- Organizational Chart - [See attached proposal deck](#)

- Timeline for proposal/schedule [See Draw Schedule](#)

- Additional Location Documents (see application for list)
 - Plans and detailed descriptions, including pictures and a map of the site location/surrounding area – [Proposed in Enterprise Park area](#)
 - 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) [N/A](#)
 - Environmental assessment of subject site. Is the property a brownfield site?[N/A](#)

This document is for preparation purposes only. All applications must be submitted through web

- Proposal Budget/ Sources and Uses
- Pro Forma
- Request rationale documentation

Categories	FY 2023	FY 2024	FY 2025	FY 2026	ARPA REQUEST	Notes
Total Invested Capital						
Initial ARPA Capital	\$138,992,312					
Additionally Capital (State General Funds)		\$10,000,000	\$10,000,000	\$10,000,000		
	\$138,992,312	\$10,000,000	\$10,000,000	\$10,000,000		
Revenue						
Grants	\$198,173,395	\$40,471,500	\$11,000,000	\$6,000,000		
Program Service Revenue		\$1,500,000	\$5,500,000	\$10,500,000		
Investment Income		\$250,000	\$250,000	\$750,000		
Management Fee						
Total Revenue	\$337,165,707	\$52,221,500	\$26,750,000	\$27,250,000		
Expenses						
Employee Expenses						
Executive Director	\$210,000	\$225,000	\$250,000	\$250,000		
Program Managers	\$50,000	\$255,000	\$265,200	\$275,808		
Assistant (3)	\$55,000	\$114,500	\$176,620	\$181,737		
Account Managers (3)			\$195,000	\$204,750		
Contracted Services		\$215,000	\$327,000	\$275,000		
Total Employee Expenses	\$315,000	\$809,500	\$1,213,820	\$1,187,295		
Other Operating Expenses						
Entertainment/Meals	\$5,500	\$5,500	\$22,000	\$22,000		
Office Rent	\$36,000	\$42,000	\$72,000	\$72,000		
Utilities	\$12,000	\$12,000	\$48,000	\$48,000		
Office furniture and equipment	\$10,000	\$10,000	\$30,000	\$10,000		
Internet Connectivity	\$6,000	\$6,000	\$42,000	\$42,000		
Marketing Setup	\$25,000					
Ongoing Marketing	\$10,000	\$15,000	\$25,000	\$25,000		
Insurance	\$10,000	\$37,500	\$37,500	\$37,500		
Audit Fees	\$5,000	\$5,000	\$25,000	\$75,000		
Tax Consulting	\$10,000	\$10,000	\$37,500	\$37,500		
Legal Expenses	\$10,000	\$10,000	\$37,500	\$37,500		
Human Resources	\$5,000	\$37,500	\$37,500	\$37,500		
Total Other Operating Expense	\$144,500	\$190,500	\$414,000	\$444,000		
Program Expense - Administration					ARPA REQUEST	
Entrepreneurship Program						
Start up Accelerator	\$250,000	\$650,000	\$850,000	\$850,000	\$900,000	
Business Incubator	\$250,000	\$650,000	\$850,000	\$850,000	\$900,000	
Founder Academy	\$320,000	\$523,000	\$421,000	\$421,000	\$843,000	
Move Fund	\$4,000,000				\$4,000,000	
Big IDEAS	\$150,000	\$150,000	\$150,000	\$150,000	\$600,000	
Small Business Development, Training and Skills Upgrade						
Value Innovation Technologies (VIT) (20 people)	\$5,500,000				\$5,500,000	
Small Business and Technical Services						
Business Services	\$150,000	\$150,000	\$150,000	\$150,000	\$600,000	
Creighton's Innovation and Entrepreneurship Legal Clinic	\$2,000,000	\$2,500,000	\$1,500,000	\$1,500,000	\$7,500,000	
Accounting and Technical Services	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000	\$5,000,000	
Benefits and Human Resources	\$250,000	\$250,000	\$250,000	\$250,000	\$500,000	
Procurement	\$2,500,000	\$5,000,000			\$7,500,000	
Omaha 100 Financial Program		\$20,000,000			\$10,000,000	
Talent Training and Job Placement						
Soft Skill Development (300 people)	\$348,500	\$398,500	\$476,000	\$476,000	\$1,699,000	
Security and Platform Operations Center (SPOC) (45 people)	\$3,250,000	\$4,250,000	\$5,750,000	\$5,750,000	\$7,500,000	
Redberry Cyber Range (40 people)	\$5,000,000	\$6,500,000	\$8,500,000	\$8,500,000	\$11,500,000	
Red Berry Innovation Pathways Program (300 people)	\$5,000,000	\$4,200,000	\$800,000	\$800,000	\$9,200,000	
Entrepreneurship Technology, and Business Development Short Courses	\$1,000,000	\$1,500,000	\$1,500,000	\$1,500,000	\$2,500,000	

Linc Omaha (300 people)	\$5,000,000				\$5,000,000
Omaha Remote (300 people)	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	
Allrealms Ultimate Business Quest	\$1,750,000				\$1,750,000
Live, Work and Play Operations of Youth Sports Facility (Esports)		\$250,000			\$250,000
Program Expense					
	\$40,218,500	\$50,471,500	\$24,697,000	\$24,697,000	\$83,242,000
Capital Expense					
Cathy Hughes Innovation Campus	\$56,710,000				\$17,013,000
Sankofa Residency Program (P3) (Completed \$34,000,000)	\$35,353,853				\$10,606,156
Sankofa Mixed-use Development (P3) (Completed \$34,000,000)	\$35,353,853				\$10,606,156
Sankofa's AMP (Completed \$13,550,000)	\$12,360,000				
Enterprise Park					
Pacific Engineering	\$14,900,000				
Cyber Range/SCIF/SPOC	\$12,500,000				
Harrison Hub (100 jobs)	\$10,025,000				\$10,025,000
Prefab Manufacturer Facility (160 jobs)	\$15,500,000				
Infrastructure	\$25,000,000				\$7,500,000
Connect Trial to Downtown					
Single Family Homes and Preservation (Infill)	\$35,660,000				
Youth Sports Complex	\$43,125,000				
Capital Expense					
	\$296,487,707				\$55,750,312
Total EBITDA of Omaha 100		\$750,000	\$425,180	\$921,705	

Total Costs of Build Out & Programming

\$412,623,707

\$24,697,000

LB 1024 Request \$138,992,312

INTRODUCTION

More than just “a building” or “a campus” Sankofa Innovation District (“Sankofa”) is the mecca of entrepreneurship and innovation (E&I) in the Midwest. Sankofa is a 100-acre innovation district in Omaha, NE anchored by the Cathy Hugh Innovation Center. At Sankofa, we’re building and championing a place and an idea that, hundreds of years from now, history will celebrate as changing the world and forever improving the human condition both in North Omaha and around the world.

It’s the culmination of a decade of careful planning, painstaking reconstruction, and thoughtful community-building. Located in North Omaha—the most innovative square mile on the planet, Sankofa creates the opportunity for world-changing impact not only in North Omaha but throughout the Greater Omaha Metropolitan area. Programs and services offered at the innovation hub will include:

- Talent Training and Job Placement
- Entrepreneurship Program
- Small Business Development

Projected Five Year Outcomes:

- \$1.5B – of revenue for Sankofa backed companies
- 30% reduction in crimes in surrounding qualified census tracts
- 1,300 Jobs that pay at least \$45,000
 - Over 400 jobs making \$75,000 per year
- 300 units for mixed income housing
 - 100 units of workforce housing
- 15% reduction in health disparities/gap in 68111, 68110

We must seize this opportunity—a \$400-million-dollar opportunity—to recover from the social, public health, and economic impacts of COVID-19 and emerge a more vibrant and resilient North Omaha.

BACKGROUND

As the Brookings Institute states, innovation districts are dense areas “that merge the innovation and employment potential of research-oriented anchor institutions, high-growth firms, and tech and creative start-ups in well-designed, amenity-rich residential and commercial environments.” Innovation districts help Omaha, particularly North Omaha, stand out as being competitive nationally and globally as a go-to place for innovation and the talent that makes it happen. Sankofa’s innovation districts include:

- **Businesses:** Large anchors and early-stage companies will benefit from STEM talent attraction and retention as well as the creation of in-demand jobs. This will then boost economies in the surrounding communities and drive urban development.
- **Medical and research facilities:** These facilities will become incubators to generating intellectual property. They will also drive patent production and creation of spin-off start-ups.

- Academic institutions: Will focus on STEM programs and degrees that create an ongoing, large pipeline of qualified, desirable STEM talent.
- Our partners: Builds their national brands and helps recruit leading researchers and academics.
- Related sectors: Attracts and grows IT and Life Science companies which will help diversify and further balance Omaha’s economy, leading to more stability and steady growth.
- Our people: Young people, especially those affected by COVID, who want to invest in their careers are drawn to exciting growth companies. Traditionally, they’ve looked to the coasts. Sankofa is designed to create vibrant places to live and work that will not only keep people in Omaha but also attract new talent.

This is a place where entrepreneurs and innovators meet, skill up, collaborate, work, celebrate, learn, and grow.

CURRENT PROBLEM

COVID-19 confronted North Omaha with two crises: a public health crisis and an economic crisis. A comparative analysis of its socioeconomic conditions shows that North Omahans, particularly Black North Omahans, will enter post-pandemic times much the same as they entered the previous six decades—as impoverished, powerless, and neglected people. The Black and Hispanic populations of Omaha trail in every measure of wellness (Health, Wealth and Safety) as compared to their non-Black and Hispanic Peers.

Defining the Harms Caused by COVID-19

To evaluate progress towards addressing the harms caused by COVID-19, Senators McKinney and Wayne completed a comprehensive review of the negative impacts stemming from the pandemic. Their findings include:

Wealth and Income Gap. While greater Omaha is one of the wealthiest cities per capita in the US, North & South Omaha is home to one of the poorest minority communities in America. The majority of Omaha’s Black and Hispanic population reside East of 72nd St. Currently there are thirty (30) zip codes in Omaha. Thirteen (13) zip codes are East of 72nd St. Twelve (12) of these zip codes have an average median income of \$20k - \$40k per year. Across several metrics of income and earnings, those in North Omaha have lower incomes. North Omaha’s household income is close to \$50,000 less than the West Omaha. North Omaha’s median earnings are over \$20,000 less than the West Omaha.¹

¹ The data in this table comes from the 2020 American Community Survey from the United States Census Bureau. “BTDC” stands for the balance of census tracts in Douglas County once the tracts in North and South Omaha are removed. Could also call the BTDC - West Omaha

	North	South	West Omaha	Nebraska
Median household income	\$35,711	\$42,487	\$83,651	\$63,015
Mean household income	\$44,189	\$56,227	\$106,239	\$82,306
Per capita income	\$17,462	\$22,469	\$41,338	\$33,205
Median earnings for workers	\$24,764	\$27,916	\$45,720	\$35,283
Median earnings for male full-time, year-round workers	\$36,166	\$43,276	\$66,435	\$52,186
Median earnings for female full-time, year-round workers	\$32,324	\$33,827	\$51,004	\$40,911

Business Impact. As of December 5, 2021, 55% of local small businesses continue to report a large or moderate negative effect from the COVID-19 pandemic. This reality is exacerbated in communities like North Omaha, where individuals with low incomes and people of color have disproportionately experienced job loss and severe health challenges during the pandemic.

Employment Impact. Although Black or African American Nebraskans made up a little over 5% of the total population, according to the U.S. Census Bureau, they comprised close to 17% of the continued weeks claimed unemployment benefits from March 2020 to March 2021. Claims from Black or African American Nebraskans also peaked in terms of weeks claimed months after all other races.^{2,3} As of December 2021, the unemployment rate for Black Omaha residents is still close to levels not seen since the 2008 recession. Today, Omaha's Black unemployment rate is 9.40% as compared to White's unemployment rate of 3.5%.

Housing Impact. The COVID-19 pandemic has disrupted all areas of the economy at unprecedented levels, including a shortage in the labor force, high material costs, and an increase in unemployment. All these challenges have further exacerbated our State's ongoing housing shortage and affordability crisis. Adequate housing is essential to a community's stabilization and success. COVID-19 has escalated the housing affordability issues that were already challenging most communities.

Culture and Arts Impact. According to STR, Downtown Omaha hotel occupancy levels fell by 53% in 2020, while Average Daily Rate (ADR) contracted by 20%. This resulted in the lowest hotel performance metrics for this market ever recorded by STR, with Revenue per available room (RevPAR) dropping roughly 63% in 2020. Similarly, in the greater Douglas County area, annual RevPAR declined approximately 54%, according to county-collected data. With occupancy levels falling to single digits in April 2020 and nearly all group events postponed or cancelled in the second quarter of 2020, several of the downtown properties

² PROMIS FILE. [Online] December 1, 2021. [Neworks.nebraska.gov](https://www.neworks.nebraska.gov).

³ United States Census Bureau. Quick Facts, Nebraska. Census. [Online] March 15, 2021. <https://www.census.gov/quickfacts/NE>

temporarily suspended operations during the second quarter of 2020.⁴

Public Safety Impact. According to the Omaha World Herald article dated April 11, 2021, “In 2020, tickets for excessive speeding across Nebraska increased 70% and violent crime skyrocketed. Omaha saw an increase of more than 50% in homicides from 2019 to 2020.” According to the Omaha Police Department in comparing 2021 rates, Rape (up 13%), Theft (up 7%), and Property Crime (up 3%).⁵ According to a release from the Omaha Women’s Center for Advancement (WCA) in October 2021, the organization has answered more than 8,200 hotline calls — a 40% increase compared to this time last year.

THE SOLUTION—CLOSING THE INCOME AND WEALTH GAP

The Sankofa Innovation District exists to implement a well-funded holistic community development strategy that includes comprehensive community engagement, business/workforce development, and wealth/health building programs. Under our plan, we are turning dreams near 16th Street and 24th Street into reality.

The Brookings Institute stated, “Systemic inequities in America have created a history of wealth inequality, disproportionately exposed certain communities to the COVID-19 pandemic, and established conditions leading to racial violence and social unrest. To address these issues, communities of color—specifically, Black communities—will need broad-based economic support and policy reforms.”

The first recommendation to solve the public health and wealth inequalities presented by COVID is to develop “inclusive local tech ecosystems, which can drive Black tech entrepreneurship and increase the Black tech workforce. By prioritizing inclusive tech ecosystems, Black households will be able to leverage the power of innovation and the increased global reliance on technology to create wealth and contribute to enhanced productivity and quality of life in the nation’s local economies.”⁶

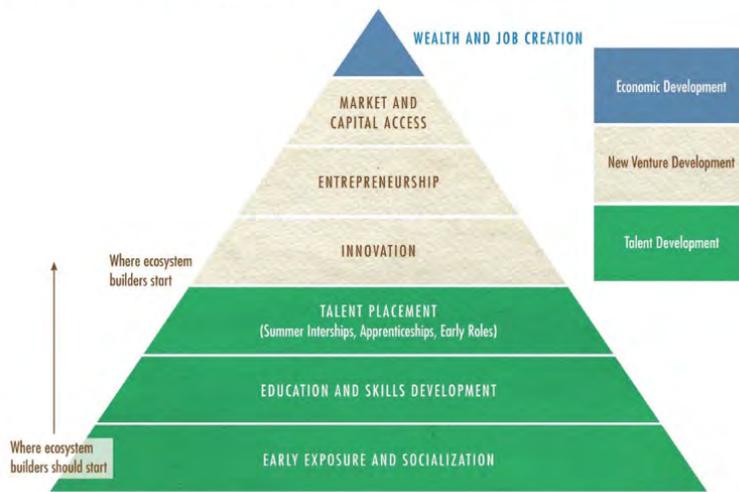
To be successful, an innovation district needs economic assets, physical assets, and networking assets. Innovation districts reach their potential when all three types of assets, combined with a supportive, risk-taking culture, are fully developed, creating an innovation ecosystem

⁴ <https://www.hvs.com/article/9155-omahas-covid-19-impact-and-hotline-recovery>

⁵ https://police.cityofomaha.org/images/crime-statistics-reports/2018/Website_-_UCR_Tables_12-9-21.pdf

⁶ <https://www.brookings.edu/research/building-racial-equity-in-tech-ecosystems-to-spur-local-recovery/>

Figure 1. Economic development pyramid



Source: Rodney Sampson, OHUB

Echoing this police recommendation is Omaha Police Chief Todd Schmaderer. During the February 1, 2022 LB 1024 Urban Affairs Hearing, Chief Schmaderer said:

My response was I would rather have 1,000 jobs strategically placed in the right part of our city to affect poverty. That would reduce violent crime far more than 1,000 more police officers.

Our aim and approach to building a post COVID-19 resilient community is clear: provide people and organizations with a deep set of practical tools, talent, and partnerships to reduce the gaps in health, wealth and income that COVID-19 exacerbated in East Omaha. Sankofa connects businesses, academia, startups, and innovation intermediaries in clusters centered in mixed-use, walkable communities. Sankofa creates equitable economic impacts by leveraging high-quality facilities, developing programs that build knowledge and networks, and convening strategic partnerships that attract and support emerging and established companies.

Sankofa is more than just buildings. It is an innovation community strategically built around the idea that together, we can do more together. Sankofa is people working to improve Omaha by growing and attracting jobs and partnering to inclusively prepare the talent for those jobs. Sankofa is a catalyst for innovation that brings together big-thinking problem solvers with state-of-the-art resources, facilities, and innovative programming to inspire and drive collaboration.

TALENT TRAINING AND JOB PLACEMENT

Soft Skill Development

While today's employees are technically competent, they often lack what is commonly referred to as "Soft Skills" – Work Ready skills such as: communication, problem solving, customer service, teamwork, and conflict resolution. They leave school knowing "things" but not "people." They're good at the "what" but not so good with the "who." In fact, the most common feedback from

employers, workforce development professionals and employment agencies is that while today's employees are technically competent, they often lack the important "soft skills." Now more than ever those entering the workforce need a crash course on the soft skills! Our Soft Skills approach is driven by a laser-like focus on purpose and engagement. Most programs are singularly focused on basic "work skills" versus the motivation of being career and work ready. Our goal is to tap into each participant's innate pursuit for purpose, engagement, and the need to contribute. The basic work skills and the motivation for mastery naturally follow!

Security and Platform Operations Center (SPOC)

The Security and Platform Operations Center (SPOC) conducts end-to-end cybersecurity services for small, medium, and large businesses. The SPOC provides security and monitoring detection, security administration, incident response, remediation, threat hunting, digital forensics, penetration testing, and compliance support. Average salary of a SPOC employee is \$110K. The SPOC provides a long-term place of employment for graduates of the Pathways program. The SPOC allows businesses to outsource security monitoring at a fraction of the cost that it would take to develop and monitor in-house. On average companies spend almost \$3M per year on an in-house SOC solution. The global Security Operations Center market size was \$35B in 2020 and expected to grow 12% year over year.

Cyber Range

The Cyber Range is a specialized platform designed to increase competencies in cybersecurity, virtualized management, orchestration, internet services simulation, attack simulation, user activity simulation, traffic generator, physical device integration, scoring & reporting, and competency management. This Cyber Range is interactive, simulated representations of an organization's network, system, tools, and applications that are connected to a simulated internet level environment. It provides a safe and legal environment for businesses to gain hands-on cybersecurity skills and secure environment for product development and security testing. Average salary of an employee in the Cyber Range is \$100K. The Cyber Range provides a long-term place of employment for graduates of the Pathways program.

Pipeline in Partnership with Creighton Innovation Center

The Pipeline helps organizations identify and develop hidden analytical talent. Why Analytics? The global Advanced Analytics market size to grow from USD 33.8 billion in 2021 to USD 89.8 billion by 2026, at a Compound Annual Growth Rate (CAGR) of 21.6% during the forecast period. The major factors driving the growth of the advanced analytics market are the advent of machine learning and AI to offer personalized customer experiences. We will target people who have lost or had their businesses affected by COVID.

Pathways Program

Red Berry Innovations' Pathways program brings up to 1,000 (out of 200,000 transitioning) active-duty military service members from around the world to Nebraska through the Skillbridge program for training in cybersecurity, data science, software development, and other STEM related fields. This program expands to include people from qualified census tracts. The average salary of a graduating Pathways graduate is \$80k-\$100k. Pathways provides enterprises a cost-effective way to recruit and hire tech talent. It also provides small businesses a cost-effective way to conduct cyber-hygiene audits & assessments, penetration tests, and cybersecurity program development.

Link Omaha

At Knight Moves, we empower Native American, rural, and urban underserved communities and employ them to break through barriers blocking socio-economic inclusion. KNIGHT MOVES provides extensive training in technology disciplines with intentional focus on underserved communities in urban and rural America.

Omaha Remote

We know remote arrangements take planning. We'll give you some money to help with relocation expenses, a monthly stipend to keep things moving and the rest when you've finished the first year. \$10,000 Cash, \$15,000 if you move in a Qualified Census Tract. To be considered for the Omaha Remote program, applicants meet all five eligibility requirements:

- A person can move to Omaha within the next 12 months.
- Have full-time remote employment or are self-employed outside of Nebraska.
- Are 18+ years old.
- Are eligible to work in the United States
- Lost income or work as a result of COVID.

ENTREPRENEURS PROGRAMS

Startup Accelerator

In a Brookings Institute report on accelerator programs in the United States, startup accelerators are defined as programs that “support early-stage, growth-driven companies through education, mentorship, and financing in a fixed-period, cohort-based setting.” Startup accelerators tend to be intensive and fairly fast-paced in comparison to incubators with the end goal of pitching the newly refined product at an event or demonstration. Rather than innovation districts, which bring many types of organizations and institutions together at once, business accelerators are focused on individual businesses. There are business accelerators throughout the state.

- Founders Academy. A four-month, virtual or in person program for pre-seed / seed stage startups across the US that is designed to help founders grow their revenues and obtain access to capital. Selected founders will participate in a series of cohort-based workshops and receive customized hands-on support across a wide range of topics including sales, product, strategy, and fundraising. Founders will participate in wrap around services and an opportunity for seed money from MOVE FUND.

Business Incubator

Much like accelerators, business incubators are organizations that work with early-stage companies, however they typically operate as nonprofits and often take a longer-term approach to helping startups launch. Incubators can still help startups obtain capital financing from investors, sometimes including state governments or economic development coalitions. Many incubators offer a physical space for companies to use as well as shared equipment or office space.

- The SCALE programs are an exclusive partnership opportunity that connects industry leaders with top innovators and entrepreneurs to advance the launch and growth of ventures. Our programs offer pre-seed and seed-stage entrepreneurs an industry-specific immersion opportunity and access to experts in space.

BIG IDEAS – Partnership with Russell Innovation Center for Entrepreneurs

Big IDEAS is more than a curriculum. It is a person-centered approach designed with entrepreneurs' needs in mind. The Big IDEAS curriculum was created by business leaders around the country to help them develop an action plan for creating sustainable businesses. Step by step, the Inspire, Develop, Execute, Accelerate, and Scale stages teach vital concepts. As they participate in this series, entrepreneurs learn to create a business model, develop a problem statement, evaluate customer clarity, assess the profitability of their offerings, promote team engagement, leverage key partnerships, optimize the supply chain, and more! Big IDEAS is a model that is continuous, experiential, and individualized. It provides a new way forward that is rooted in collaboration, culture, and a community of support.

SMALL BUSINESS DEVELOPMENT

Technical Services

Through partnerships with Creighton University, Hayes and Associates, Omaha 100, and others, Sankofa will provide technical assistance to business, including but not limited to business setup services, legal, accounting, payroll, benefits support, IT, and marketing services.

Value Innovation Technologies (VIT)

VIT has a patented B2B platform specifically designed to build the Omaha 'First Look' Digital Marketplace that will drive local spending to small businesses in the local Omaha community, especially underserved communities like North Omaha. This will help local small and emerging Omaha businesses grow, flourish, expand and create more local jobs and employment opportunities in Omaha's underserved communities. The Omaha 'First Look' Digital Marketplace will be self-sustaining after the marketplace is fully functional and flourishing. VIT will hire and train twenty (20) local employees over three years in North Omaha to be e-commerce specialists supporting The Omaha 'First Look' Digital Marketplace. VIT will help the DEI procurement spending problem by providing a path forward to meet or exceed annual DEI spending requirements, drive local spend to local small businesses resulting in small business growth and local job creation, helps to potentially generate hundreds of millions of dollars in local economic activity for the Omaha' small business community and underserved communities.

CAPITAL PROJECTS

Cathy Hughes Innovation Center

Cathy Hughes Innovation Center is a business generator serving North Omaha, created to support North Omaha entrepreneurs in overcoming the unique barriers they face in building thriving businesses. At 65,000 square feet, Cathy Hughes Innovation Center is the largest center of its kind in the United States. Spaces will include:

- Coworking Space
 - A flexible, open workspace that fosters collaboration as well as private offices and conference rooms that ensure sound control, focus, and discretion. Our workspaces are open to members 24 hours a day because neither business nor creativity keeps hours.

- Incubator/Innovation Studio
 - Designed to inspire creativity, our spaces foster collaboration and make great ideas come to life. Our team ensures no detail has been overlooked and assist with tools for your event's success. Host an event at our space and/or book a meeting.
- Business Club
 - Modeled after Atlanta's Gathering Spot, this Club is designed to create a world where opportunity is the byproduct of community and collaboration.
 - Our Pitch Room is designed to bridge that gap and give native entrepreneurs the avenues they deserve. This Pitch Room will help you take your ideas to the next level.
- Event Center
 - Whether it's a wedding reception, conference, or small business meeting, the Events Center offers space that is ideal for your next event. Modern and versatile, the Events Center offers 6,800-square-feet of customizable space for grand-scale events, or it can be divided into smaller rooms for more intimate gatherings. We provide the highest quality of service at a competitive price. Our experienced events staff is ready to help plan your next event.
- James Forten Lab (JFL): Moving Technology from Lab to Market (20 spin out companies, 100 researchers)
 - Named after James Forten (September 2, 1766 – March 4, 1842), an African-American abolitionist and wealthy businessman in Philadelphia, Pennsylvania. Born free in the city, he became a sailmaker after the American Revolutionary War. Following an apprenticeship, he bought a sail loft, and developed equipment. His highly profitable business was located on the busy waterfront of the Delaware River, in an area now called Penn's Landing. James Forten used his wealth and social standing to work for civil rights for African Americans in both the city and nationwide. He persuaded William Lloyd Garrison to adopt an anti-colonization position and helped fund his newspaper, *The Liberator* (1831–65), frequently publishing letters on public issues.
 - The JFL will help companies commercialize breakthrough technologies and inventions beyond the laboratory to accelerate the transfer of cutting-edge research into commercial success.
 - In conjunction with the Move Fund, a one-year pilot program that will provide seed grants for projects in artificial intelligence, machine learning, market discovery process, advancing projects through market research, customer discovery, prototyping, and data science with the goal of supporting translational research.
- The Love Lab
 - Named after Preston Love Sr., a North Omaha Native, renowned as a professional sideman and saxophone balladeer in the heyday of the big band era. This lab is focused on music and art makerspace. Nurturing innovation and entrepreneurship in music and the arts in North Omaha. This lab will also allow individuals to meet musicians, fashion designers, digital artists, animators and other artists at the Love Lab social hours, or just hanging out in the Lab. Love Lab equipment allows the community the ability to learn about cutting edge music and art technology.

- Also includes Multimedia Room, Training/Placement room, Pitch Room, and a Coding Lab.

Sankofa Food, Residency, and Mixed-use Development

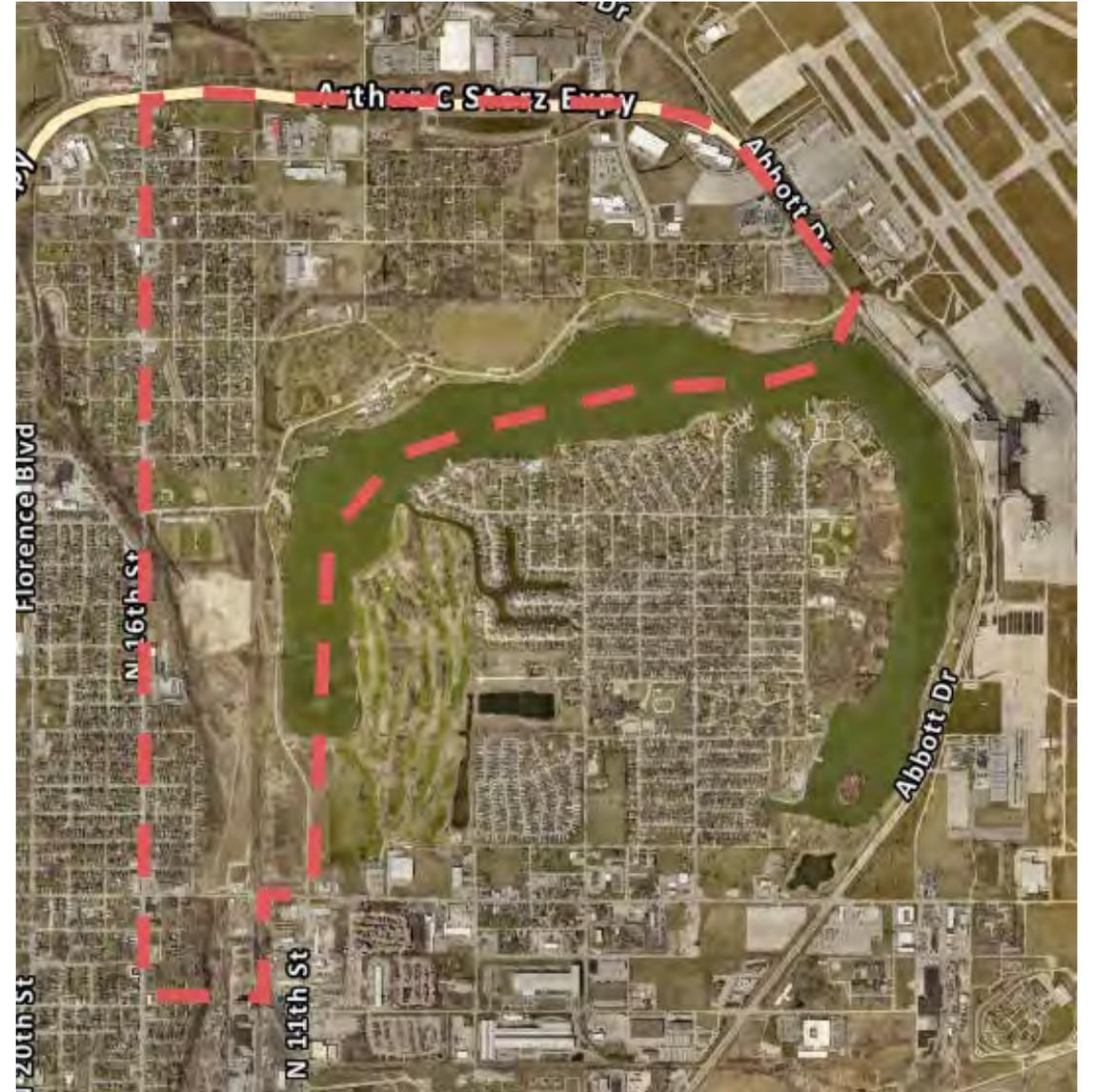
- Sankofa Food Hall – AMP (Public Private Partnership)
 - AMP is dedicated to amplifying the North Omaha community. Here, emerging entrepreneurs share space with some of the brightest stars in the city’s culinary scene. The AMP is more than a food hall—it’s a dynamic cultural center that is home to community events and entertainment year-round.
 - Inside the AMP, you’ll find high ceilings, exposed beams and culinary artisans serving eclectic fare from brightly colored shipping containers. A diverse variety of food stalls featuring delicious and inventive food. The 8,500-square foot space features separate stalls for each tenant, as well as the centrally located Saratoga Brewing. Indoor and outdoor seating can accommodate upward of 350 people, along with ample space for parking in the deck located above the food hall. If you want to experience the cutting edge of Omaha’s culinary and cultural community in a vibrant and exciting setting, look no further than the AMP.
- Sankofa Residency Program (Public Private Partnership)
 - Natural collision—A place where people from all over the world move because they want to be part of something that matters, that’s enduring and bigger than themselves. It’s that energy, that sharing of ideas, that’s at the very heart of Sankofa – and that ultimately stimulates breakthrough innovation.
 - Sustainable design doesn’t have to be expensive. A new, 100-unit, 125,000-square-foot mixed-used residential building in adjacent to Cathy Hughes Innovation Campus, Cove is designed to a LEED Platinum standard and incorporates features that translate to a 30% energy savings.
- Sankofa Mixed-use Development (Public Private Partnership)
 - The “live-work-play” lifestyle is a growing priority for renters, and mixed-use developers are responding with designs and amenities that set their community apart from the rest. Meeting this demand doesn’t come without significant challenges, however. Mixed-use projects in urban areas, especially, are up against bigger financial and design obstacles than standalone multifamily projects, requiring developers to be adaptable and innovative in their approach.
 - The following mixed-use projects add a vibrant community to their cities, with designs inspired by nature, history, and art. Their developers have overcome urban development obstacles through careful planning, well-curated community spaces, and a keen understanding of what renters want.

Enterprise Park

- Security and Platform Operations Center (SPOC)
- Cyber Range
- Pacific Engineering
- Harrison’s Hub

THE SANKOFA DISTRICT

*Thriving Business Corridor with Inclusive
and Sustainable Neighborhoods.*



THE PROBLEM

- The current economy hasn't been working for us, North and South Omaha, for some time.
- The result is an economic and wealth gap in Omaha. In Omaha, the top 20% of households by earnings account for 50.8% of all income in the area, while the bottom 20% of households account for just 3.3% of earnings.
- Omaha's brain drain is getting worse.
- Gentrification is erasing the essence of communities by displacing small business owners with rent increases and a lack of viable opportunities to own their long-term storefronts. This gradual displacement is eradicating Omaha's diversity and cultural neighborhoods.
- Small businesses are ill-equipped to navigate these above-mentioned pressures. There is minimal business and financial training for businesses in North Omaha; many face barriers to accessing financial resources; and Omaha lacks policies and programs to help protect them.
- Disparities exist in youth sports and recreation in Omaha.



THE ANSWER

The Sankofa District exists to implement a well-funded holistic community development strategy that includes comprehensive community engagement, business/workforce development, and wealth/health building programs.

VISION

The Sankofa District will be a safe, inclusive, engaged, and intergenerational mixed-income neighborhood with spaces, opportunities, and resources where residents of all economic classes and backgrounds can live, learn, work, play, and thrive.



SANKOFA

The word is derived from the words:

SAN (return),

KO (go),

FA (look, seek and take).

Literally translated, this means “it is not taboo to go back and fetch what you forgot”.

It is expressed as a mythical bird—shown to the right—with its feet firmly planted forward with its head turned backwards with an egg (symbolizing the future) in its mouth. It is this wisdom in learning from the past which ensures a strong future. It also means that it is never too late to turn around and start on a new path.



GOALS AND VALUES

Core Values

- Community
- Equity
- Innovation
- Wealth
- Legacy
- Transparency

Focuses

- Community Engagement
- Business Development
- Workforce Development
- Wealth and Health Building

Goals

- Creation and attraction of 200 companies
- Upskill 500 tech professionals
- 2.5mil invested in 5 years into lifestyle business
- 50 businesses over 1mil in revenue
- 30 businesses over 5 mil in revenue



CATHY HUGHES INNOVATION CAMPUS

“A campus where innovators, entrepreneurs, and technology have the support, training, and access to networks and resources they need to solve the world’s most difficult problems.” – Senator Terrell McKinney

CATHY HUGHES FOUNDER AND CHAIRPERSON URBAN ONE, INC.

- As Founder and Chairperson of Urban One, Inc., the largest African-American owned and operated, broadcast company in the nation, Hughes' unprecedented career has spawned a multi-media conglomerate that generates original content across the spectrum of radio, television and digital media.
- Hughes began her radio career in her hometown of Omaha, Nebraska, at KOWH (AM), a station owned by a group of African-American professionals.
- Hughes became the first woman Vice President and General Manager of a station in Washington DC and created the format known as the "Quiet Storm," which revolutionized urban radio and was aired on over 480 stations nationwide.
- In 1980, Hughes purchased her flagship station WOL-AM, in Washington D.C., and pioneered yet another innovative format – "24-Hour Talk from a Black Perspective." With the theme, "Information is Power," she served as the station's morning show host for 11 years.
- In 1999, Cathy Hughes became the first African-American woman to chair a publicly held corporation, following the sale of more than seven million shares of common stock to the public.



INCUBATOR BUILDING

- Coworking Space
- Business Club
- Incubator/Innovation Studio
- Multimedia Room
- Training/Placement room
- Pitch Room
- Coding Lab



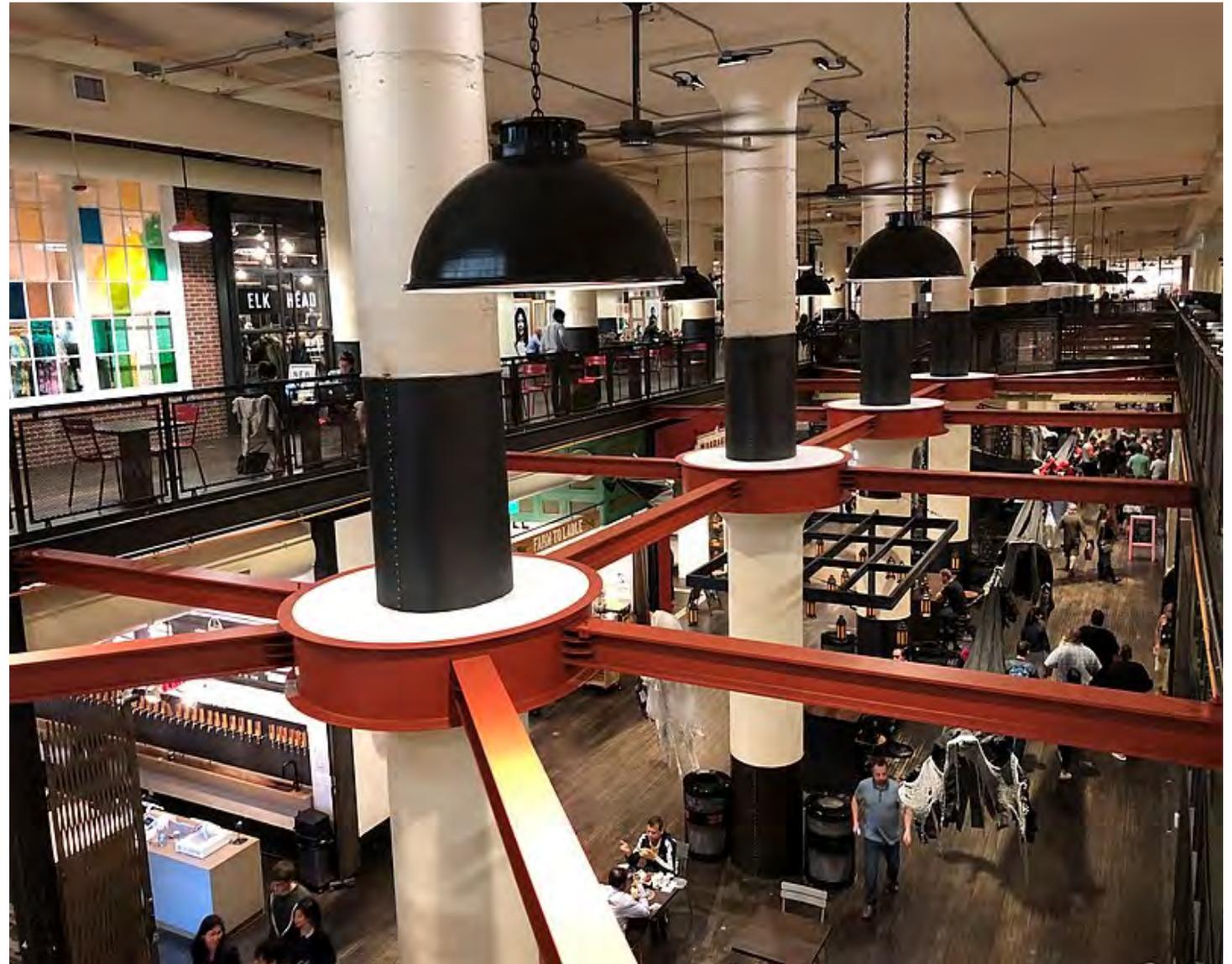
EVENT CENTER

The event center can and will be used for a variety of events. Events that are for profit, the renter will share a small percent of the event's profits which will go towards a community economic development fund



SANKOFA FOOD HALL (CULTURE FOCUSED)

The food hall will be used to accelerate food businesses, provide convening space as well as create a place where food entrepreneurs can ideate. Will include commercial kitchen and co-packing area.



SANKOFA'S MIXED USE DEVELOPMENT

200 Mixed use apartment with Office Space and Retail space on bottom and a Gym

Program/incentive to - Small number of rooms allocated to attract new entrepreneurs

Small number of rooms can be used to support internship efforts



Rendering of 16th and Locust



PROGRAMMING TO BE OFFERED BY SANKOFA

Our way forward

PROGRAMMING TO BE OFFERED

Tech Skills Training and Placement

- Sankofa through its partners will provide free tech training to the community to teach various pathways into the tech world. Code Black Talent Attraction Plan
- Sankofa will partner with Code Black to act as an internal staffing company working with national partners to attract diverse talent to bring their talents to work for our local corporate partners.

Residency Program

- Sankofa will develop and lease a mixed use development to attract some of the top talent for an annual residency.

16th Street BID Creation

- Sankofa will help develop the 16th Street Business Improvement District (BID) to support growth on the 16th Street corridor.

PROGRAMMING TO BE OFFERED CONT.

Government/Corporate Procurement and Contracting Assistance Services

- Provide technical assistance to companies to help build capacity to sell their services and products to the government and large corporations. Work with all Omaha Chamber Code signatures businesses commit to no less than 10% of their yearly and multi-year contract dollars to BIPOC or North Omaha businesses

Wrap Around Services

- Provide Legal services, Marketing Services, Accounting/CFO Services, and HR Services

Innovation Studio

- Provide executive leadership for hand picked startups and founders

PROGRAMMING OFFERED CONT.

Financial Literacy Services

- Provide financial literacy services to help community partners close the wealth gap

Access to Capital – Venture and Lending

- Providing businesses with access to capital through innovative lending practices and venture

Accelerator and Technical Assistance

- Providing business acceleration and technical services to entrepreneurs



NORTH OMAHA BUSINESS PARK

- When fully operational, the economic activity generated in the area will add about \$100.7 million to the local economy each year.

PACIFIC ENGINEERING INC

Pacific Engineering, Inc. (PEI), is a one stop, engineering, design, modeling and simulation, and manufacturing company headquartered in Roca, NE.

PEI has been performing engineering design services, product development, prototyping and manufacturing complex, high strength, light weight, composite and metal components since 1998.

Committed to the North Omaha Business Park





AIRPORT PARK BUSINESS II

- During the year of construction, approximately \$150 million in construction activity helps support 1,300 jobs in the construction industry and an additional 408 jobs in the community based on the increased economic activity.
- When fully operational, the economic activity generated in the area will add about \$618.9 million to the local economy each year



SPORTS COMPLEX

- Annual Economic Impact is \$35M-55M (Prepared By Visit Omaha and Omaha Sports Commission)
- Annual Visitors: ~1M visitors annually when fully completed - second largest visited destination in Nebraska



ESPORTS FACILITY

- Global revenues for the esports industry will top \$1 billion in 2019, with prize pools for tournaments exceeding \$34 million.
- The combined online audience for esports, according to Goldman Sachs, is larger than HBO, Netflix, and ESPN combined. All of which is why the \$10 billion industry is estimated to reach \$24 billion by 2024.

ECONOMIC RETURN 10-YEAR OUTLOOK

Talent

- 3000 people attracted to the state of Nebraska
- 2000 people upskilled

Entrepreneurship

- \$100,000,000 of contracts acquired
- 50,000 technical assistance and counseling hours provided
- Creation of 200 different companies
- 250 mil raised
- 200 investments made

Economic Development

- Attraction of 50 companies
- \$1,000,000,000 worth of follow up investments
- Increase value of assessed property of local BID

TOTAL PROJECTED COST

Proposed Improvement	Land Acquisition	Construction Cost ¹	Engineering & Testing	Total Cost
Airport Business Park II ²	\$55,813,000	\$64,600,750	\$8,051,500	\$128,465,250
North Omaha Business Park ³	\$16,500,000	\$38,500,000	\$3,168,000	\$58,168,000
Cathy Hughes Innovation Campus	\$8,000,000	\$45,500,000	\$3,210,000	\$56,710,000
Youth Sports Complex	\$0	\$37,500,000	\$2,625,000	\$40,125,000
Connect Trial to Downtown	\$2,500,000	\$8,000,000	\$1,320,000	\$11,820,000
Mixed Use Development	\$2,500,000	\$48,750,000	\$4,100,000	\$55,350,000
Single Family Homes and Preservation (Infill)	\$2,500,000	\$32,000,000	\$1,160,000	\$35,660,000
Residency/Multi Family Adjacent to IHUB	\$12,500,000	\$37,000,000	\$3,960,000	\$53,460,000
Total Cost	\$100,313,000	\$300,850,750	\$27,594,500	\$428,758,250

1 Based on 2022 construction costs

2 Prepare site to be shovel ready

3 Build structures to recruit business



WHAT WE NEED FROM YOU

Corporate

- Sponsorship
- Investment partners
- First customers
- Help spread the word

Philanthropy

- Strategic partnering
- Match opportunities
- Help spread the word

Community

- Thought partners
- Help spread the word

ENVIRONMENTAL QUOTES

MALCOLM X

THE FUTURE BELONGS TO
THOSE WHO PREPARE FOR IT
TODAY. MALCOLM X

BUDDHA JEANS Illustrations Kenneth © buddha Jeans

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THANK YOU



ENTERPRISE INDUSTRIAL PARK

1 - 65 ACRES | \$1,500.00/ACRE/MONTH GROUND
13TH & LOCUST STREETS, OMAHA, NE 68110

N 16th St

N 16th St

LOT 6
9 AC

LOT 7
2 AC

LOT 5
15 AC

LOT 4
10 AC

LOT 3
6 AC

LOT 1
4 AC

LOT 2
7 AC

CARTER
LAKE

INVESTORS
REALTY INC.



VIDEO

WWW.INVESTORSOMAHA.COM



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OFFERING SUMMARY

LEASE RATE:	\$1,500.00 ACRE/MONTH GROUND
Available Acres:	1 - 65 Acres
Zoning:	HI

PROPERTY OVERVIEW

Up To 31 Lots of Industrial Land Available for Lease

PROPERTY HIGHLIGHTS

- Large outdoor storage or truck parking opportunity
- 1 - 65 acres available for lease in North Downtown Omaha
- Potential Union Pacific Rail access
- Heavily industrial zoning
- Access to Highway 75 via Ames Avenue, Lake Street or Cuming Street

DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,696	220,576	512,703
Average Age	31.9	32.1	34.1
HOUSEHOLDS			
Total Households	2,069	86,805	203,581
People Per HH	2.8	2.5	2.5
Average HH Income	\$38,325	\$45,147	\$54,925
Average HH Value	\$137,207	\$108,829	\$132,040

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13TH & LOCUST STREETS

AVAILABLE SPACES SUMMARY



SPACE	SIZE	LEASE RATE
Plan 1, Lot 7	2 Acres	\$1,500.00 Acre/month (Ground Lease)
Plan 1, Lot 6	9 Acres	\$1,500.00 Acre/month (Ground Lease)
Plan 1, Lot 4	10 Acres	\$1,500.00 Acre/month (Ground Lease)
Plan 1, Lot 3	6 Acres	\$1,500.00 Acre/month (Ground Lease)
Plan 1, Lot 2	7 Acres	\$1,500.00 Acre/month (Ground Lease)
Plan 1, Lot 1	4 Acres	\$1,500.00 Acre/month (Ground Lease)

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13TH & LOCUST STREETS
SITE MAP



SITE

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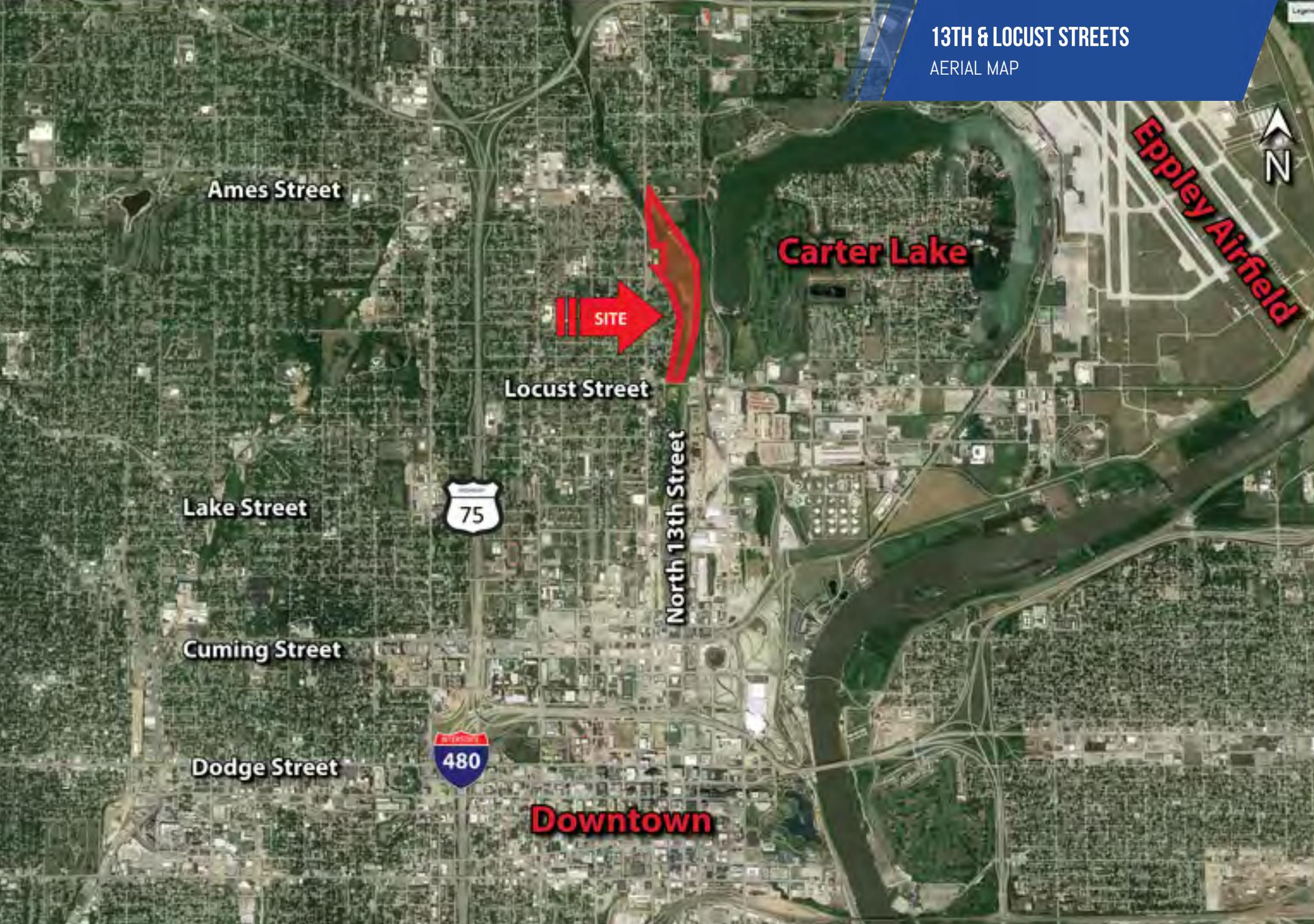
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13TH & LOCUST STREETS

AERIAL MAP



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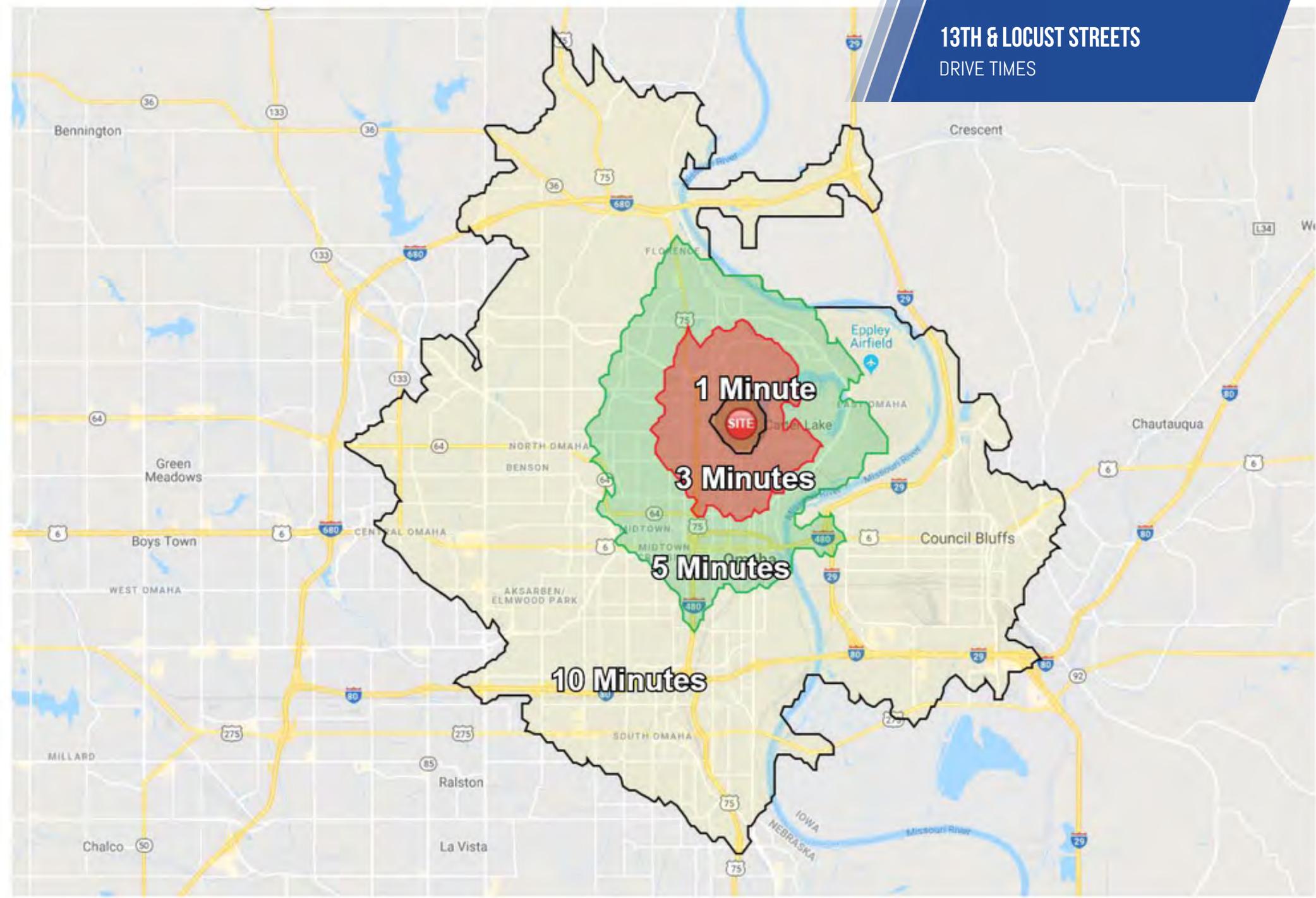
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13TH & LOCUST STREETS DRIVE TIMES



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Harrison Hub (H2)

Total Request: 10.5 million

H2 is a proposed micro and small business incubator targeting disadvantaged populations that supports new subcontractors, consultants, and newly self-employed people by providing Operating Space, Administrative Support, Mentoring, some tools and Equipment rental and small business loans through Sankofa and Omaha 100.

Using the successful model of the Hot Shops, H2 proposes building and dividing a 60,000 to 100,000 SF warehouse into at least six to twelve separate shops ranging from 2000 to 10,000 SF with flexibility to upsize or downsize space. Shops can be used by subcontractors, makers, and artists. Our focus will be small east Omaha construction companies.

Businesses can use a portion of the secured yard for onsite storage of vehicles and equipment. The fully equipped modern 8,700 SF office space will be configured for a large and small conference room (both containing full tech), a kitchen, and open areas with at least ten (10) workstations that entrepreneurs and developing entrepreneurs can use to launch and operate their start-ups.

Sankofa and along with H2 will office onsite, and their staff will provide:

- Construction Training including 40 OSHA training
- Internet, and onsite computers and printers to use.
- For those wanting it, bookkeeping and administrative support (mail, correspondence, appointments, assistance with invoicing and collections, research, etc.).
- Monthly breakfast networking and training events.
- One-on-one coaching and mentoring, at least quarterly or as needed, to help address obstacles and grow businesses.
- Oversight of the Equipment and Tool Program which will provide members with these items, and more, for scheduled check out:
 - Trailers
 - Commercial ladders and scaffolding
 - Concrete tools
 - Drills, lathes, planer, and woodworking tools
 - Carpentry, plumbing, mechanic, and welding tools (In shop)

H2 seeks to grow construction business, provide office support creating over 100 new sustainable jobs over the next 3 years with the minimum wage of \$20 per hour.

H2 will partner with community agencies and non-profit groups to recruit and vet members to rent shops and/or office space

Categories	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Notes
Total Invested Capital						
Initial ARPA Capital	\$4,500,000	\$6,000,000			\$10,500,000	Total Request is 10.5 million
Additionally Capital (State General Funds)						
	\$4,500,000	\$6,000,000			\$10,500,000	
Revenue						
Studio/Bay Rent	\$600,000	\$720,000	\$840,000	\$960,000	\$960,000	\$12/sf gross, assumes, 100,000 SF (50%, 60%, 70%, 80* occupancy each year)
Management Fee - ARPA	\$112,500	\$150,000			\$262,500	2.5% administration fee on ARPA
Tool/Equipment subscription	\$30,000	\$30,000	\$96,000	\$96,000	\$96,000	\$500/m assume 5 user, Yr 3 \$1000/m 8 users
Back Office subscription	\$30,000	\$30,000	\$96,000	\$96,000	\$96,000	\$500/m assume 5 user, Yr 3 \$1000/m 8 users
Total Revenue	\$772,500	\$930,000	\$1,032,000	\$1,152,000	\$1,414,500	
Expenses						
Employee Expenses						
Director	\$110,000	\$122,000	\$126,880	\$131,955	\$137,233	
Office Manager		\$80,000	\$83,200	\$86,528	\$89,989	
Estimator		\$83,000	\$172,640	\$179,546	\$186,727	Yr 3 - 2 FT EE
Assistant (Yr 2 - 3)	\$50,000	\$110,000	\$169,400	\$176,176	\$183,223	Yr 3 - 3 FT EE
Contracted Services - Sanoka Back Office Services and Training		\$50,000	\$75,000	\$150,000	\$150,000	
Total Employee Expenses	\$160,000	\$445,000	\$627,120	\$724,205	\$747,173	
Other Operating Expenses						
Entertainment/Meals	\$5,500	\$5,500	\$5,720	\$5,949	\$6,187	
Utilities	\$12,000	\$12,000	\$12,480	\$12,979	\$13,498	
Office furniture and equipment	\$10,000	\$10,000	\$10,400	\$10,816	\$11,249	
Lease/Renovation	\$350,000	\$190,000				
Internet Connectivity	\$6,000	\$6,000	\$6,240	\$6,490	\$6,749	
Marketing Setup	\$25,000					
Ongoing Marketing		\$15,000	\$15,600	\$16,224	\$16,873	
Insurance	\$10,000	\$37,500	\$39,000	\$40,560	\$42,182	
Audit Fees*	\$5,000	\$5,000	\$5,200	\$5,408	\$5,624	
Tax Consulting*	\$10,000	\$10,000	\$10,400	\$10,816	\$11,249	
Legal Expenses*	\$10,000	\$10,000	\$10,400	\$10,816	\$11,249	
Total Other Operating Expense	\$443,500	\$301,000	\$115,440	\$120,058	\$124,860	
Total EBITDA of Harrison Hub	\$169,000	\$184,000	\$289,440	\$307,738	\$542,467	
ARPA Specific Program Expense - Administration						
Building Purchase Land	\$2,500,000					
New Building Construction	\$750,000	\$4,500,000	\$1,000,000			
Contracted Services for Training Through Sankofa and Others (over two years)		\$315,000	\$300,000			
Temporary Building Renovation & Lease	\$350,000	\$190,000				
Program Implementation (Employees costs)	\$160,000	\$445,000	\$313,560			State will only pay for 50% of employees and contracted serves
Tools, Equipment, Computers, Tech	\$627,500	\$400,000	\$336,440			
Administration Fee	\$112,500	\$150,000				2.5% admin fee on ARPA to conduct through review and audit of ARPA
Total Program Expense equals State Investment	\$4,500,000	\$6,000,000	\$1,950,000			



OMAHA FIRST

Presented to:
MARKETPLACE



Curated Digital Marketplaces • Spend Analytics • Management Controls • Process Efficiencies

Spend Issues



- **Omaha has a large and diverse population**
- **Decades of not spending proportionately with small, minority-owned, and women-owned businesses**

Modern Solution



Omaha First Marketplace

Powered By

eLink™

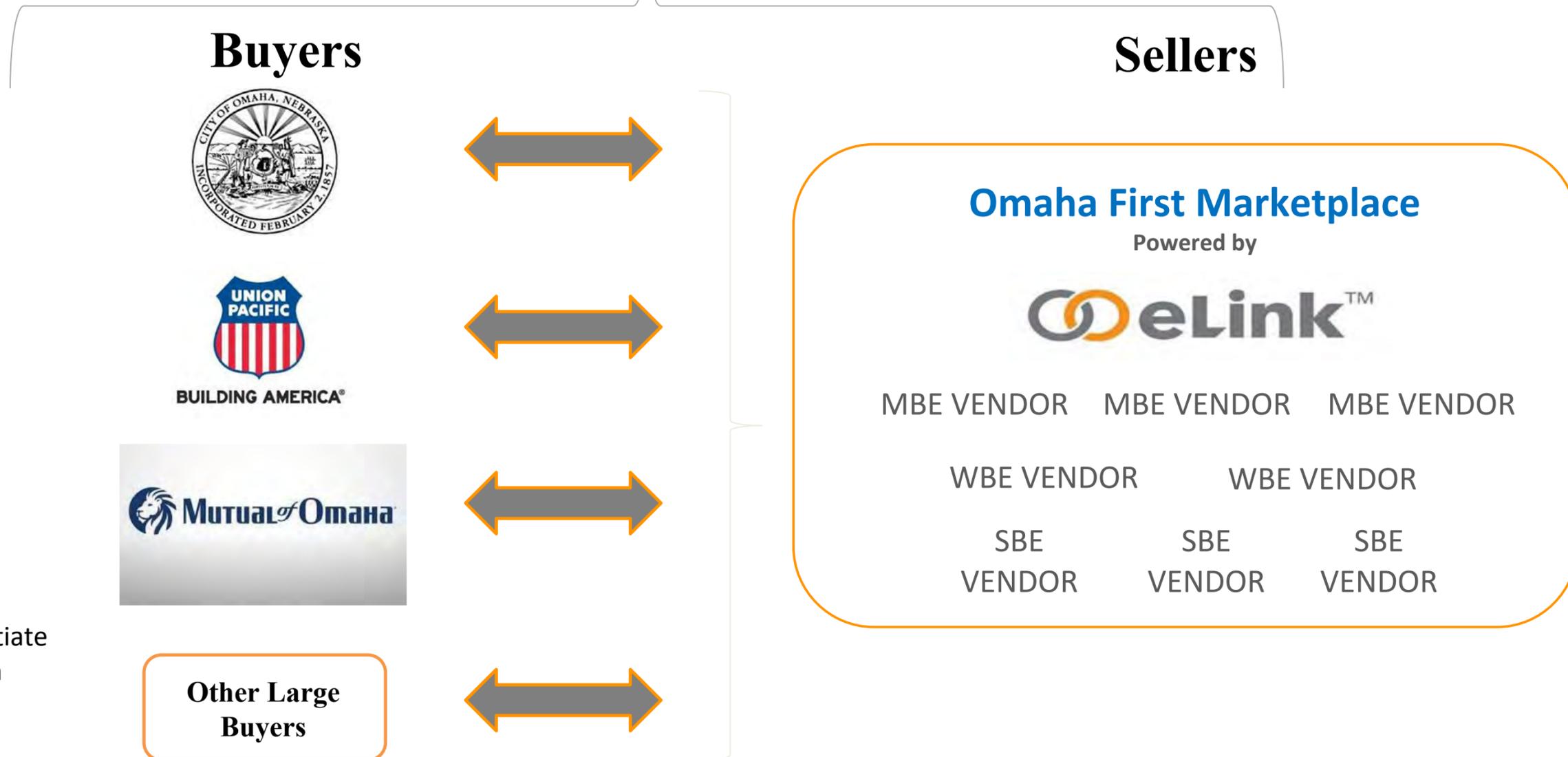
MBE WBE Small Small
MBE WBE Business Business

- **Create Omaha First Digital Marketplace**
- **Populate with local MWBEs and small businesses**
- **Consistently place small orders (under \$10,000) with local MWBEs and small businesses**
- **Encourage large businesses with local presence to participate as buyers**

Omaha First Marketplace



Managing Organization



Note: The City of Omaha will initiate and manage the marketplace. In addition to the City, other large organizations will be invited to participate as buyers.

Secure | Scalable | Cloud-Based



 Hosted



 Developed with



 Runs on



 Payment security



US Patent
10,769,688
September 8, 2020

User Adoption of eLink™ Technology

VIT is a spinoff of an established distribution company, American Product Distributors. The patented eLink™ platform has managed over \$300 million of transactions from over 100,000 users pre- and post- spin-off.



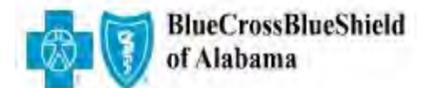
Post Spin-off Users



Northwestern



Pre-Spin-off Users



Certifications: MBE | SDVOSB | SDB

Meet the Team

VIT's key management team has over 100 years of combined experience in building and maintaining customized electronic catalogs for the purpose of guiding shopping behavior to achieve strategic goals.

CY KENNEDY

CEO



Cy is a co-founder, the visionary leader, and the external face of VIT.

Experience

20 years as an Entrepreneur
Former President of American Product Distributors, Inc.
Corporate Banking

Education

BS (Mathematics) Morehouse College
MBA (Finance + Entrepreneurship) Wake Forest University

EVA DINION

SVP -



Eva is a co-founder and strategic leader of the development and maintenance of the eLink platform and VIT's operations.

Experience

30 years of entrepreneurial experience
20 years in banking operations

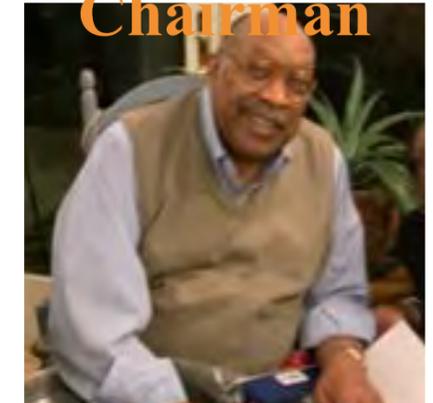
Education

BS (Business Administration) Wake Forest University.
Graduate School of Banking at the University of Wisconsin.

C. RAY

KENNEDY

Chairman



Ray is a co-founder and Chairman of VIT.

Experience

25 years as a banking operations executive
34 years of entrepreneurial experience
Founded over 10 businesses

Education

BS (Business Administration) University of Maryland Eastern Shore
MBA North Carolina Central University.
Graduate School of Banking at LSU
UNC Chapel Hill Executive Program.

Senior Advisors: Winslow Sargeant Jonathan Nash Mark Newsome

Contact us!

**VALUE INNOVATION
TECHNOLOGIES CORP.**

222 SOUTH CHURCH STREET

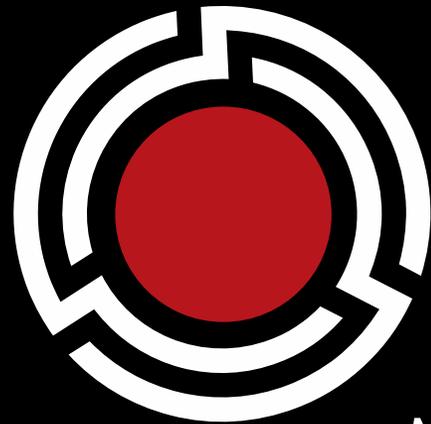
SUITE 326M

CHARLOTTE, NC 28202

WWW.VALUEINNOVATIONTECH.COM

(704) 609-8986

eLinkGateway@ValueInnovationTech.com



redberry
INNOVATIONS

Next Generation Cyber and Intelligence

www.rbinv.io • DUNS 081253284 • CAGE 84MD6

Perfect Trifecta for Cyber Talent Pipelines

Pathways Program

Brings top tier military talent from around the globe to Nebraska through the Skillbridge program and trains them for roles in STEM fields. Expands to include participation from people in disadvantaged communities.

Security and Platform Operations Center

Allows businesses to outsource cybersecurity monitoring and compliance in line with cybersecurity best practices. Provides long-term sustainable employment for graduates of the Pathways Program.

Cyber Range

Simulated representations of an organizations network used for cybersecurity testing in a safe and legal environment. Provides long-term sustainable employment for graduates of the Pathways Program.



Pathways Program

Red Berry Innovations' Pathways program brings up to 1,000 (out of 200,000 transitioning) active-duty military service members from around the world to Nebraska through the Skillbridge program for training in cybersecurity, data science, software development, and other STEM related fields. This program expands to include people from disadvantaged communities.

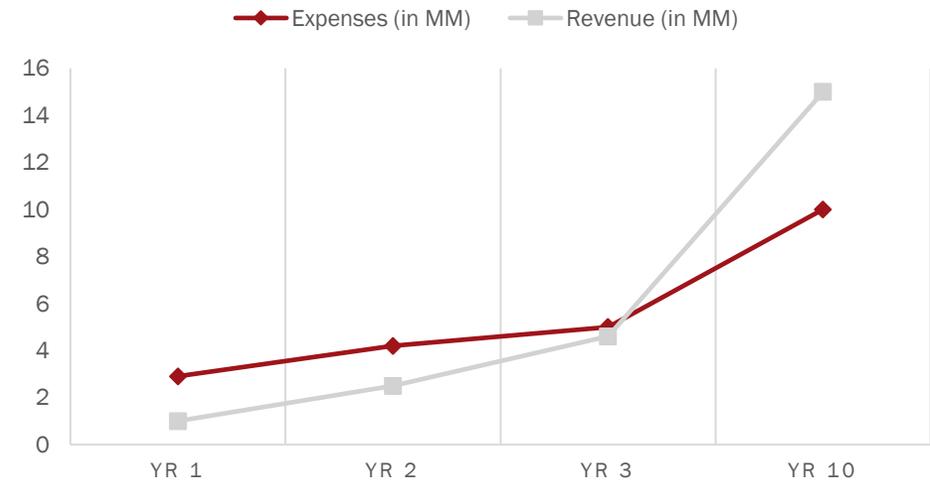
The average salary of a graduating Pathways graduate is \$80k-\$100k.

Pathways provides enterprises a cost-effective way to recruit and hire tech talent. It also provides small businesses a cost-effective way to conduct cyber-hygiene audits & assessments, penetration tests, and cybersecurity program development.

In the first 3 years, the program needs about \$10M to start-up. After year 3, the program is sustainable and growing to a \$5M profit each year at its peak.

	Yr 1	Yr 2	Yr 3	Yr 10
Skillbridge Members	100	200	300	1000
Expenses (in MM)	2.9	4.2	5.0	10
Revenue (in MM)	1	2.5	4.6	15

BUDGET



Security and Platform Operations Center (SPOC)

The Security and Platform Operations Center (SPOC) conducts end-to-end cybersecurity services for small, medium, and large businesses. The SPOC provides security and monitoring detection, security administration, incident response, remediation, threat hunting, digital forensics, penetration testing, and compliance support.

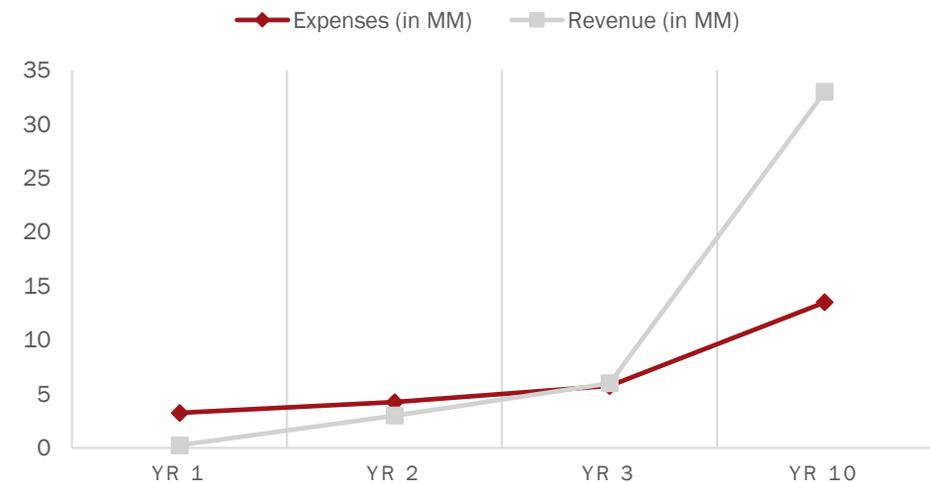
Average salary of a SPOC employee is \$110K. The SPOC provides a long-term place of employment for graduates of the Pathways program.

The SPOC allows businesses to outsource security monitoring at a fraction of the cost that it would take to develop and monitor in-house. On average companies spend almost \$3MM per year on an in-house SOC solution.

The global Security Operations Center market size was \$35B in 2020 and expected to grow 12% year over year.

	Yr 1	Yr 2	Yr 3	Yr 10
Employees	8	20	45	155
Expenses (in MM)	3.25	4.25	5.75	13.5
Revenue (in MM)	0.25	3	6	33

BUDGET



Cyber Range



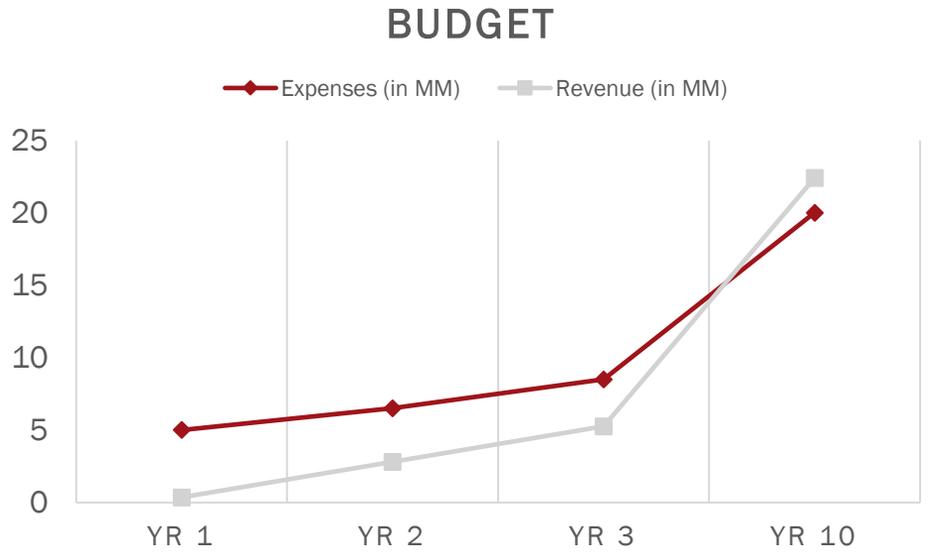
The Cyber Range is a specialized platform designed to increase competencies in cybersecurity, virtualized management, orchestration, internet services simulation, attack simulation, user activity simulation, traffic generator, physical device integration, scoring & reporting, and competency management.

This Cyber Range is interactive, simulated representations of an organization's network, system, tools, and applications that are connected to a simulated internet level environment. It provides a safe and legal environment for businesses to gain hands-on cybersecurity skills and secure environment for product development and security testing.

Average salary of an employee in the Cyber Range is \$100K.

The Cyber Range provides a long-term place of employment for graduates of the Pathways program.

	Yr 1	Yr 2	Yr 3	Yr 10
Employees	10	18	40	250
Expenses (in MM)	5.0	6.5	8.5	20
Revenue (in MM)	0.35	2.8	5.25	22.4



Playing the Seriously **Fun** Game Of Business & Life

AllRealms, Inc.



The Quest is Beyond Education

It's Learning That Lasts

Total Install Base

23.7k +1,383.53%



1,000%+ of download **growth** in **3 Months**.

30% retention rate in DIY version after **First Week**, 25% retention rate after one month. Industry standard is 25% after first two months.

80% retention rate in our **Monthly Guided Program** after 3 months

120+ years of collective entrepreneurial experience from **Successful Entrepreneurs**

46% of entrepreneurs don't have any formal business education — **We Bridge That Gap**

Millions of dollars are wasted on advisors, accelerators, & business organizations offering slow, expensive coaching for entrepreneurs.

Quest Connect Training Platform



We have an exclusive Learning Management System with over 50 Quests with new videos added monthly so you stay current with ways to improve:

- Expand Your Business
- Improve Your Business
- Create Your Business
- Work/Life Balance
- Management Skills
- Team Building Skills
- Communication Skills
- Marketing Your Company
- Speaking in Public
- Managing Your Money
- Personality Profiling
- All in an Adventurified way that makes learning for all ages FUN!

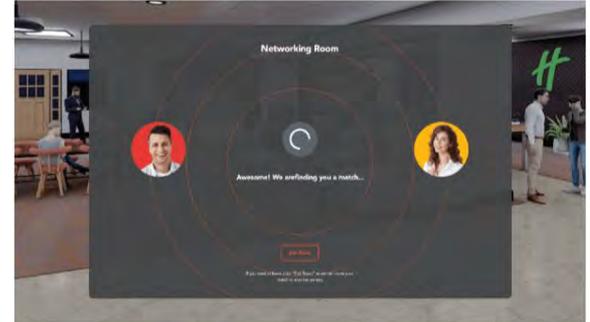
Connect in Our Ultimate Quest World

Live Events are held in our exclusive virtual world where the experience of fun is also interactive.

2 Private Systems created Exclusively for Nebraska Youth and Nebraska Adults.

Monthly Guided Quests via Online Live - all in 90 Min Events:

Youth 7-17
Adults 18+





Live Nebraska Quest Events

Live In-Person Quest Events Held in
Omaha, Nebraska

3 Hour Interactive Quests For Adults

3 Hour Interactive Quests For Youth

2 day period by a team with a combined
30,000+ Hours on Stages Globally

1 Per Year Included — 3 Year Term

Gamified Delivery For “Best of Breed” Business Coaching **All in One App**

30+ hrs Adventurified Education in Your Pocket

Immediate Access - 24/7/365

Skills - Learn Marketing, Sales, Business
Management & **More**

Exclusive Code for Nebraska granting users 1,000
coins upon download to ensure the APP is 100%
FREE

Gain **Community** access to entrepreneurs, vendors
and partners that accelerate a company’s growth



Meet Team AllRealms —

AllRealms, Inc.



Michelle Eberhard
CEO/Co-Founder

Former CEO, COO, VP of Sales for Fortune 500 Companies. Successful entrepreneur, technology & operational background. Successful company exits, investor & innovator. Full-time award-winning Body Builder.



Dr. Travis Fox
Co-Founder & Board Member

Emmy Award Winner, holding doctorates in both psychology & clinical hypnotherapy. Celebrity Teacher/Trainer. Over 1M in total audience. 28 years as CEO, 3000+ Affiliates Trained.



Aaron Huey
Chief Communications Officer

Creator of Archetypes curriculum. Successful entrepreneur & ran the number one residential treatment center in America for over 10 years. Hosting #1 Parenting Podcast in America.



Guru John Goff
Quality Control Officer

Inducted into the U.S Martial Arts Hall Of Fame as Master Of The Year. Winner of both a bronze Telly Award and a Gold Communicator Award

Meet Team AllRealms —

AllRealms, Inc.



Robert Riopel
Board of Directors

International Best-Selling author, App Designer, Entrepreneur & Trainer who has spent the past 18+ years travelling the world sharing his passion. He has shared the stage with & trained many of the top trainers and thought leaders of the world.



John Gehrig
VP Global — QC

Jonathan Gehrig has been a business owner since 2005 & has experience in training up top sales talent, turning sales teams into top producing teams, and helping companies scale from 6-7 figures as well as 8-9 figures.

Other Speakers/Trainers Include :

- Eric Levine: 24Hr Fitness, UFC Partial Owner
- Bruce Cardines: Quest Nutrition and Legendary Foods
- Tom Terwilliger: Former Mr. America, Celebrity Teacher/Trainer
- More Quest Guides

Virtual World 2.0

Upgraded Adventures

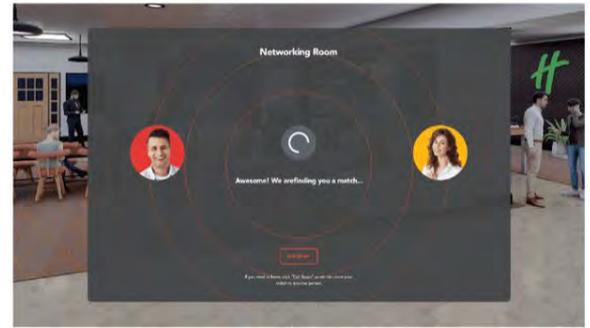
New Features:

Analytics:

- User Retention
- User Interests
- User Spending
- Business/Starting a Business/Employee
- Business Growth rate per user

Virtual Experience Enhanced:

- Users Create their own Avatars
- Customized Chat
- Training System and Virtual World under one software



\$1,750,000 Allrealms, Inc Proposal for 3 Year Unlimited License

1st Live Event and Launch January 2023

5% Goes to Local Charities

5% Goes to Local Scholarship Funds

- **Private PROMO code to grant users for APP 1,000 coins to experience APP fully FREE**
 - **Youth Unlimited 3 Year License**
 - **Adult Unlimited 3 Year License**
 - **Monthly Updated Training Videos**
 - **Templates and Worksheets for every user**
- **2 Separate Custom Virtual Software Nebraska Exclusive**
- **Updated 2.0 Custom Virtual World Software (2 Systems)**
- **Monthly Online Live Guided 90min Training for Youth**
- **Monthly Online Live Guided 90min Training for Adults**
- **Yearly Live Trainings Held in Omaha (Venue not included)**

Nebraska Exclusive Proposal



Thank You!

Dr. Travis Fox

Founder

949-423-5668

tf@ultimatebusinessquest.com

Michelle Fox

CEO/Co-Founder

702-467-0322

michelle@ultimatebusinessquest.com

www.ultimatebusinessquest.com

www.TheQuestConnect.com

Housing for
everyone that
makes sense for all



MODERNeminence

Better Placements • Better Returns

Affordable Housing Crisis in the USA

“70% of Americans said young adults today have a harder time buying a home than their parents’ generation did.”

Median Price of a new Home in 2021 increased to \$408,100

Deficit of 7,000,000 homes needed to satisfy demand

Lead times starting at 9 months and going as high as 18 months

Affordable housing in the USA, has no solution



Now ... Modern Eminence's Real Estate Verticals is the solution

Homes are contracted, prepared and installed in less than 3 Months

Target pricing for a completed home with 4,000-5,000 sq. ft lots with optional detached garage - \$277,000-\$347,000*

Yearly production and Installation over 240 homes per year

Each Vertical is Quality Controlled & overseen from lot to home owner

(* Pricing with optional garage)

Marketplace in United States



MODERNeminence
BETTER PLACEMENTS • BETTER RETURNS

**U.S. home prices were up
7.1% over 2021.**

**Current median price
\$408,100**

**The number of homes
sold was down 19.9%
year-over-year**

**The national average 30
year fixed rate mortgage
rate is at 7.2%* and up
440 basis point or a gross
4.4% year-over-year**

*as of 9/29/2022

Competitive Advantage

Our Home Prices start 30% lower than the national average

Lead times on the homes are 12 weeks from start to finish

Partnered with funding groups who have committed upto \$20MM per project for development and long term financing

Fully inclusive operations from acquisition of land, to final sales for ensured Quality Control & Delivery

Invested funds are 60-90 days, with complete standard financing for reclamation



Sustainability

Faster Building

Energy Efficiency

Higher Air Quality

Strength

Long-term Value



Our Business Model

Modern Eminence Model :Mobile/ Modular Home

Cost: \$80-\$140 Per Sqft

Timeline: Less than 3 months

Floor Plan: 3 Bed 2 Bath 1496 sqft
Options: Solid Surface Countertops, Various elevations, color pallets, and appliance packages

Total with Lot : \$277,000

Old model : Stick Framed Homes

Cost: \$200-\$350 per sqft

Timeline: 9-18 months

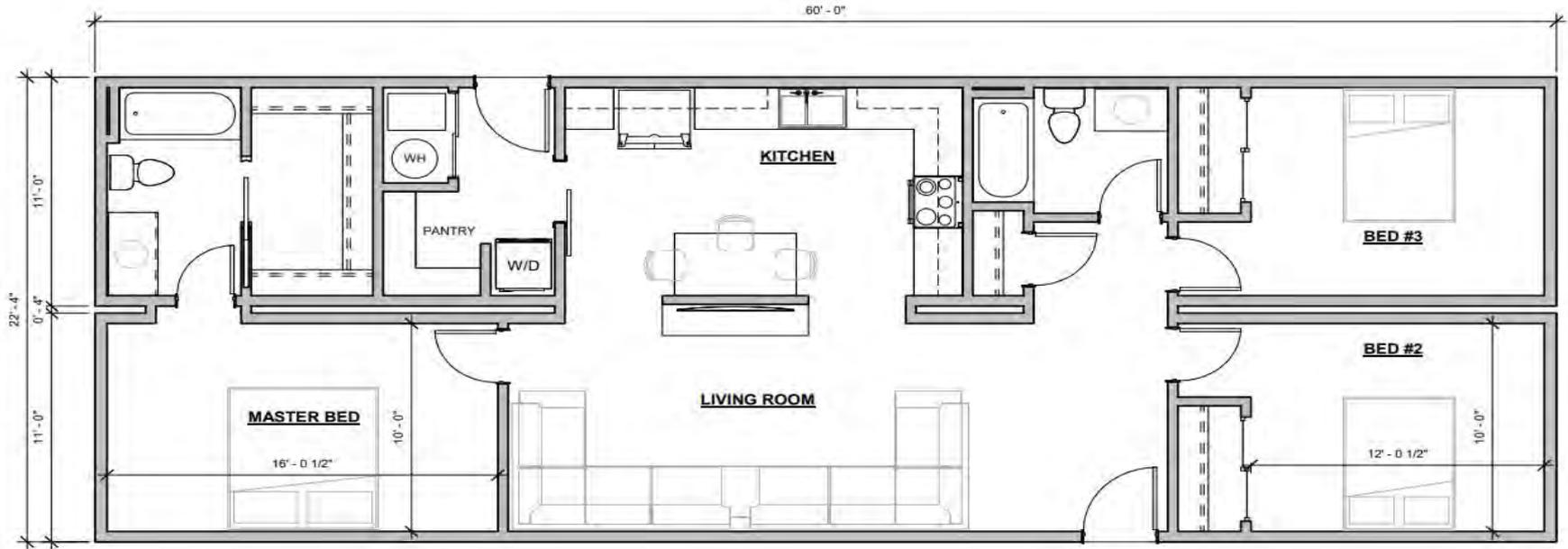
Floor Plan: Semi Custom

Options: Varies by builder and subcontractor generally: Solid Surface Countertops, Various elevations, color pallets, and appliance packages

Total with Lot : \$537,000



Modern Solutions in Architecture





MODERNeminence

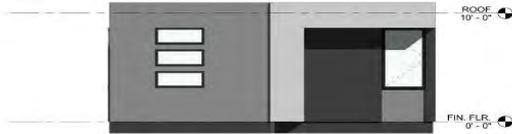
Quality. Placement. Process.



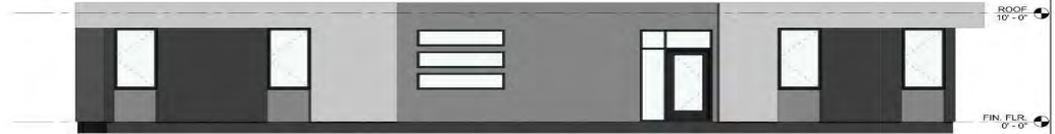
Modern Housing Contemporary Look & Feel



C3 FLOOR PLAN
144' x 22' 0"



B1 LEFT SIDE
144' x 14'



B3 FRONT
144' x 22' 0"

**Modern Housing
Contemporary Look, Feel &
Living Space**



Single unit Proforma with Sales costs

Item	VENDOR SUBCONTRACTOR/CONTRACTOR	HRS	RATE	UNITS	\$/UNIT		
Anticipated Sales income							
Sale of unit				\$ 1.00	\$ 277,000.00		\$ 277,000.00
							\$ -
							\$ -
						Total Income	\$ 277,000.00
Unit Costs							
Lot Cost						\$ -	\$ -
Closing Fees						\$ -	\$ -
Site Prep Costs						\$ 36,560.00	\$ 36,560.00
Garage Costs		25	\$ 200.00	1	\$ 5,400.00		\$ 10,400.00
Unit Costs						\$ 126,000.00	\$ 126,000.00
Transport Cost						\$ 15,000.00	\$ 15,000.00
Install Cost						\$ 15,000.00	\$ 15,000.00
Contingency @ 8%						\$ 19,920.00	\$ 19,920.00
Realtor fees				4%	\$ 277,000.00		\$ 9,695.00
Interest by month				1	\$ 4,203.00		\$ 4,203.00
Financing fees				5%	\$ 250,000.00		\$ 12,500.00
						Total Expenses	\$ 249,278.00
						Net Income	\$ 27,722.00

Modern High Density Housing up to 5 Stories



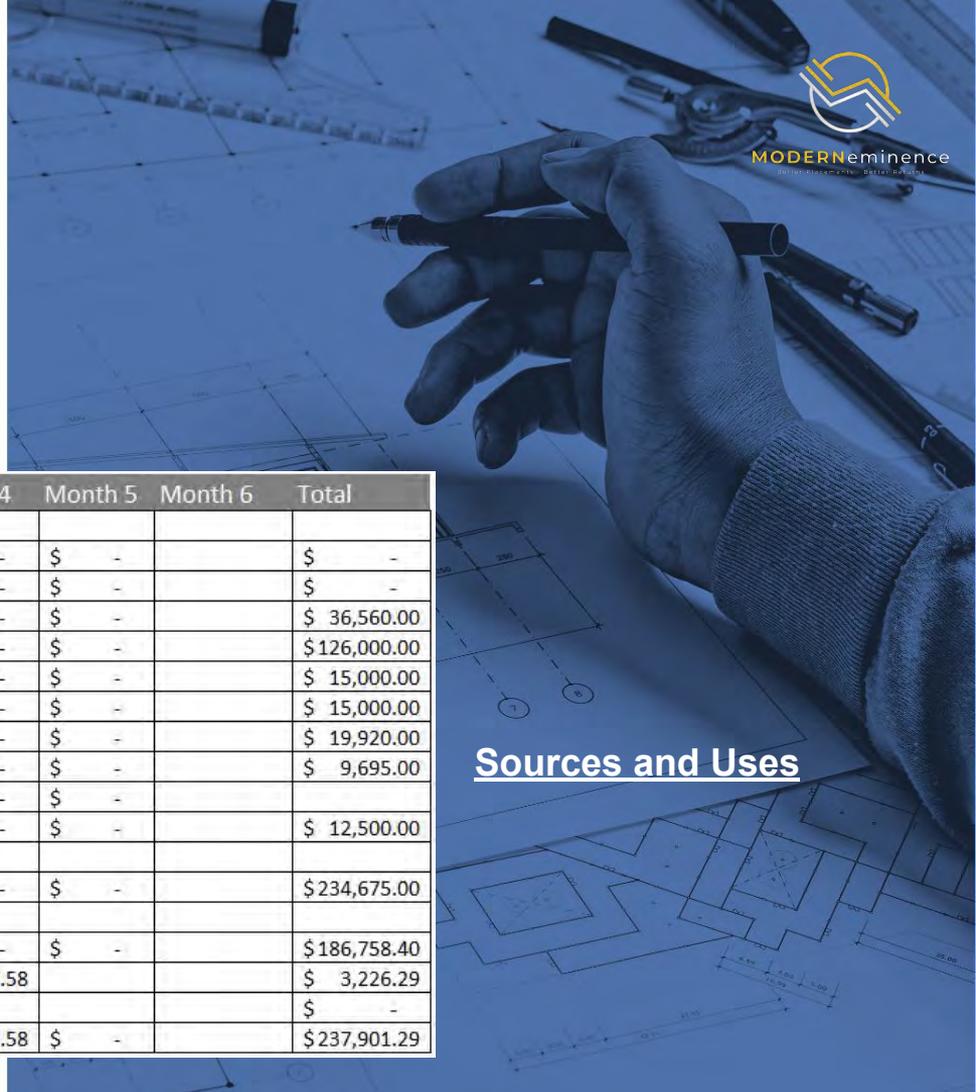
Build Cost and Construction Loan information



BUILD COST INFORMATION	
Total Costs	\$237,901
(+) Acquisition Costs	
(+) Loan Fees / Costs	
(-) Financing	\$190,321.03
(-) Equity Invested	\$47,580.26

Item	Month 1	Month2	Month 3	Month 4	Month 5	Month 6	Total
Lot Cost	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Closing Fees	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Site Prep Costs	\$ 10,968.00	\$ 18,280.00	\$ 7,312.00	\$ -	\$ -		\$ 36,560.00
Unit Costs	\$ 37,800.00	\$ 63,000.00	\$ 25,200.00	\$ -	\$ -		\$126,000.00
Transport Cost	\$ -	\$ -	\$ 15,000.00	\$ -	\$ -		\$ 15,000.00
Install Cost	\$ -	\$ -	\$ 15,000.00	\$ -	\$ -		\$ 15,000.00
Contingency @ 8%	\$ 7,968.00	\$ 11,952.00	\$ -	\$ -	\$ -		\$ 19,920.00
Realtor fees	\$ -	\$ -	\$ 9,695.00	\$ -	\$ -		\$ 9,695.00
Interest by month	\$ -	\$ -	\$ -	\$ -	\$ -		
Financing fees	\$ 12,500.00	\$ -	\$ -	\$ -	\$ -		\$ 12,500.00
Totals	\$ 69,236.00	\$ 93,232.00	\$ 72,207.00	\$ -	\$ -		\$234,675.00
Investor Capital	\$ 47,916.60						
Loan Proceeds	\$ 21,319.40	\$ 93,232.00	\$ 72,207.00	\$ -	\$ -		\$186,758.40
Interest Charges		\$ 213.19	\$ 1,145.51	\$ 1,867.58			\$ 3,226.29
							\$ -
Total by Month	\$ 69,236.00	\$ 93,445.19	\$ 73,352.51	\$ 1,867.58	\$ -		\$237,901.29

Sources and Uses



Nebraska 100 Units Summary of Financial Projections All Units Being Sold

	2023 Jan	2023 Feb	2023 Mar	2023 April	2023 May	2023 June	2023 July	2023 Aug	2023 Sept	2023 Oct	2023 Nov	2023 Dec	TOTALS
Units Sold	2	3	5	5	15	10	15	15	13	7	5	5	100
Sales Gross Income	\$554,000	\$831,000	\$1,385,000	\$1,385,000	\$4,155,000	\$2,770,000	\$4,155,000	\$4,155,000	\$3,601,000	\$1,939,000	\$1,385,000	\$1,385,000	\$27,700,000
Sale Expense	19,390	29,085	48,475	48,475	145,425	96,950	145,425	145,425	126,035	67,865	48,475	48,475	969,500
Financing and Interest	33,406	50,109	83,515	83,515	250,545	167,030	250,545	250,545	217,139	116,921	83,515	83,515	1,670,300
Building Costs	445,760	668,640	1,114,400	1,114,400	3,343,200	2,228,800	3,343,200	3,343,200	2,897,440	1,560,160	1,114,400	1,114,400	22,288,000
Total Expenses	\$498,556	\$747,834	\$1,246,390	\$1,246,390	\$3,739,170	\$2,492,780	\$3,739,170	\$3,739,170	\$3,240,614	\$1,744,946	\$1,246,390	\$1,246,390	\$24,927,800
Net Operating Income	\$ 55,444	\$ 83,166	\$ 138,610	\$ 138,610	\$ 415,830	\$ 277,220	\$ 415,830	\$ 415,830	\$ 360,386	\$ 194,054	\$ 138,610	\$ 138,610	\$ 2,772,200

Vertical Team Leaders

Dr. Travis Fox-Partner- CEO

Travis, has been architecting businesses and companies for the last twenty-five years. Starting in real estate, trained by Robert Allen, focusing on strategic marketing, development, processes and sales for single family, multi-unit complex and development. Travis has closed millions in deal flow and financing. Travis specializes in optimized systematizing, negotiations and sales allowing Travis' teams to cover end-to-end project management and completion.

S. Braden Breinholt-Partner-COO

Brady, started his professional career in real estate where he quickly became a top producing sales agents, helping manage and train agents in 6 offices eventually leaving to achieve an MBA. Being the key player bringing the on time delivery up from 7% to 85.6% as Operations Manager which launched him in the next phase of his career. For the better part of a decade now, having funded over 300MM in real estate via development, sales - marketing and financing with focus on manufacturing homes from bottom to top vertical management both domestically and soon internationally.

Bryant Andrus- MSF, CFP-CFO

Bryant's career covers 15+ years of finance, wealth management, consulting, and general advisory services. Leading his former company's expansion into Canada, eventually becoming President of the company. Taking the helm at US Bank Wealth Management, of a multi-business wealth management team, becoming team # 2 producing team in the US Bank footprint in a matter of 12 months.

Achieving via the Master of Finance program at prestigious McDonough School of Business at Georgetown University in Washington, D.C. He worked with the International Finance Corporation, RMD Bank and others analyzing, researching, and performing due diligence on private debt and private equity investments around the world.. Co-Founding State Bird Corp, Global Financial Consultants and SBC Investment Management, an investment advisory firm in Arizona.





Vertical Team Leaders

10

Victor Beanum - Director of Sales & Community Relations

Over a decade of results-oriented experience utilizing leadership and sales expertise in order to continuously increase productivity and profits. Proven history of minimizing costs while consistently delivering lucrative sales results. Natural talent and passion for building and maintaining strong professional relationships that lead to optimum customer service ratings. Committed to developing strong teams that contribute to the advancement of company goals and mission each and every day, powered by a Bachelor of Science in Business Management, from Bellevue University, Nebraska, as well as, his connection with the local community through his being a Member & Board Representative of 100 Black Men of Omaha, 2006 to Present, President, Omaha Alumni Chapter, Kappa Alpha Psi Fraternity, 2007 to 2019

Phillip Henderson- GC- Partner- Director Of Operations

Phillip having 25 years of experience in business & construction management. He is owner & operator of Dynasty Concrete LLC & DC Management LLC. Dynasty Concrete specializes in the development of residential homes & commercial properties focusing on quality above quantity. Throughout the years Phillip has a long history of giving back to the community and keeping Omaha clean. Donating to many local charities such as The Wounded Warriors, Family Support Fund, Cystic Fibrosis CF walk, Cancer Research Society, Children's Hospital, and more. Awarded the Integrity Award through the Better Business Bureau he continues to pride himself on the professionalism of his company and employees by making every customers' dream a reality.

Chris Wallis- Partner- President of Manufacturing

Chris is the owner & operator of sPanels LLC, Est. in 2004. sPanels is a structural insulated panel company based in Idaho falls. Working his way up from 2011 to become the CEO & Sole Proprietor in 2019. His passion for creating efficiencies in business, products that are innovative, superior & ecologically sustainable. To date having produced over 455 buildings in various parts of the country and is now expanding manufacturing plants across the USA & Internationally.



Bringing Economic Impact to Nebraska State

By way of Modern Eminence & sPanels merging, along with localized operators, DC Concrete & Construction, the expansion of additional manufacturing plants across the USA, bringing high quality housing* and now stable employment to Nebraska through location operations in:

Manufacturing, transportation, land development, consistent construction, vocational training and more, allowing Nebraska to become the Central Hub for the midwest operations.

*see additional brochure for more benefits





MODERNeminence
Better Placements • Better Returns

Overview of Construction & Output ROI Benefits



Local Employment Impact	\$ 10,465,000.00	\$ 10,465,000.00
Local and National Supplier Impact	\$ 38,185,440.00	\$ 38,185,440.00
City and Local Impact	\$ 14,257,920.00	\$ 14,257,920.00
Local Real Estate Impact	\$ 4,819,800.00	\$ 4,819,800.00
State Level Impact	\$ 2,349,437.00	\$ 2,349,437.00
Local Utility Impact	\$ 22,797.60	\$ 22,797.60
Total Economic Impact	\$ 70,100,394.60	\$ 70,100,394.60

4.7X ROI to State

Factory Build Grant Uses	Size	Unit	Cost	
Lot Cost		10 Acres	\$ 3,500,000.00	\$ 3,500,000.00
Closing Fees			\$ 350,000.00	\$ 350,000.00
Site Prep Costs and Permits			\$ 957,000.00	\$ 957,000.00
Modular Factory Construction Budget	40000	sqft	\$ 3,240,000.00	\$ 3,240,000.00
SIP Factory Construction Budget	12500	sqft	\$ 1,525,000.00	\$ 1,525,000.00
Foam Factory Construction Budget	40000	sqft	\$ 3,240,000.00	\$ 3,240,000.00
Equipment Costs			\$ 3,662,800.00	\$ 3,662,800.00
Operating Capital			\$ 2,037,957.00	\$ 2,037,957.00
Contingency @ 9.7%			\$ 1,329,458.43	\$ 1,329,458.43
			Total Costs	\$ 19,842,215.43

Equity Invested	Total Equity	Investment
Intellectual Property	\$ 2,740,000.00	\$ 2,740,000.00
SIP Equipment and Technology	\$ 784,080.00	\$ 784,080.00
Modular Plant Equipment and Technology	\$ 457,633.00	\$ 457,633.00
Construction Equipment	\$ 754,147.50	\$ 754,147.50
	\$ -	\$ -
	Total Equity Investment	\$ 4,735,860.50

Additional Incentives	Cost	
Tax Credits	\$ 2,000,000.00	\$ 2,000,000.00
Sales Tax Exemption	\$ 282,035.60	\$ 282,035.60
TIFS	\$ 3,000,000.00	\$ 3,000,000.00
	Total Incentives	\$ 5,282,035.60
	Requested Funds	\$ 14,560,179.83

Jobs Added and Supplier Benefits

- **161 Jobs Added**
- **Average salary of \$65,000**
- **4.35MM in Annual Wages Created**

Local Employment Impact	Jobs Created	Average Salary	Total Economic Benefit	
Employment Minimums year 1	43	\$ 65,000.00	\$ 2,795,000.00	\$ 2,795,000.00
Employment Minimums year 2	51	\$ 65,000.00	\$ 3,315,000.00	\$ 6,110,000.00
Employment Minimums year 3	67	\$ 65,000.00	\$ 4,355,000.00	\$ 10,465,000.00
			Total Economic Benefit	\$ 10,465,000.00
Local and National Supplier Impact	Homes per Month	Homes Per year	Cost of the home	Total Impact
Factory output year 1	5	60	\$ 159,106.00	\$ 9,546,360.00
Factory output year 2	15	180	\$ 159,106.00	\$ 28,639,080.00
Factory output year 3	20	240	\$ 159,106.00	\$ 38,185,440.00
			Total Economic Benefit	\$ 38,185,440.00

Benefits to Public and Private Sectors

City and Local Impact		Homes Per year	Total Income Generated	Total Impact	
Revenue generated for local cities from permits		240	\$ 2,233,440.00	\$ 2,233,440.00	
Revenue Generated for Local Contractors		240	\$ 12,024,480.00	\$ 12,024,480.00	
			Total Economic Benefit	\$ 14,257,920.00	
State Level Impact		Units	Total Income Generated	Total Impact	
Transportation Revenue	\$ 120 Homes	\$ 7,500	\$ 900,000.00	\$ 900,000.00	
Additional Food Sales by person	53 Households	\$ 7,153	\$ 379,109.00	\$ 379,109.00	
Additional Tax Revenue for State	240 Homes	\$ 277,000	1.61% \$ 1,070,328.00	\$ 1,070,328.00	
Additional Fuel Tax Revenue for State	555.55 Gallons	\$ 0.13	240 \$ 16,666.50	\$ 16,666.50	
Energy Star Rated Home Tax Fed Tax Rebate	240 Homes	\$ 2,500.00	\$ 600,000.00	\$ 600,000.00	
			Total Economic Benefit	\$ 2,349,437.00	
Local Real Estate Impact		Sales Price	Homes Per year	Total Income Generated	Total Impact
Total Realtor Fees Paid	277,000	240	4% \$ 2,659,200.00	\$ 2,659,200.00	
Total Title and Escrow	277,000	240	1% \$ 664,800.00	\$ 664,800.00	
Total Revenue from Financing Activates	277,000	240	2% \$ 1,495,800.00	\$ 1,495,800.00	
			Total Economic Benefit	\$ 4,819,800.00	

Over \$20,000,000 Economic Impact Revenues to City, State and Private Sectors

Local Utility Benefits

Local Utility Impact	Average Cost	New Homes	Total Income Generated	Total Impact
Water Fees	\$ 31.23	120	\$ 3,747.60	\$ 3,747.60
Recycling Program	\$ 53.00	120	\$ 6,360.00	\$ 6,360.00
Electrical Meter Feed	\$ 105.75	120	\$ 12,690.00	\$ 12,690.00
Natural Gas Connections	\$ 85.00	120	\$ 10,200.00	\$ 10,200.00
Sewer Connection	\$ 0.80	120	\$ 96.00	\$ 96.00
			Total Economic Benefit	\$ 22,797.60

Over \$20,000 in Economic Benefits to State & Local Utilities, over \$60,000 in 3 years



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New Modern Manufacturing Campus

Factory Build Grant Uses	Size	Unit	Cost	
Lot Cost	10	Acres	\$ 3,500,000.00	\$ 3,500,000.00
Closing Fees			\$ 350,000.00	\$ 350,000.00
Site Prep Costs and Permits			\$ 957,000.00	\$ 957,000.00
Modular Factory Construction Budget	40000	sqft	\$ 3,240,000.00	\$ 3,240,000.00
SIP Factory Construction Budget	12500	sqft	\$ 1,525,000.00	\$ 1,525,000.00
Foam Factory Construction Budget	40000	sqft	\$ 3,240,000.00	\$ 3,240,000.00
Equipment Costs			\$ 3,662,800.00	\$ 3,662,800.00
Operating Capital			\$ 2,037,957.00	\$ 2,037,957.00
Contingency @ 9.7%			\$ 1,329,458.43	\$ 1,329,458.43
Total Costs				\$ 19,842,215.43
Equity Invested			Total Equity Investment	
Intellectual Property			\$ 2,740,000.00	\$ 2,740,000.00
SIP Equipment and Technology			\$ 784,080.00	\$ 784,080.00
Modular Plant Equipment and Technology			\$ 457,633.00	\$ 457,633.00
Construction Equipment			\$ 754,147.50	\$ 754,147.50
			\$ -	\$ -
Total Equity Investment				\$ 4,735,860.50
Additional Incentives			Cost	
Tax Credits			\$ 2,000,000.00	\$ 2,000,000.00
Sales Tax Exemption			\$ 282,035.60	\$ 282,035.60
TIFS			\$ 3,000,000.00	\$ 3,000,000.00
Total Incentives				\$ 5,282,035.60
Requested Funds				\$ 14,560,179.83

Three State of the Art Factories and 3,000 sqft of Office space

*additional potential incentives





Detailed Uses of Funds Year 1

Modern Eminence II LLC
 Omaha Nebraska
 Development Costs and Start up Costs
 2023

USES:	BUDGET	Nov	Dec	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Nov	TOTALS
Construction Contract	\$3,500,000	0	3,500,000	0	0	0	0	0	0	0	0	0	0	3,500,000
Agency (Construction)	\$8,050,000	0	0	0	0	0	161,000	241,500	1,207,500	805,000	1,610,000	805,000	805,000	5,635,000
Improvements	\$1,329,459	0	0	0	0	0	0	0	0	0	0	265,892	0	265,892
Architect/Permit Fees	\$975,000	0	0	0	0	0	292,500	585,000	97,500	0	0	0	0	975,000
Environmental	\$350,000	0	0	0	0	0	350,000	0	0	0	0	0	0	350,000
Environmental, Soil Borings, Wetlands	\$3,662,800	0	0	0	0	0	1,098,840	0	0	0	0	0	0	1,098,840
Geological, Soil Borings, Wetlands	\$25,000	0	0	0	0	0	25,000	0	0	0	0	0	0	25,000
Geological & Market Study	\$15,000	0	0	0	0	0	15,000	0	0	0	0	0	0	15,000
Structural Fees	\$150,000	0	0	10,500	49,500	45,000	45,000	0	0	0	0	0	0	150,000
Survey	\$50,000	0	0	0	50,000	0	0	0	0	0	0	0	0	50,000
Engineering Fees	\$25,000	0	0	0	0	25,000	0	0	0	0	0	0	0	25,000
Legal & Accounting Fees	\$25,000	0	0	0	6,250	0	0	0	12,500	0	0	0	0	18,750
Insurance	\$15,000	0	0	0	0	0	15,000	0	0	0	0	0	0	15,000
Estate Taxes	\$35,000	0	0	0	0	0	0	0	0	0	0	0	35,000	35,000
Insurance	\$35,000	0	0	0	0	0	35,000	0	0	0	0	0	0	35,000
IT Supply purchase	\$1,014,956	0	0	0	0	0	0	0	0	0	0	0	0	0
IT Overhead	\$450,000	0	0	0	0	0	36,000	36,000	36,000	36,000	36,000	36,000	36,000	252,000
Furniture, Fixtures & Office Equip	\$135,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Uses	19,842,216	0	3,500,000	10,500	105,750	70,000	2,073,340	862,500	1,353,500	841,000	1,646,000	1,106,892	876,000	12,445,482
Total Cumulative Uses	\$19,842,216	0	3,500,000	3,510,500	3,616,250	3,686,250	5,759,590	6,622,090	7,975,590	8,816,590	10,462,590	11,569,482	12,445,482	12,445,482



Detailed Uses of Funds Year 2

2024

	BUDGET	Dec	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Nov	Dec	TOTALS
USES:														
Construction Contract	\$3,500,000	0	0	0	0	0	0	0	0	0	0	0	0	3,500,000
Agency (Construction)	\$8,050,000	402,500	402,500	201,250	603,750	805,000	0	0	0	0	0	0	0	8,050,000
Improvements	\$1,329,459	398,838	132,946	265,892	132,946	132,946	0	0	0	0	0	0	0	1,329,459
Contract/Permit Fees	\$975,000	0	0	0	0	0	0	0	0	0	0	0	0	975,000
Equipment	\$350,000	0	0	0	0	0	0	0	0	0	0	0	0	350,000
Environmental, Soil Borings, Wetlands	\$3,662,800	1,831,400	0	0	549,420	0	183,140	0	0	0	0	0	0	3,662,800
Geotechnical, Soil Borings, Wetlands	\$25,000	0	0	0	0	0	0	0	0	0	0	0	0	25,000
Geotechnical & Market Study	\$15,000	0	0	0	0	0	0	0	0	0	0	0	0	15,000
Architectural Fees	\$150,000	0	0	0	0	0	0	0	0	0	0	0	0	150,000
Engineering Fees	\$50,000	0	0	0	0	0	0	0	0	0	0	0	0	50,000
Professional Fees	\$25,000	0	0	0	0	0	0	0	0	0	0	0	0	25,000
Legal & Accounting Fees	\$25,000	0	0	0	0	0	6,250	0	0	0	0	0	0	25,000
Insurance	\$15,000	0	0	0	0	0	0	0	0	0	0	0	0	15,000
Estate Taxes	\$35,000	0	0	0	0	0	0	0	0	0	0	0	0	35,000
Insurance	\$35,000	0	0	0	0	0	0	0	0	0	0	0	0	35,000
Material Supply purchase	\$1,014,956	50,748	50,748	101,496	101,496	304,487	405,983	0	0	0	0	0	0	1,014,956
Construction Overhead	\$450,000	36,000	36,000	36,000	36,000	36,000	18,000	0	0	0	0	0	0	450,000
Furniture, Fixtures & Office Equip	\$135,000	0	0	0	67,500	0	67,500	0	0	0	0	0	0	135,000
Total Uses	19,842,216	2,719,486	622,194	604,638	1,491,112	1,278,433	680,873	0	0	0	0	0	0	19,842,216
Total Cumulative Uses	\$19,842,216	15,164,968	15,787,161	16,391,799	17,882,910	19,161,343	19,842,216	19,842,216	19,842,216	19,842,216	19,842,216	19,842,216	19,842,216	19,842,216



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Combined 10 year Pro Forma

Modern Eminence 10 Year Pro-Forma

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Total Homes sold	100	100	100	100	100	100	100	100	100	100
Revenue										
Homes	\$ 27,700,000.00	\$ 28,669,500.00	\$ 29,672,932.50	\$ 30,711,485.14	\$ 31,786,387.12	\$ 32,898,910.67	\$ 34,050,372.54	\$ 35,242,135.58	\$ 36,475,610.32	\$ 37,752,256.69
Construction	\$ 24,927,800.00	\$ 25,800,273.00	\$ 26,703,282.56	\$ 27,637,897.44	\$ 28,605,223.85	\$ 29,606,406.69	\$ 30,642,630.92	\$ 31,715,123.01	\$ 32,825,152.31	\$ 33,974,032.64
Manufacturing	\$ 12,600,000.00	\$ 13,041,000.00	\$ 13,497,435.00	\$ 13,969,845.23	\$ 14,458,789.81	\$ 14,964,847.45	\$ 15,488,617.11	\$ 16,030,718.71	\$ 16,591,793.87	\$ 17,172,506.65
Panels	\$ 4,158,000.00	\$ 4,303,530.00	\$ 4,454,153.55	\$ 4,610,048.92	\$ 4,771,400.64	\$ 4,938,399.66	\$ 5,111,243.65	\$ 5,290,137.17	\$ 5,475,291.98	\$ 5,666,927.19
Foam	\$ 2,079,000.00	\$ 2,151,765.00	\$ 2,227,076.78	\$ 2,305,024.46	\$ 2,385,700.32	\$ 2,469,199.83	\$ 2,555,621.82	\$ 2,645,068.59	\$ 2,737,645.99	\$ 2,833,463.60
Total Income	\$ 71,464,800.00	\$ 73,966,068.00	\$ 76,554,880.38	\$ 79,234,301.19	\$ 82,007,501.74	\$ 84,877,764.30	\$ 87,848,486.05	\$ 90,923,183.06	\$ 94,105,494.46	\$ 97,399,186.77
SGS										
Homes	\$ 24,927,800.00	\$ 25,737,953.50	\$ 26,574,436.99	\$ 27,438,106.19	\$ 28,329,844.64	\$ 29,250,564.59	\$ 30,201,207.94	\$ 31,182,747.20	\$ 32,196,186.48	\$ 33,242,562.55
Construction	\$ 21,248,000.00	\$ 21,938,560.00	\$ 22,651,563.20	\$ 23,387,739.00	\$ 24,147,840.52	\$ 24,932,645.34	\$ 25,742,956.31	\$ 26,579,602.39	\$ 27,443,439.47	\$ 28,335,351.25
Manufacturing	\$ 11,025,000.00	\$ 11,383,312.50	\$ 11,753,270.16	\$ 12,135,251.44	\$ 12,529,647.11	\$ 12,936,860.64	\$ 13,357,308.61	\$ 13,791,421.14	\$ 14,239,642.33	\$ 14,702,430.70
Panels	\$ 3,700,620.00	\$ 3,820,890.15	\$ 3,945,069.08	\$ 4,073,283.82	\$ 4,205,665.55	\$ 4,342,349.68	\$ 4,483,476.04	\$ 4,629,189.02	\$ 4,779,637.66	\$ 4,934,975.88
Foam Co	\$ 1,812,888.00	\$ 1,871,806.86	\$ 1,932,640.58	\$ 1,995,451.40	\$ 2,060,303.57	\$ 2,127,263.44	\$ 2,196,399.50	\$ 2,267,782.48	\$ 2,341,485.41	\$ 2,417,583.69
Cost of Goods Sold	\$ 62,714,308.00	\$ 64,752,523.01	\$ 66,856,980.01	\$ 69,029,831.86	\$ 71,273,301.39	\$ 73,589,683.69	\$ 75,981,348.41	\$ 78,450,742.23	\$ 81,000,391.35	\$ 83,632,904.07
EBITDA	\$ 8,750,492.00	\$ 9,213,544.99	\$ 9,697,900.37	\$ 10,204,469.34	\$ 10,734,200.34	\$ 11,288,080.61	\$ 11,867,137.64	\$ 12,472,440.83	\$ 13,105,103.11	\$ 13,766,282.70

Our Community Give-Back Program

We continue to build communities even after we have manufactured & built their homes.

With a yearly percentage from both home sales, as well as, yearly percentage from the profits of our manufacturing facility.

Provided to local Charities such as Sankofa, as well as, vocational schools, training for skill set improvements, and parks / community centers.

“Housing for everyone that makes sense for all.”

Planned Donations from Manufacturing
over 10 years \$1,400,000

Planned Donations from Home Sales
over 10 years \$442,000

Total contributions back to the local
community - \$2,842,000

Summary Proposal Housing

**New Modern Housing & Community
enhancements for 100 lots**

**Prices start 30% lower than the national
average**

Homes are 12 weeks from Start to Finish

100 Energy Star Rated Homes Built

Realtor fees of \$969,500 paid to local agents

\$623,250 paid in Mortgage Origination

**Modern and Traditional Style homes to match
existing neighborhoods**



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Summary Proposal Manufacturing

**New Modern Manufacturing Campus for
less than \$14,700,000**

4.7X Economic Impact in 3 years

\$70,000,00 Revenue to State

**161 Jobs Added
Average salary of \$65,000**

4.3MM in New Wages Created

100 Energy Star Rated Homes Built

**Over \$20,000 in Economic Benefits to State &
Local Utilities, over \$60,000 in 3 years**

**Over \$70,000,000 Economic Impact Revenues
to City, State and Private Sectors**



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Thank You

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Thank You!



Introduction: Creighton University ARPA Package Pre-Proposal

Creighton University is excited to offer a proposal for funding a dynamic package of four innovative and thoughtful projects that have the potential to positively impact many individuals within the qualified census tracts identified as a part of the American Rescue Plan for which our campus also resides. Too, the proposal provides expertise to the planned iHub. In addition, there is potential to not only address healthcare needs in Omaha, but also the rural areas of the state, where access to healthcare is not as readily available. Lastly, the university is enthusiastic to present a plan for an affordable housing complex that would offer residential apartments as well as much needed services to attract and retain residents to the qualified census tracks. The following outlines the basic concepts, rationale, and budgets for the various projects that comprise the collective proposal.



1. Emergency Student Fund

Each year across the country more and more students who begin a bachelor's degree at a 4-year institution fail to complete the degree in six years. In fact, according to the National Center for Education Statistics, only 64 percent of students who began seeking a bachelor's degree at a 4-year institution in fall 2014 completed that degree at the same institution within six years. For more selective, private institutions, like Creighton, that rate increases to roughly 68 percent. However, that is still problematic for students who have taken out loans and leave higher education without a degree. This problem is exasperated for those who have chosen to enroll in a professional program and are unable to complete the advanced degree.

To support students and minimize financial barriers for students, Creighton is seeking \$1.5M in an emergency fund to be spent over the next five years (AY22-AY26). The micro grants will assist students in completing their education and becoming contributing members of our community economically and socially. The intent is to spend approximately \$400K per year in supporting students with financial barriers prohibiting them from continuous enrollment over three annual academic terms.

The number of students impacted will be based on the applicant pool and the severity of each individual case. These micro grants are non-renewable, although a student may apply for the funds in continuous terms. Unused funds may be carried to the next term, not to extend beyond December of 2026.

Annual reporting of the number of students impacted and the aggregate amount spent from the fund will be provided.

Proposed criteria:

- Returning student to Creighton University who has maximized federal loan eligibility
- Student must have met with a Creighton Enrollment Specialist to understand financial commitment, promoting financial literacy among students
- Student is in good academic and conduct standing at Creighton
- Funds can be applied to tuition and mandatory fee expenses only

Preferences:

- Student has completed no less than 1/3 of the academic program
- Student is from the North and South Omaha Qualified Census Tract
- Student is prohibited from progressing in the academic program due to financial hardship
- Amount per term cannot exceed \$10,000

Selection process:

- Application must be completed and submitted to Creighton's Director of Financial Aid
- Selection will be made in collaboration with the Director of Financial Aid, Vice Provost of Enrollment, and the Dean of the respective College or School where the student is enrolled

Estimated Budget Request: \$1,500,000
Includes micro-grant assistance and overhead costs to administer this *new* program.

2. Innovation and Entrepreneurship Service Center (IESC)

The Innovation and Entrepreneurship Service Center would provide new individual entrepreneurs, small businesses, nonprofit organizations, and community organizations with opportunities to learn and develop a broader understanding of fundamental business and technology practices, more advanced financial technology, as well as provide transactional (non-litigation) assistance. The Innovation and Entrepreneurship Service Center could also support student entrepreneurs seeking to develop businesses in North and South Omaha. These students could be from identified local high schools, as well as Creighton University, University of Nebraska-Omaha, Metropolitan Community College, and other institutions.

The IESC would provide support to the potential clients listed above, as well as serve to educate law students, to serve clients seeking to grow businesses in the community and provide important experiential learning opportunities for students from the Heider College of Business.

The Innovation and Entrepreneurship Support Center would serve as a teacher-trainer model integrating Creighton University law and business students and faculty to support client needs.

Entrepreneurship, Technology, and Business Development Short-Courses

Several short courses that result in badges and possibly certificates would be offered in the following topic modules:

Entrepreneurship Modules

- Introduction to Entrepreneurship
- Legal Structure
- Ideation – Problem Definition
 - Prototyping of Concepts
 - Testing and Validation of Concepts
- Patents and Intellectual Property
- Funding Models
- Scaling Operations
- Exit Strategies

Technology Modules

Upon completion of various modules clients will earn skill badges in a variety of well-known technology platforms.

- Analytics
- Digital Marketing
- Coding
- Data Science
- Intro to Visualization
- AWS Certification Prep
- Azure Certification Prep
- Google Analytics Certification Prep
- Intro to Business Analytics

- Project Management Certification Prep
- Intro to Programming (Python)
- Intro to Databases (including SQL)
- Intro to Microsoft Office Suite
- Application/Mobile Development
- Website Development
- Introduction to computers and networks- basics of computers
- Introduction to cybersecurity

Financial Technology Literacy Modules

- Defining Four Quadrants of FinTech
- Current Technological Trends in FinTech
- FinTech Disruption in Payments
- FinTech Disruption in Lending (neobanks)
- FinTech Disruption in Investing
- FinTech Disruption in Insurance
- AI and Machine Learning Applications in Finance
- FinTech Tools: APIs and Other FinTech Infrastructure
- Blockchain / Other DeFi Networks (Ethereum, etc.)
- Understanding Bitcoin and Other Cryptoassets

Legal Services

Services will be provided by Creighton University students enrolled in the School of Law and supervised by licensed attorneys. Non-litigation legal services for potential clients to likely include:

Entity Formation and Organization

- Advising and counseling on formation and entity structure, including corporations and LLCs
- Drafting certificates, by-laws, operating agreements, and other governance documents
- Training to help find, develop, and maintain a diverse leadership and advisory team
- Assisting with possible joint ventures, affiliation agreements, and mergers and acquisitions
- General tax advice for entities and ventures (not individuals)

Drafting and Negotiation of Contracts and other Key Documents

- Commercial leases
- Memoranda of Understanding
- Purchase and sale agreements
- Working with and securing independent contractors
- License agreements

Regulatory and Intellectual Property Advice

- Trademark and service mark (including logos)
- Copyright



- Licensing and permitting
- Regulatory compliance

Labor and Employment

- Employee contracts
- Executive Compensation
- Labor compliance issues
- Hiring, training, and retaining a diverse workforce
- Employee rules, handbooks, and manuals

Risk Assessment and Management

- Risk assessment processes and best practices
- Directors, Officer, and Managers insurance
- Entity insurance
- Liability waivers

Estimated Budget Request: \$10,000,000

Includes instructional costs, administrative overhead, technology, and off-site facility expenses for three years.



3. Nebraska ANEW: Accelerate Nursing Education and Workforce

In Nebraska 73 of the 93 counties have a lower than national average ratio of registered nurses to patients and 66 of Nebraska's counties have been deemed medically underserved. The Nebraska Multi-Regional Nursing Workforce Model: Technical Report and Main Findings (2017) which examined the nursing supply and demand forecast reported that a statewide shortage of RNs, APRNs and LPNs was expected to continue from 2017 through 2025 in nine regions of the state (Nebraska Center for Nursing, 2017). The gaps, specifically for RNs, are indicated below.

RN WORKFORCE 2018 BY REGION (FTES)

	Panhandle	Sandhills	Mid Plains	Central	Grand Island	Northeast	Omaha	Lincoln	Southeast	State Total
■ Supply	747	201	748	1,532	695	1,672	9,048	3,530	727	18,901
■ Demand	871	232	847	1,698	800	1,878	10,245	3,940	807	21,318
■ GAP	(124)	(31)	(99)	(166)	(104)	(206)	(1,197)	(409)	(80)	(2,417)

A nursing shortage affects both Nebraska's physical health and its economic health. Lack of care impedes the ability of communities throughout the state to attract and retain residents and the businesses that employ them. The pandemic, which disrupted the education of clinicians-in-training, has exacerbated, and intensified the needs.

The success of any health care system is dependent on the availability of properly educated and trained health professionals including registered nurses. Creighton College of Nursing (CUCON), with its robust baccalaureate programs, can help to alleviate the shortage of RNs in both urban and rural regions.

- Creighton nursing also has a strong clinical-academic partnership with CHI, whose facilities located throughout Nebraska provide priority clinical placements for Creighton students.
- Creighton offers an accelerated pathway to the BSN (ABSN) on both its Omaha and Grand Island campuses that leads to RN licensure.
- Creighton has established innovative 3+1 programs with four other Nebraska colleges or universities (Hastings College, York University, Concordia University, Wayne State College) which allow these liberal arts institutions to offer a nursing major through curricular collaboration.
- Creighton nursing graduates pass the national licensing exam (NCLEX) at rates above the national and state averages.
- Creighton’s national reputation attracts learners from other states and impressive clinical learning opportunities result in brain gain for the state and new professionals excited to start their careers in Nebraska.

Creighton proposes a public-private partnership to increase the numbers of students who will have an accessible opportunity to pursue their nursing careers in Nebraska. Through this initiative we seek **\$12.6 million** from Nebraska ARPA funds to guarantee a **minimum of 120 nursing graduates over the next three years** committed to practice in Nebraska for three years. We will recruit an additional 20 students/year for both the Omaha and Grand Island campuses over the next three years, 2023-2026.



Through this partnership we will provide talented and diverse students with a 40% scholarship and 20% tuition forgiveness per year for three years in exchange for a three-year commitment to work in Nebraska as a registered nurse. Last, the students would receive a \$25,000 for a health care and living stipend.

Estimated Budget Request: \$8 million for student tuition and fees plus \$1.6 million for administrative overhead and \$3 million for health care and living stipends. TOTAL = \$12,600,000
Creighton will contribute \$3.6 million in incremental costs to the partnership.



4. Creighton Court: An Affordable Housing, Workforce and Childcare Project

Creighton University is a Nebraska non-profit organization with a long history of serving the Omaha metropolitan community with workforce development, with an emphasis in healthcare and business.

In response to recently highlighted critical community issues, including housing needs identified in the Assessment of Housing Affordability, Priorities and Needs Report and workforce needs for teachers and childcare workers, Creighton proposes to develop a mixed income multi-family unit community at 29th and Burt Street to serve residents in the workforce and affordable average median income bands. Creighton also proposes that income qualified tenants who commit to working as teachers and childcare workers would qualify for rent subsidies. Last, Creighton would consider incorporating a portion of units to entrepreneurs who want to live in east Omaha.

Maximizing our current partnerships, the new development would include an adjacent child development center and playground accessible to all residents. In addition, Creighton’s Financial Hope Collaborative, who currently serves a diverse population of low- and moderate-income families in the Omaha metropolitan area, would relocate to the new development, providing residents easier access to the free financial education programs.

Development Property

Creighton University owns 3 buildings totaling over 335,000 gross square feet located in the North Omaha qualified census track:

Boyne Building	29 th & Burt Street	187,666 gross sq ft
Bio Information Center	29 th & Burt Street	83,000 gross sq ft
Cardiac Center	30 th & Webster Street	65,000 gross sq ft

These buildings will be vacated in the fall of 2023 upon the completion of the CL Werner Center for Health Sciences Education.

The properties are located within walking distance to existing public transportation on ORBT and the Omaha Streetcar currently in development. In addition, the properties would be on the Omaha Streetcar route should the potential extension north on 30th Street be completed.

Phase I (September 2022 – October 2022)

Creighton is assessing the feasibility of renovating these facilities into affordable housing, childcare, and other community services to meet the demand for housing and childcare in the North Omaha qualified census tract for those earning between 60% and 80% of the area average median income. In addition to ARPA funds, the ability to access other sources of public funding (NMTC, CDBG, HOME, etc.) will also be evaluated.

Creighton would also like to assess the ability to partner with local governments and private philanthropists to develop a long-term funding plan to support rent subsidies for qualified teachers and childcare workers who commit to working in these roles in the Omaha community.

Creighton will also evaluate the economic impact of this project on the community.



Phase II (Detailed Design, Secure Public and Private Funding) November 2022 – September 2023

Phase III (Construction September 2023)

Estimated Project Budget – Project feasibility along with economic impact analysis in process.

Total Preliminary Requests

1. Emergency Student Fund	\$ 1,500,000
2. Innovation and Entrepreneurship Service Center	\$ 10,000,000
3. Nebraska ANEW: Accelerated Nursing Education & Workforce	\$ 12,600,000*
4. Creighton Courte: Phase I – Feasibility Study	\$ TBD**
TOTAL	\$ 24,100,000

* *May increase if interest metrics support an expansion beyond initial pre-proposal*

** *Additional funds to be requested based upon outcome of Feasibility Study*

Grant Application

Row 249

Organization Name (if applicable)	N/A
Physical Address	N/A
Mailing Address	5414 Lafayette Ave, Omaha, NE 68132
Website	N/A
Social Media Accounts	N/A
Name	Kaitlan McDermott
Title	
Email Address	kaitlanmcdermott@gmail.com
Phone	+1 (402) 515-1097
Team	No
Organizational Chart	N/A
Other Completed Projects and/or Accomplishments	For the past 5 years I worked at Weitz Family Foundation as the Operations Director where I oversaw the grant application process to disperse \$15 Million, mainly within Omaha. In my prior roles I have worked within nonprofits, done grassroots organizing, helped run political campaigns, and organized local festivals.
Proposal Title	Community Networks
Total Budget (\$)	\$83,000,000.00
LB1024 Grant Funding Request (\$)	\$50,000,000.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	Nonprofits are currently often run based on the needs or demands of its primary donors, and this creates a power imbalance in our communities as the needs of the community members are not being centered or prioritized. In order to create a more equitable philanthropic sector, we need to create a system that takes information from our community members and filters it to the nonprofits to show how the nonprofit is responding directly to the needs of its clients. This system would give more power to communities and be a way for

communities to come together to decide how philanthropists or nonprofits can best respond to the needs of these areas. This new structure would hire individuals who are living within these communities that would then be responsible for local organizing and community engagement efforts. We would work with an anti-racist data company that could develop a methodology around how we could best collect data from individuals, and that could then be filtered directly to nonprofits. Nonprofits could then use this data to determine what services they offer to respond to the community's needs, and to display to philanthropists why they need funding towards their efforts. This system would be a harm reduction methodology, as philanthropists who are not a part of these communities would not determine what is best for these communities to prosper or thrive. Once set up, this new structure could also serve as a basis for a participatory budgeting program within our city, as there would be a structure set up for organizing community members and having most (if not everyone's) voice as a part of the conversation.

Timeline The entirety of 2023 would be spent building out data systems, collecting information from nonprofit groups, building relationships with philanthropists, and navigating how this program could best support these community members and the city at large. 2024 would be hiring and onboarding, doing trainings with these hired community members, and doing data collection with their nearby community members. 2025 and 2026 would be determined based on what these communities dictate and how this new structure can based respond to those articulated needs

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) 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.) 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 This proposal will directly respond to the community members articulated needs. It is a way for information to be more directly articulated to the nonprofit sector, philanthropists, and the City of Omaha. This will create a better quality of life, as they community members will have a more direct way to communicate with power systems. This could hopefully influence future policy decisions, and how our city overall is run.

Visioning Workshop Findings Alignment

Priorities Alignment

Economic Impact All jobs would directly hire individuals living within the census tracts identified within North and South Omaha. 287 jobs would pay \$60,000; 37 jobs would pay \$75,000; 7 jobs would pay \$90,000.

That would depend on the longevity of this project, which would be determined after the creation of the project.

No matter the longevity of the project, there would be 331 jobs created.

\$60,000-\$90,000

Better communication with nonprofits could create more jobs within the nonprofit sector.

Community Benefit

Best Practices/Innovation This is a new idea and concept, and would be an innovative way at looking at how money moves through our communities

Outcome Measurement

Through our data collection mechanism

Partnerships Yes

Local community groups and neighborhood organizations, nonprofits, City of Omaha

Displacement No

Displacement explanation

Physical Location N/A

Qualified Census Tract Within one or more QCTs

Additional Location Documents

Property Zoning

Is the project connected to utilities?

No

	No
Design, Estimating, and Bidding	No
	No
General Contractor	No
Request Rationale	\$24,635,910 for salary and taxes \$603,000 for wifi & data plan compensation \$403,000 for technology for employees \$5,000,000 for a data system set up and implementation \$500,000 for office supplies and misc materials The requested amount includes salaries for 2-3 years depending on the position and the overall timeline
Grant Funds Usage	It will support the creation and implementation of this program
Proposal Financial Sustainability	No
Funding Sources	We would explore philanthropic and city funding
Scalability	yes, and yes it can be completed in smaller components
Financial Commitment	I am very financially committed to this proposal
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 250

Organization Name (if applicable)	Binyard Green Clean
Physical Address	4655 Willit Street
Mailing Address	4655 Willit Street
Website	binyardgreenclean.com
Social Media Accounts	
Name	Giesila
Title	Business Owner
Email Address	giesilamcguire@binyardgreenclean.com
Phone	+1 (402) 290-6879
Team	Yes
Organizational Chart	<p>Giesila McGuire, Single owner LLC. Certified Worldwide Cleaning Association (ISSA) Cleaning instructor. Creighton University graduate, Public Relations. United Airline 20 years retiree. Eight years experience construction cleaning. Carla Cooper, Business Consultant, 30 years administrative services, fostered workforce development programs, project management, billing, estimating, bidding and contracts. General office management skills. Will provide office management consulting service. Elizabeth McGuire, Creighton University School of Medicine, Integrative Health and Wellness Track: Health and Wellness Coaching. University of Nebraska-Lincoln Environmental studies. Will provide consulting services regarding Indoor Air Quality. Angela Cooper, founder and principal consultant of Mindpower Strategic. She offers strategic diversity, equity and inclusion consulting services. She spent many years as Chief Diversity Officer at the Fortune 300 level. Thomas McGuire. 10 years construction. Works in construction customer service management, University of Nebraska Environmental Studies Graduate. Consult on environmental issues and concerns at construction sites. Kegan McGuire, trainer and supervisor, Certified in Custodial Technician Training Basic, Certified in Global Bio-risk Advisory training. Has 8 years experience with Binyard Specialty Cleaning. Rob Novak, Capital Sanitary Supply, Cleaning Products Distributor Greg Johnson, Accounting, Hayes and Associates Juanita, Affordable Taxes</p>
Other Completed Projects and/or Accomplishments	In September - October of 2018 during the COVID-19 lockdown I was hired by a company called Custodian Consultant to conduct a cleanliness survey of over 100 Omaha Public

Schools. Each school was visited by an auditor assigned by BSC. We s successfully completed the survey with-in the time period specified. Also, BSC Has worked on may OPS properties as a result of the bond program performing final construction cleaning. Recently, BSC performed a final cleaning project for Marian High School. Sister Delores was very pleased with our work and said if I ever need a reference please call her.

Proposal Title	Advance Construction Cleaning Equipment Rental & Cleaning Certifications
Total Budget (\$)	\$619,379.00
LB1024 Grant Funding Request (\$)	\$619,379.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	Will provide the following formal cleaning education certifications by the Worldwide Cleaning Association: Custodial Technician Training Basic, Advance and the Global Bio-risk Advisory Council Training (Enhanced Pandemic Cleaning). Webinar on demand to learn about Green Cleaning Initiative. In addition, I will have formal training on advance cleaning equipment that are very expensive. These equipment increase productivity and decrease labor cost. It is difficult for new cleaning contractor to gain access to technological advance cleaning supplies and equipment. i want to make it available for individuals in the qualified census track areas to train with these technologies and have them available to use. The location has not been secured. I will look for a building in north or south Omaha in a area required.
Timeline	I have the ability to teach certification now through Zoom and at community classrooms. The training with the actual equipment and the rental store to have everything full functioning would take an additional 3 months after securing a building to lease.
Percentage completed by July 2025	101%
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)
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	COVID-19 Pandemic caught the world and Omaha unprepared. Our world is changing. When it comes to cleanliness we are facing new challenges every day. The coronavirus is not our only infectious disease threat. There are hospital acquired infections that don't respond to antibiotics ,and there is the

green cleaning movement which advocate safer cleaning solutions to help improve indoor air quality and to reduce the amount of cleaning chemicals released in the environment. Those chemicals among other things contribute to climate which has become a big. problem. We all have to make changes and I believe that happens most effectively through education. The key to success is the knowledge of existing standards, current regulations and the implementation of Best Cleaning Practices for preventative disinfection protocol shared by the Worldwide cleaning Industry Association (ISSA) and the Center for Disease Control. This is why I think formal cleaning education is so important to bring to the affected communities. What

Visioning Workshop Findings Alignment I've struggled for 8 years operating a construction cleaning business in North Omaha. Although there were many community programs geared to help minority construction contractors my business didn't thrive. I needed a mentor. You don't know what you don't know, and when I needed to ask questions I didn't have a mentor in my field of work that I could talk with. My biggest problem was bidding and estimating. I didn't need someone to do it for me I just needed to be taught a consistent system to follow. These cleaning certifications and the ability to see and use these new innovative cleaning equipment will help small cleaning business owners clean faster and more efficiently. I want to build an entrepreneurial platform for cleaners to seek training to support their business which will allow them to collaborate on large projects together if so desire. They will be comfortable with each others quality of work and in addition have access to superior cleaning equipment. From my experience right now there is a lack of mentorship, lack of access to education, and a lack of equipment available for rental in these qualify census tract North and South Omaha Communities. My program will change these lack of conditions.

Priorities Alignment The LB1024's strategic priorities aligns with Economic Recovery Act provides funding to help North and South Omaha whom were disproportionately impacted by COVID-19 PANDEMIC. My program supports the strategic priorities by offering standardize cleaning education and training in a that currently have a large demand to fill cleaning position. Not only can this program provide untrained entry level candidates high quality cleaning education to prepare for a potential job, but it provide great training and resources for cleaning entrepreneur just getting started. Lb1024 requires that the funds be allocated to identify federally qualified census tracts in Omaha. This program will serve the individuals in those areas with the intention to reduce unemployment, reduce poverty and to increase generation well. My cleaning company is family operated. My son learns with me and one day he will run this business. The cleaning industry is a multi-billion dollar business. It is a great trade for producing generation wealth and this program is designed to embrace learning both formally and by experience.

Economic Impact More people will enter the cleaning field with training openly available in the community. I believe there will be an increase both in temporary and permanent job acceptance. Training produces confidence. Cleaning wages different depending on the type of cleaning scope. General office cleaning could range between \$12.00 - \$15.00 dollars and hour. Whereas construction cleaning range between \$18.00 0 \$22.00 per hour.

	"I do not know"
	" I do not know "
	For construction cleaning I pay \$22.00 an hour.
	Network with general contracts I have previous done business with. Also, I would make sure they are signed up with City of Omaha Tier 1 and Tier 2.
Community Benefit	I believe that the program will allow works from North and South Omaha to collaborate on large cleaning projects.
	Much of the equipment that has been chosen for this program and what will be taught in the certification classes cause minimum negative impact on the natural environmentally. In addition, small cleaning business and employees of companies may set themselves apart from their competitors and open doors to lucrative contracts and opportunities from federal contracting officer whom require green cleaning programs. My program will teach the fundamentals of designing a green cleaning program. Many private companies also have green cleaning requirements under the LEED certifications.
Best Practices/Innovation	With formal cleaning education being more widely available it should elevated the awareness of green cleaning programs and the importance of the programs to reduce poor indoor air quality in both our schools, office buildings and our homes.
Outcome Measurement	I would like to see an increase in interest in applying for cleaning jobs in the Omaha community. So of theses position are great jobs with good benefits.
	Nebraska Department of Labor and Heartland Workforce Solution has the ability to collect and evaluate statics.
	Yes I think it is important to invest in education, training, and mentoring it provides a great return of investment in the workforce.
Partnerships	Yes
	I taught the basic course at Heartland Workforce Solution this summer.
	Not to my knowledge.
Displacement	No
Displacement explanation	
Physical Location	"I do not Know"
Qualified Census Tract	Neither within or adjacent to the QCTs
Additional Location	"I do not know"

Documents

Property Zoning

Is the project connected to utilities?

Design, Estimating, and Bidding No

No

Some of the equipment quotes were provided by sales representatives and some were taken from internet websites. Shipping cost and taxes have not been sorted.

General Contractor No

Request Rationale it covers the cost of the advance cleaning equipment for both training purpose and sand rental, the facility cost, the cost to train 20 students in each type of certification, the wages for 2 employees.

Grant Funds Usage To provide Standardized Cleaning Education And Certification and other supportive services related Green Cleaning Programs, Indoor Air Quality and Climate Change to individuals who reside in the qualified census tract of North and South Omaha.

Proposal Financial Sustainability Yes

I will have my account set up a system.

Funding Sources None

None

None

Scalability "I do Not no"

Financial Commitment I've attended trade show to evaluate green clean equipment and supplies, I've attended a green clean summit for schools and have purchased advance cleaning equipment. I've taking several cleaning certification classes. I've purchase text books about 12. I estimate that I've spent about \$20,000 over the 8 years on equipment and education.

ARPA Compliance

Acknowledgment

ARPA Reporting and
Monitoring Process
Acknowledgme

LB1024 Funding
Sources
Acknowledgment

Public Information

File Uploads Proposal Budget/Sources and Uses

Preliminary Budget Based on Estimations

Facility:

Estimated Training Center & Equipment Rental Store Yearly Lease - \$36,000.00

Utilities Yearly - \$8,400

Insurance - \$3000

Cable Yearly - \$1200.00

Phone - 1200.00

Office Supplies \$600.00

Total \$50,400

Wages:

Administrative and Sales representative \$59,000 a year includes health and dental insurance, holidays and 7 days paid day off plus holidays.

Cleaning Certification instructor and cleaning program design consultant \$65,000 a year includes the cost of health and dental insurance and 7 days paid off plus holidays.

Total \$124,000

Rental Equipment:

The list is attached.

Total \$425,000

Training Certification Courses

Basic Class 20 Students - \$11,139.60

Advance Class 20 Students - \$4859.60

GBAC 20 Students - \$3980.00

Total \$19,979.20

Grand Total Preliminary Estimate - \$619,379

Equipment List.

- Propelled scissor lift
\$49,700.04
- Carmen Super Inox Steam Extractor(3)
\$3,997.00
- Tennant Q12 Multi-Surface Cleaner(2)
\$10,435.00
- New Advance Terra Floor Sweeper(2)
\$5,545.00
- New Mytee 2002CS Contractor's Special Heated Carpet Extractor
\$2,199.00
- Kaivac 1750 Mid-size No-Touch Cleaning Machine
\$8,174.84
- New Tennant E5 Compact Low-Profile Carpet Extractor
\$4,328.00
- HOBOT-388 Window Glass Cleaning Automatic Smart Robot Cleaner with Ultrasonic Water Spray and Control
\$1587.00
- Omaha Trailer Stock No. 7814TSA-OMA-3
\$8,085.00
- 7x16 Black V Nose Cargo Trailer .040 Skin Thickness
\$9,100.00
- LIFA Air Hydmaster 40Multi-Brushing for HVAC Air Duct Cleaning w/ Air-Jetting & Liquid Spray
\$18,500.00
- EVEAGE 20" Surface Cleaner Pressure SurfaceWasher Dual Handle
\$369.99(3)

- Simpson 4000 PSlat 3.5 GPM HONDA GX270 with Triplex Pump Cold Water Professional Gas PressureWasher Factory Serviced.(3)
\$1,060.00
- New Advance ES300 ST Self-Contained Carpet Extractor
\$4,083.00
- Tennant T12 Rider Scrubber (2)
\$28,119.00
- AutoVac Stretch High-Speed Wide-AreaCleaning Machine (5)
\$3,868.52
- SUV Ultimate No-Mop All-in-one Janitor's Cart (2)
\$5,382.75
- 2023 Ford F-150 Lightning Lariat
\$74,474.00
- 2022 Ford E-Transit-350
\$50,185.00
- New Mytee 2002CS Contractor's Heated Carpet Extractor
\$2,199.00
- SteraPak portable back-mounted SteraMist
\$4,919.00
- iQ426HEPA Cyclonic Dust Extractor(2)
\$1299.00
- ProTeam 107650 GoFreeFlex Pro II, 12 Ah, 6 qt. Cordless Backpack Vacuum w/Xover Multi-Surface Wand Tool Kit (5)
\$2,948.64
- CleanMax Zoom Series ZM-800 Cordless 13" upright vacuum Cleaner with Battery and Charger(3)
\$699.99
- Global Industrial AutoRide-on Floor Scrubber, 22" Cleaning Path
\$6,999.00
- Unger HydroPower Ultra Professional 55 ft Kit - Stingray indoor window kit
\$8,502.98

- ProTeam 107647 Gofree Flex Pro II, 6 Ah, 6 Ah, 6 qt. Cordless Backpack Vacuum w/ Problade Hard Surface and Carpet Tool Kit(5)
\$1,957.50
- Square Scrub EBG-9 Doodle Scrub with Carry Strap & Trigger (3)
\$1,032.00
- Scissor Lift Operator Training
\$149.00
- BlowBeast Negative Air Duct Cleaning Machine - Starter Package
\$4,999.00
- Dewalt 10 gal Pro Pack with Joest Discs (3)
\$1,279.00

Re: Form Submission - New Form

Project Team <info@omahaeconomicrecovery.com>

Mon 10/10/2022 8:57 AM

To: giesilamcguire@binyardgreenclean.com <giesilamcguire@binyardgreenclean.com>

Hi Giesila,

We will change the answer to that question to "yes." Thank you.

From: Squarespace <form-submission@squarespace.info>

Sent: Monday, October 10, 2022 8:21 AM

To: Project Team <info@omahaeconomicrecovery.com>

Subject: Form Submission - New Form

Sent via form submission from [OMAHA ECONOMIC RECOVERY ACT COORDINATION PLAN](#)

Name: Giesila McGuire

Business / Organization: Binyard Green Cleaning

Phone: (402) 290-6879

Email: giesilamcguire@binyardgreenclean.com

Message: I have some typos in my application. I could not figure out how to maneuver in some of the fields to edit my typing. Is there anyway to fix that?

Also, I answered no to the question do I have a team. That was a mistake. The answer is yes and I name the individuals below the question.

I had a difficult time using the electronic document. If something does not make sense please call. Does this submission look like spam? [Report it here.](#)

Grant Application

Row 251

Organization Name (if applicable)	Brown Bean Cup of Joe LLC
Physical Address	3802 Ames Ave, Omaha NE 68101
Mailing Address	
Website	https://brownbeancupofjoe.com
Social Media Accounts	
Name	Robert Brown
Title	President
Email Address	brownsCleaning@cox.net
Phone	+1 (402) 208-3337
Team	Yes
	Bookkeeper Irene Tryon, key role bookkeeping and advisory, 40 years business owner Accountant Tonya Walker, Accounting, over 30 years Counsel Stevie Logan, Legal advice, 10 years legal Administration Debra Parris, Document supply and inventory, over 30 years OPS admin Sales & Marketing Damone Williams, sales and marketing advisor, over 30 years Dun & Bradstreet Mentor Frankie Williams, mentoring, over 30 years, Omaha Starr, President Juneteenth
Organizational Chart	See attachment
Other Completed Projects and/or Accomplishments	<ul style="list-style-type: none">• 30 years business owner of Brown and Sons Carpet Cleaning LLC• Property management for several companies for over 10 years, rent collection, maintenance, inspection, and quality control• Worked with parents, truant children, job readiness program for Urban league• Vice president of NOBC -North Omaha Boys Club Alumni Association
Proposal Title	Brown Bean Cup of Joe
Total Budget (\$)	\$1,325,400.00
LB1024 Grant Funding Request (\$)	\$1,325,401.00
Proposal Type	Combination of capital project and service/program
Brief Proposal	Brown Bean Cup of Joe will help enhance relationships serving

Summary	the community with food, coffee, a safe place to socialize, attend classes with live educated trainers for seniors to learn about electronic safety devices and more. Location is in the Midwest part of Omaha and surrounding cities have easy access to this location.
Timeline	Interior renovations within 90 days upon receiving funding and exterior will begin within 120 days. 100% will be completed by 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.) 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	According to the National Coffee Association, the positive impact of coffee on the U.S. economy is expected to continue, as coffee retail sales will keep growing at a healthy rate and the industry will provide jobs
Visioning Workshop Findings Alignment	Lack of community cohesiveness can be reversed by providing a local place to safely gather and socialize., Lack of job-this proposal will create jobs in the community.
Priorities Alignment	Brown Bean Cup of Joe will enhance the relationships that may have been stagnated from covid-19 shout in. People can safely communicate, build relationships and work a job.
Economic Impact	Brown Bean Cup of Joe will hire 10 to 12 permanent jobs. No temporary jobs, but interns are welcome to experience the revolving door effect. The wage levels are ranging from \$17 per hour to \$35 per hour on the average of 40 hours per week. Business and contractors will be impacted by providing opportunity to renovate the property.
	10 to 12

	\$17 to \$35 per hour at 20 to 40 hours per week
	Business and contractors will be impacted by providing opportunity to renovate the property that may result in creating jobs for their business.
Community Benefit	The proposal will encourage participation in the community and neighborhood life. Brown Bean Cup of Joe will have the three C's effect on the community which includes character, conversation and comfort feeling at home and building positive relationships. All ages can learn from each other to enhance positive environment exchanges.
	Coffee shop will contribute to encouraging and motivating the community to enjoy food, coffee, meeting others, getting out in the neighborhood to support the business.
Best Practices/Innovation	We believe this proposal will create best practices in the North Omaha community by providing the EV charging stations, outside food trailer court and coffee shop to bring both the North and South Omaha community to build long lasting relationships.
Outcome Measurement	Getting positive feedback from neighbors to measure their responses prior to starting a coffee shop environment. Also preparing personal development concepts for future staff. Networking with other business owners to research how their business is successful in my community. Researching other coffee shops to visualize how customers may respond to the environment.
	Sales and marketing team, social media analytics and marketing analysis.
	no
Partnerships	Yes
	north and south Omaha boys and girls club to create opportunities for employment. OPS jobs for youth with North High School. YBusiness Solutions Training Academy to provide training classes for seniors. Small Business Services IVT LLC for technical training classes for seniors to learn how to secure their computers and devices.
	None
Displacement	No
Displacement explanation	
Physical Location	3802 Ames Ave, Omaha NE 68101 Commercial property located in North Omaha QCT 15600 square footage
Qualified Census Tract	Within one or more QCTs

Additional Location Documents	Does not apply
Property Zoning	Yes
Is the project connected to utilities?	
	Yes
	Yes
Design, Estimating, and Bidding	No
	No
	Estimates, phone quotes
General Contractor	No
Request Rationale	Not available
Grant Funds Usage	Brown Bean Cup of Joe will have the three C's effect on the community which includes character, conversation and comfort. People in the community need to feel that building relationships are important mentally and physically.
Proposal Financial Sustainability	Yes
	The fiscal operations of the proposal following the initial investment will be sustainable for the request of funds for the renovation and 36 months of capital funding.
Funding Sources	none
	none
	no
Scalability	no
Financial Commitment	I am commitment to provide the plan of actions, working diligently to see jobs provided in the community.
ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
ARPA Reporting and Monitoring Process	<input checked="" type="checkbox"/>

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

3802 AMES AV

Tools Find Measure Draw Links

Tool Labels X

Home Initial View Pan Zoom In Zoom Out Previous Extent Bookmarks Identify Print Mailing Labels

Share Google Street View Pictometry Feedback

Basic Tools

Select Layout

8.5 x 11 Landscape

Output Format

Pdf

Grid

(None)

Map Scale

Current Extent

Map Title

Map Title

Lock print preview with map

Print Cancel



Imagery

0 100 200ft

Layers Search Results... Print Map

Douglas County, Nebraska Property Record - R1147520000

Information is valid as of 2022-10-07

[Print Report](#)
[Treasurer's Tax Report](#)
Great Feature → → → [Subdivision Sales Search](#)

Taxpayer

BROWN NATHANIEL
 ETAL

 3307 PAXTON BLVD
 OMAHA NE 68111-0000

Property Information

Key Number:	4752 0000 11
Account Type:	Commercial
Parcel Number:	1147520000
Parcel Address:	3802 AMES AV OMAHA NE 68111-0000
Abbreviated Legal Description:	GLENWOOD HEIGHTS LOT 12 BLOCK 0 ALL LOTS 10-11 & 120 X 130

Value Information

	<i>Land</i>	<i>Improvement</i>	<i>Total</i>
2022	\$15,000	\$59,300	\$74,300
2021	\$15,000	\$59,300	\$74,300
2020	\$15,000	\$46,200	\$61,200
2019	\$15,000	\$46,200	\$61,200
2018	\$15,000	\$39,800	\$54,800
2017	\$15,000	\$39,800	\$54,800

Sales Information

Sales Date:	2019-07-23				
Deed Type:	WD	Book:	2019	Page:	056397
Price:	\$67,000				
Grantor:	McDaniel Scott				
Grantee:	Brown Nathaniel ETAL				
Valid/Invalid:	Valid				
Exclusion Reason:					

Sales Date:	2016-08-30				
Deed Type:	WD	Book:	2016	Page:	071360
Price:	\$55,000				
Grantor:	Vandelay Investments LLC				
Grantee:	McDaniel Scott				
Valid/Invalid:	Valid				
Exclusion Reason:					

Sales Date:	1994-06-16				
Deed Type:	D	Book:	1981	Page:	141
Price:	\$25,000				
Grantor:					
Grantee:					
Valid/Invalid:	Valid				
Exclusion Reason:					

[Show All Transactions](#)

Land Information					
Acres	SF	Units	Depth	Width	Vacant
0.35	15600.0	0.0	0.0	0.0	

Improvement Information

Building 1

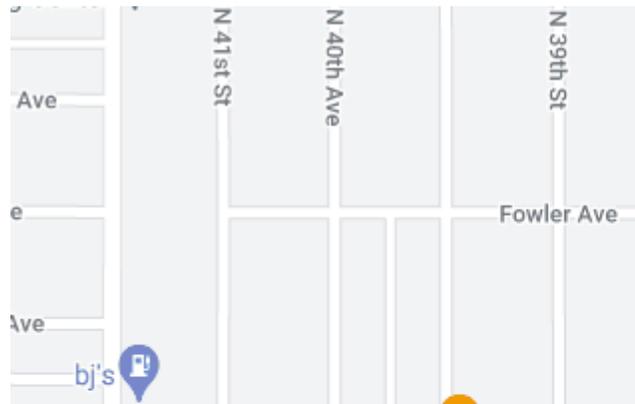
 <p>CLICK TO ENLARGE IMAGE</p>	 <p>CLICK TO ENLARGE IMAGE</p>
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Square Footage:	3120.0	Percent Complete:	100.0%
Perimeter	226.0	Quality:	Fair
Unit Type:		Condition:	Fair
Built As:	Service Garage	Condo Square Footage:	0.0
HVAC:	Space Heater	Rooms:	0.0
Exterior:		Units:	0.0
Interior:	Drywall	Baths:	0.0
Roof Cover:		Bedrooms:	0.0
Roof Type:	Gable	Stories:	1.0
Floorcover:		Foundation:	Concrete
		Sprinkler Square Footage:	0.0

Year Built	Year Remodeled	Percent Remodeled	Adjusted Year Built	Physical Age
1955	2001	0%	1955	0

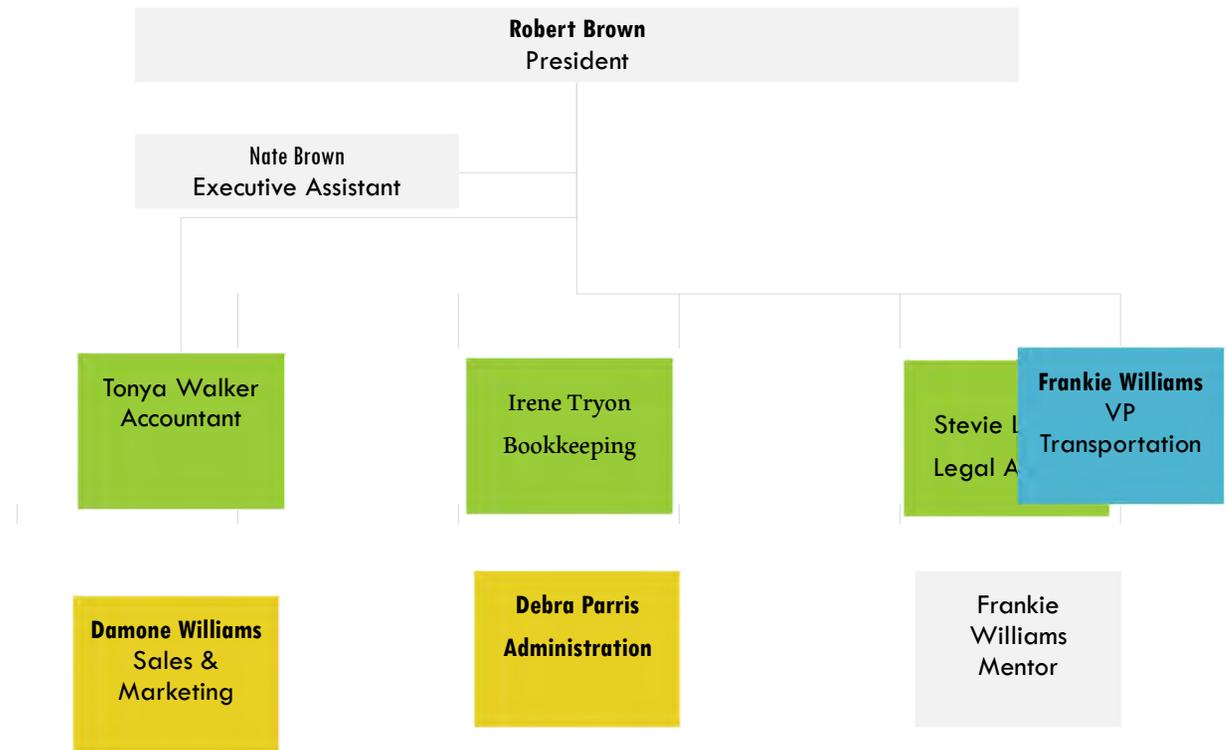
Detail Type	Detail Description	Units
Add On	Canopy	255.0

Add On	Light Mercury Wall Mount Flood	2.0
Add On	Paving Concrete Average	5110.0



To interact more fully with Google Maps and Street View go to this link [Google](#).

ORGANIZATION CHART



Brown Bean Cup of Joe

TIME TO CHECK
COVERAGE

BROWN'S AUTO REPAIR
DETAILING

BROWN'S SON AUTO REPAIR
OIL CHANGE BRAKES TIRES SHOCKS STRUTS



09/01/2020

Brown BeanCup of Joe
Timeline, Pro-Forma, Estimated Costs

Exteriors Renovations for 3802 Ames Ave	estimated costs	\$
courtyard space		
tree removals	1000	
demolation	3000	
retaining walls/foundation	125000	
fencing	10000	
lightening	2500	
electrical	2500	
install(4) EV charging stations	5000	
Security camera, ring	2500	
Plumbing	2000	
outdoor furniture	7000	30 day milestone
TV for outdoor viewing	3500	
garage doors for coffee bar area	3500	
exterior door leading into the building	2500	
plexi glass garage doors	5000	
fire pit development	2000	60 days milestone
Interior renovations		
food tracker	\$ 160.00	
flooring	\$ 4,500.00	
dislay case for food	\$ 1,000.00	
Remote control screens for display (2)	\$ 4,000.00	
Coffe equipment and accessories	\$ 25,000.00	
Countertops	\$ 250.00	
interior tv's	\$ 3,000.00	
electrical	\$ 500.00	
ceiling fans and lighting	\$ 450.00	
POS merchant system	\$ 1,000.00	
Security system	\$ 2,500.00	
Air ventailiation system	\$ 2,000.00	
Food supplies	\$ 3,000.00	
Food trailer	\$ 25,000.00	90 days milestone
	\$ 249,360.00	
Total request	\$ 1,574,760.00	
Staff (1 year)		
Robert Brown, manager	\$ 80,000.00	
supervisor (2)	\$ 110,000.00	
workers (10)	\$ 150,000.00	
Total payroll	\$ 340,000.00	
Taxes	\$ 51,000.00	
total job creations	\$ 391,000.00	
Admin team	\$ 50,800.00	
36 months of operating costs	\$ 441,800.00	

Breakdown of Teams Allowances

Bookkeeper Irene Tryon, key role bookkeeping and advisory, 40 years business owner

1025 \$ 12,300.00

Brown BeanjCup of Joe
 Timeline, Pro-Forma, Estimated Costs

Accountant Tonya Walker, Accounting, over 30 years
 Counsel Stevie Logan, Legal advice, 10 years legal
 Administration Debra Parris, Document supply and inventory, over 30 years OPS admin
 Sales & Marketing Damone Williams, sales and marketing advisor, over 30 years Dun & Bradstreet
 Mentor Frankie Williams, mentoring, over 30 years, Omaha Starr, President Juneteenth

1500
 6000

14400

\$ 1,500.00
\$ 6,000.00
\$ 500.00
\$ 30,000.00
\$ 500.00
\$ 50,800.00

Income Statement \$ 50,000.00
 Expected sales
 Supplies \$ 5,000.00
 Utilities \$ 1,000.00
 Insurance \$ 1,000.00
 Misc \$ 500.00
 Operations \$ 40,000.00
 \$ 47,500.00

Total amount requested \$ 1,325,400.00

Grant Application

Row 252

Organization Name (if applicable) LION'S GATE PUBLIC SAFETY SERVICE

Physical Address 2918 North 108th Street Omaha NE 68164

Mailing Address

Website www.lionsgatesecuritysolutions.com

Social Media Accounts

Name Joseph H. Hodges Jr.

Title President

Email Address jhodges@lionsgatesecuritysolutions.com

Phone +1 (402) 208-0030

Team Yes

Calvin Jones-22 years Law Enforcement, Joe Hodges 21 years Law Enforcement, 35 years Military Fire and Emergency Service, Marvin Ervin-21 years Military emergency medical technician, 20 years Fire Service, Bob Weyland-20 years Military Police, Dr Richard Montgomery, Cyber Security instructor, Sateen Lopez 23 years Military

Organizational Chart

Other Completed Projects and/or Accomplishments Lion's Gate has been in business since 2010. Since then we are located in 5 states and have expanded our services to Emergency safety training, Firearms training, Installing security systems, video surveillance systems, access control systems and cyber security service and training

Proposal Title Public Safety and Security Service

Total Budget (\$) \$9,602,944.00

LB1024 Grant Funding Request (\$) \$9,602,944.00

Proposal Type Combination of capital project and service/program
Service/program

Brief Proposal Summary Lion's gate provides fully equipped, highly qualified and trained security services for crowd control, security, and armed and unarmed protection service to ensure a safe and lawful

environment at venues. We will provide both vehicular and foot patrol which provides for flexibility in scheduling security. We will respond to all emergency calls and interface with the Omaha Police, Fire and Emergency Services in order to coordinate their response. This will negate having to call police and EMS for non-emergency by responding to the initial incident and relay pertinent information to responding units.

Timeline The timeline for Lion's Gate's start of security services should begin when Prime construction companies break ground and bring equipment on the construction site. Our security services will continue from ground breaking to managing ongoing security services once the project is up and running

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 At a minimum this proposal will be Transformational because no other entity of this magnitude exists in the black community and it is possible because of the background and expertise that we bring in the public safety arena. Long lasting economical growth is possible because employees will be working and living in the area that they will be purchasing goods and services Sustainable community can be possible because our success will result in permanent high paying jobs. Other infrastructure such as multi-use projects can use the same model in order to made those community achieve similar results

Visioning Workshop Findings Alignment Our Proposal addresses the high unemployment rates in North Omaha as well as low wages from low paying non career jobs. We are providing local investment in the community, by currently pumping over a million dollars annually of our payroll in the 68111,68104 and 68110 zip codes. This proposal will give us the opportunity to increase our commercial presence in the community by expanding our current operations and establishing a high profile national headquarters in North Omaha. Our Cyber Security Training will address the 30%

dropout rate of African Americans in the OPS school system. This will be another pathway for non-college grads to transition into high tech entry level jobs that will pay a high wage. Our Non emergency transportation will expand our current Emergency Medical Response Service by providing transportation to Seniors and low income individuals in the north Omaha Area that have limited access to transportation services to get to their medical appointments, need wheelchair transportation in a timely manner and need transportation to access personal services such as hair dresser or recreation. Our expansion into providing firearms training and associated sales of firearms gear is born out of the last 10 years of providing concealed carry certification classes for North Omaha residents. The numbers of students and the increased interest in participation in the firearms culture has necessitated us to provide our citizens a more inclusive and comfortable opportunity to enter into this lifestyle by building a firearms range in our community. This as other sports or hobbies have never been available to our residents in a situation that they feel more comfortable in.

Priorities Alignment Lion's Gate has been aggressive in developing partnerships from within the black community as well as with other successful companies outside the North Omaha Community. The economic impact of our presence in the North Omaha Area is that we can directly affect the economic condition of the area by hiring people that live within blocks of our proposed facility thereby keeping local payroll dollars in that confined area and have more opportunity for those dollars to circulate in North Omaha before leaving. We provide innovation by expanding our services in installing Video surveillance systems, access control systems, Security alarm systems as well as provide training for our employees in these areas. We have made a conscious decision to convert our current fleet of vehicles to electric vehicles. We are proposing installing a high powered EV charging station on our premises in order to draw outside customers to our area. This charging station is on a national network and will produce income.

Economic Impact Anticipated that we will hire and train a security team of 45 unarmed uniformed security officers and 25 armed uniformed officers with salaries ranging from \$15 to \$25 dollars. These are permanent positions. Part time and full time

50 permanent jobs will be created with this proposal

45 temporary construction entry level construction security jobs will be created

The entry level wages will start at \$15 per hour up to \$20 PER HOUR

Hiring will begin as soon as the first piece of construction equipment is placed on the construction site. This will provide immediate employment for local residents rather than wait until the end of the project

Community Benefit Community will benefit by us hiring people from the community working in the community and getting higher salaries, and keeping those salary dollars in the community.

Sustainability will be obtained by improving quality of life by

giving community employees a living wage that can be life changing and foster higher self esteem by providing a professional and respectable profession.

Best Practices/Innovation	lions Gate Security Solutions Inc., since it's inception has been on the cutting edge of technology by incorporating security guard services with changing technology. We have high tech services such as Access control, security system installation, camera systems and magnetometers. These technologies have been innovative in the security industry by elevating the skill level of our security officers
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Outcome Measurement	The outcomes that we will measure our proposal by will be by improving the relationship between the police department and contract security by being a partner and liaison with law enforcement and public safety. We currently provide that model of service as a contract security entity that works in the old market and downtown district. Our relationship with Omaha police and administrative officials has made this long-term partnership successful
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The outcome will be measured be the number of incidents that we as a security contractor can respond to and document the disposition. This would minimize calling Omaha Police Department for low level or non law enforcement calls. Statistics can be available to adjust manning levels to address higher profile times and locations

This model proposal can be a catalyst for secondary investment by using this model of public safety services in other locations being developed as multi-use areas that cannot depend on public safety services to provide wrap around security and safety for those communities

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

Bob Weyland, security Forces superentientend for 21 years in US Air FOrce, expertise if firearms trains and firearms range management. Santifa Consulting Group-Dr. Martin Williams partner and business consultant, businness owner entrepreneurer

Both

Displacement	No
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Displacement explanation

Physical Location	Within QTC
--------------------------	------------

Qualified Census Tract	Within one or more QCTs
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Additional Location Documents

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

Is the project connected to utilities?

Yes

No

Design, Estimating, and Bidding

No

No

By determining model from police station and connected commercial firearms range and combining multiple services under one roof

General Contractor No

Request Rationale

The amount of our proposal is \$9,602,944.00 million dollars. The rationale for the dollar amount is because multiple services are contained in one facility to make it multi-use. This is more economical that proposing multiple buildings in separate locations. The main facility will provide the majority of our expanded services and the Shooting range will be adjoined as an expansion to the main building with a separate public entrance. The two facilities Will be connected to each other with a secured doorway

Grant Funds Usage

The funds will provide a turnkey Public Safety service that will provide security and safety services, transportation and technology training to the community. This will be an immediate impact on the community because security services can be deployed as soon as construction equipment in placed on the site. We can employ people right away as apposed to waiting until after all of the construction is complete.

Proposal Financial Sustainability

Yes

The fiscal operation for this proposal will be separated from our current multi-state presence for the purpose of transparency and the ability to separate specific services to North Omaha in order to track our progress and our adherence to this LB1024 initiative.

Funding Sources

NONE

N/A

No

Scalability

This project is scalable as it relates to growing security services to reflect the increase in new businesses moving into the service area. Most new initiatives are focused on the multi-use concept. This concept can be adopted by those areas

NEMT Service is a non emergency transport service that will focus on North Omaha elderly or low income who need readily available rides to medical appointments, Shopping and personal services. No current services are specifically targeted to the North Omaha area. These services have a private pay component as well as being reimbursed by Medicaid and Medicare. Cyber Security Training will have an enrollment fee. Some scholarships will be available. Security Services will be provided to the target area on an ongoing basis and produce a profit. Fire arms is a fast increasing hobby and cultural interest in the black community. This firearms range will expose more North Omaha residents to the culture as well as provide fire arms safety training. Firearms sales as well as shooting gear will be available to market and sell.

Financial Commitment

Once the proposed project is completed, we will assume all financial responsibility for the continuance to business. Each component will be profitable after the first year of operations. - Public Safety Service- Will be profitable by providing security services out of the proposed headquarters. We will also contribute to the economy by hiring local residents. - Cybersecurity Training- Will be profitable by charging a fee for students. Some scholarships will be available. - NEMT Transport- Our Transportation service will contract with Medicare and Medicaid. There will also be private transportation opportunities as well - Firearms Ranges are a fast growing industry and is very profitable for training, equipment and firearms purchases as well as a fast growing hobby among African Americans.

ARPA Compliance Acknowledgment



ARPA Reporting and Monitoring Process Acknowledgment



LB1024 Funding Sources Acknowledgment



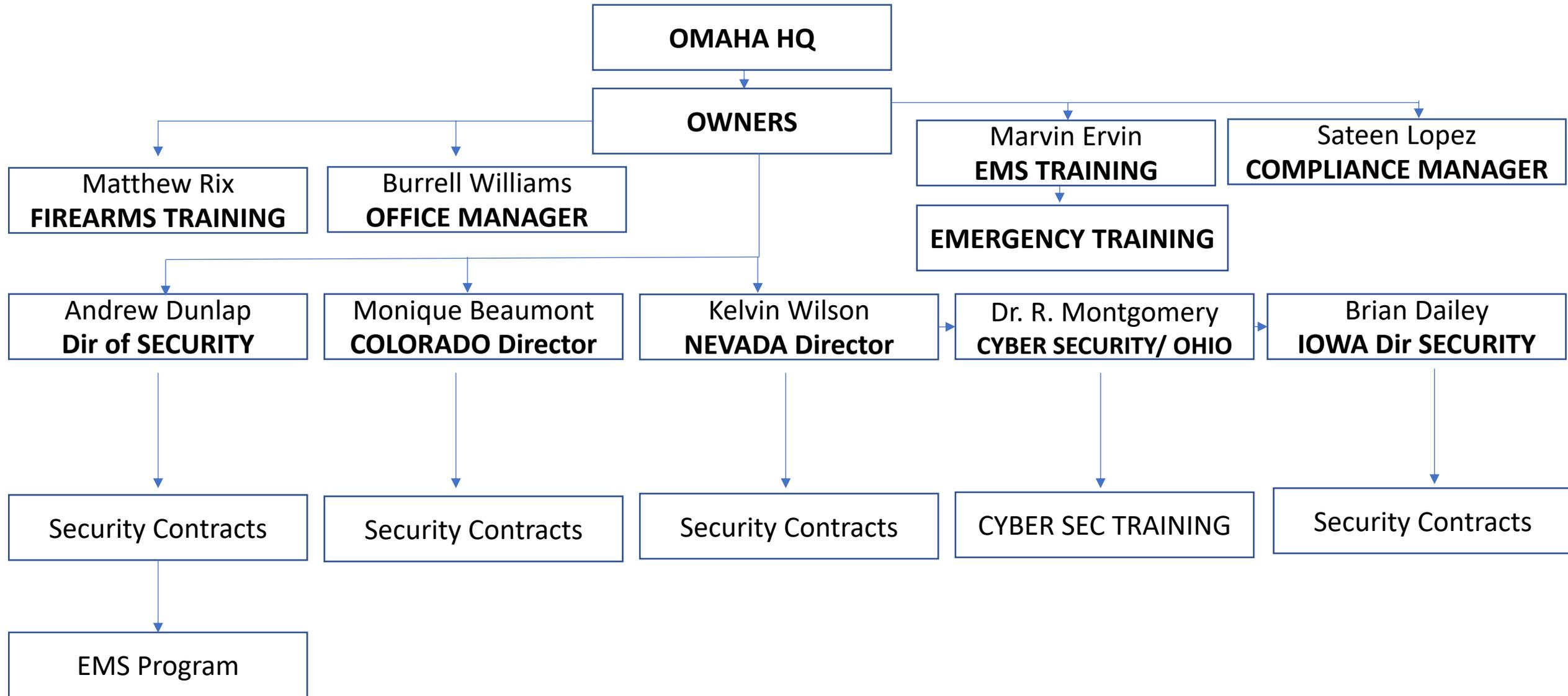
Public Information



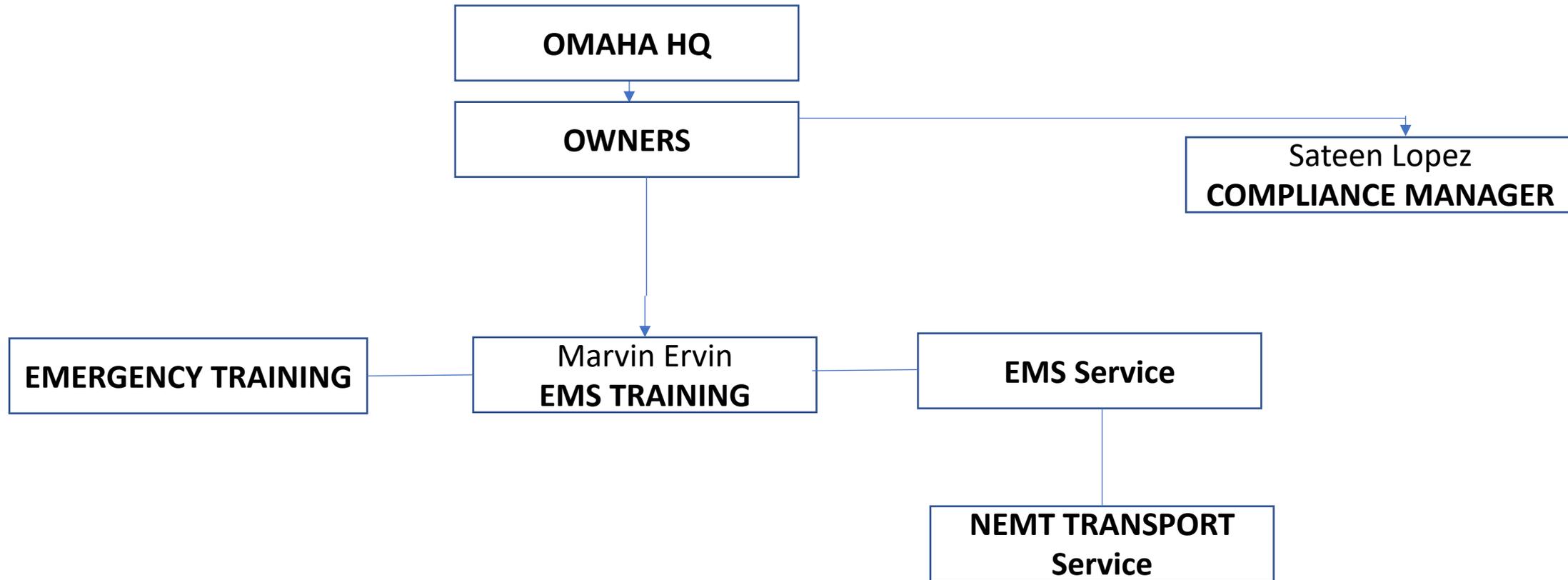
File Uploads

Organizational Chart Pro Forma

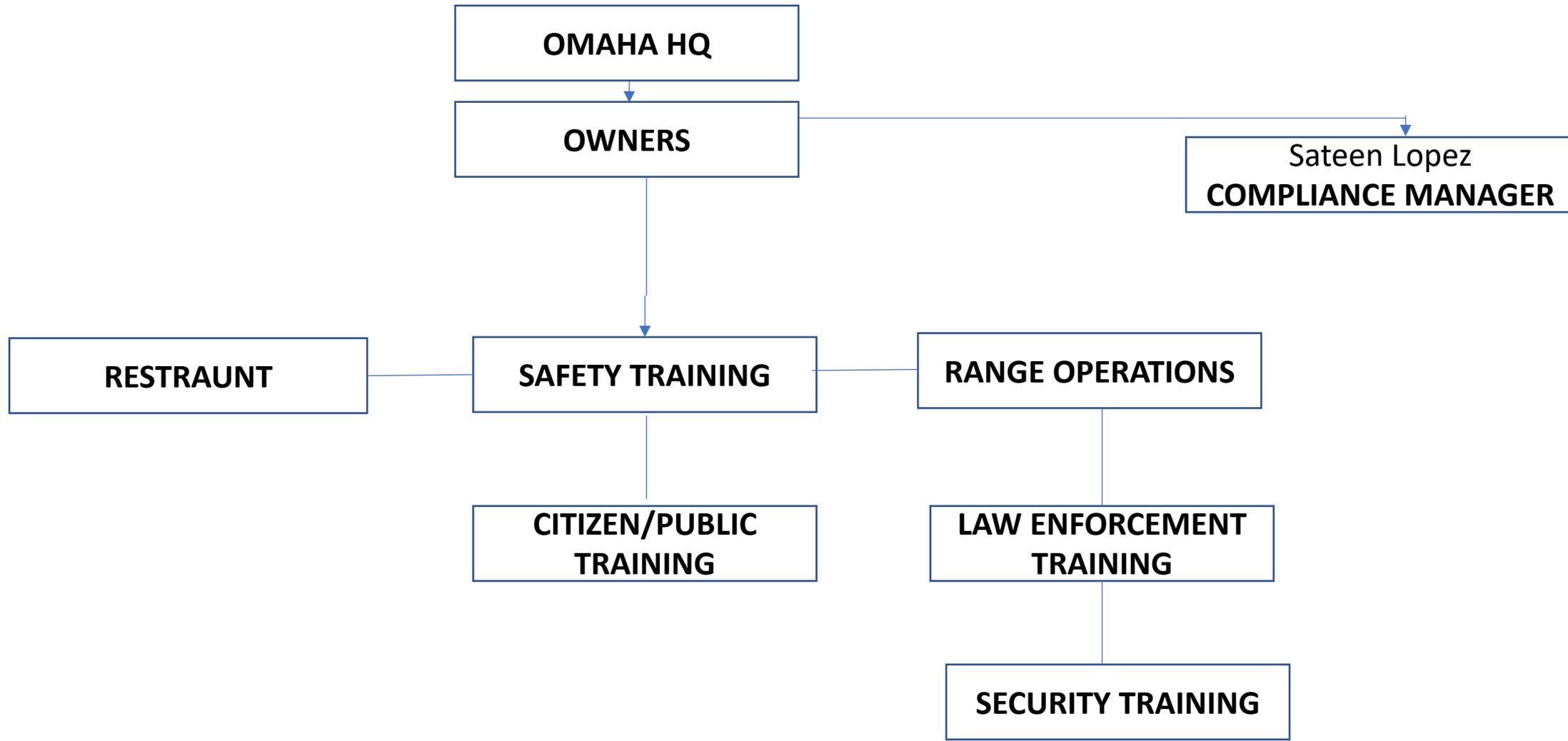
LION'S GATE SECURITY ORGANIZATIONAL CHART



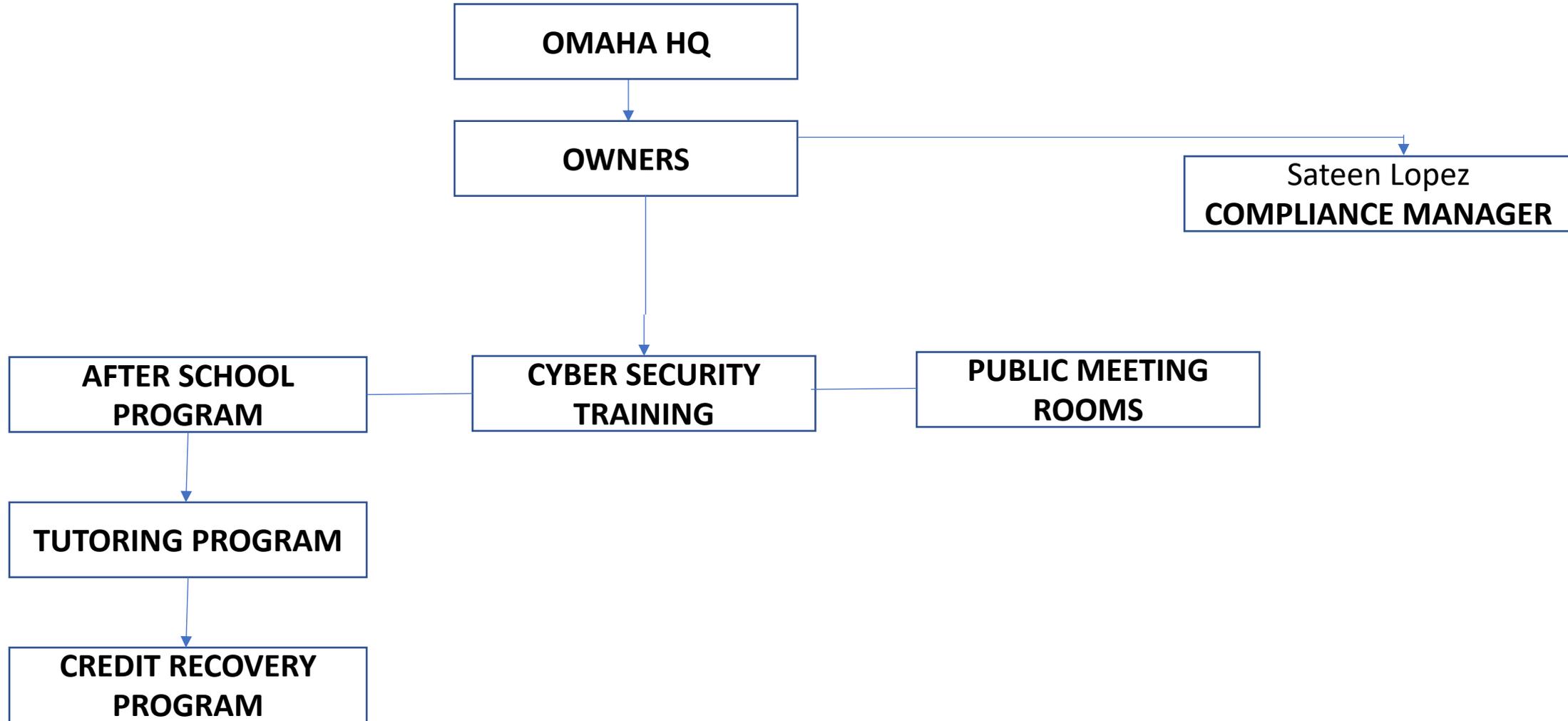
LION'S GATE TRANSPORT ORGANIZATIONAL CHART



LION'S GATE FIREARMS RANGE



LION'S GATE CYBER SECURITY TRAINING CENTER



**PRO FORMA
LION'S GATE PUBLIC SAFETY FACILITY**

CATEGORY	Annual Salary	JOBS	YEAR 1	YEAR 2	YEAR 3
Permanent Full time jobs (AVG \$17-\$20 Hr)	\$35,360.00	45	\$1,591,200.00	\$848,640.00	\$1,018,368.00
Permanent Part time jobs	\$35,360.00	40	\$1,414,400.00	\$424,320.00	\$509,184.00
GENERAL EXPENSES					
EV Patrol Vehicles Volkswagen ID4	\$45,000.00	2	\$90,000.00	\$0.00	\$0.00
Portable Radios	\$230.00	20	\$4,600.00	\$0.00	\$0.00
Insurance Cost(1 Million Dollar policy) (15K Monthly)	\$60,000.00	1	\$60,000.00	\$60,000.00	\$60,000.00
Uniform Cost	\$200.00	20	\$4,000.00	\$0.00	\$0.00
ChargePoint Express Car/Truck/Bus charger	\$52,000.00	1	\$52,000.00	\$0.00	\$0.00
Building Construction Cost (Multi-use Facility)	\$5,000,000.00	1	\$5,000,000.00	\$0.00	\$0.00
Furniture	\$35,360.00	1	\$35,360.00	\$0.00	\$0.00
TOTAL EXPENSES			\$0.00	\$0.00	\$0.00

**PRO FORMA
LION'S GATE NEMT TRANSPORT SERVICE**

CATEGORY	COST	QTY	TOTAL	YEAR 2	YEAR 3
Projected Sales Revenue	\$150,000.00	10	\$1,500,000.00	\$1,676,330.00	\$2,011,596.00
Employee Salary (Approx 30 full time jobs)	\$35,360.00	30	\$1,060,800.00	\$707,200.00	\$707,200.00
Employment Taxes	\$141,440.00	1	\$141,440.00	\$141,440.00	\$141,440.00
Total Expenses	\$1,976,330.00	1	\$1,976,330.00	\$1,282,340.00	\$1,322,660.00
Annual income	\$1,500,000.00	1	\$1,500,000.00	\$1,650,000.00	\$1,815,000.00
Annual Gross Profit	-\$476,330.00	1	-\$476,330.00	\$367,660.00	\$492,340.00
GENERAL EXPENSES					
Vehicle Cost 2022 Chrysler Pacifica w/wheelchair lift	\$65,169.00	10	\$651,690.00	\$0.00	\$0.00
Training Cost/Per Driver	\$1,500.00	30	\$45,000.00	\$0.00	\$0.00
Insurance Cost(1 Million Dollar policy) (15K Monthly	\$180,000.00	1	\$180,000.00	\$180,000.00	\$180,000.00
License Fee	\$30,000.00	1	\$30,000.00	\$30,000.00	\$30,000.00
Background Checks (\$75 Per Person)	\$75.00	30	\$2,250.00	\$0.00	\$0.00
Application Fee (Re neweed annually)	\$200.00	1	\$200.00	\$200.00	\$200.00
Certification to Transport Passengers (annual)	\$300.00	1	\$300.00	\$300.00	\$300.00
Uniform Cost	\$200.00	30	\$6,000.00	\$0.00	\$0.00
EQUIPMENT BREAKDOWN					
Radios System w/repeater	\$16,000.00	1	\$16,000.00	\$0.00	\$0.00
AED	\$1,500.00	10	\$15,000.00	\$0.00	\$0.00
First Aid Kit	\$300.00	10	\$3,000.00	\$0.00	\$0.00
Fuel Cost (\$1,600 annual) per vehicle	\$16,000.00	12	\$192,000.00	\$211,200.00	\$251,520.00
Maintenance (Annual) All Vehicles)	\$12,000.00	1	\$12,000.00	\$12,000.00	\$12,000.00
Expenses			\$915,440.00	\$433,700.00	\$474,020.00
Equipment			\$238,000.00	\$0.00	\$0.00
TOTAL EXPENSES			\$1,153,440.00	\$433,700.00	\$474,020.00

30 full time drivers 40 hours at average \$17-\$20 hr

PRO FORMA
LION'S GATE CYBER SECURITY TRAINING PROGRAM

CATEGORY	COST	QTY	TOTAL	YEAR 2	YEAR 3
Projected Sales Revenue	\$11,500.00	10	\$115,000.00	\$138,000.00	\$165,600.00
Course Fee (11 week full time program)	\$11,500.00	10	\$115,000.00	\$138,000.00	\$165,600.00
Instructor Salary	\$75,000.00	1	\$75,000.00	\$75,000.00	\$75,000.00
Admin Person Salary	\$45,000.00	1	\$45,000.00	\$45,000.00	\$45,000.00
GENERAL EXPENSES					
Desktop Computer	\$1,500.00	20	\$30,000.00	\$0.00	\$0.00
Student Station	\$500.00	20	\$10,000.00	\$0.00	\$0.00
Color laser Printer	\$750.00	1	\$750.00	\$0.00	\$0.00
Supplies (annual)	\$4,500.00	1	\$4,500.00	\$4,500.00	\$4,500.00
Monitors	\$2,500.00	2	\$5,000.00	\$0.00	\$0.00
Instructor Station	\$500.00	1	\$500.00	\$0.00	\$0.00
Instructor computer	\$2,500.00	1	\$2,500.00	\$0.00	\$0.00
Conference room/study room furniture	\$7,500.00	1	\$7,500.00	\$0.00	\$0.00
Labor for Computer set up/Networking	\$10,000.00	1	\$10,000.00	\$0.00	\$0.00
Microsoft Office	\$350.00	20	\$7,000.00	\$0.00	\$0.00
Expenses			\$77,750.00		
Salary			\$120,000.00		
TOTAL EXPENSES			\$197,750.00	\$124,500.00	\$124,500.00

**PRO FORMA
LION'S GATE FIREARMS /SHOOTING RANGE**

CATEGORY	COST	QTY	TOTAL	YEAR 2	YEAR 3
Projected Sales Revenue	\$11,500.00	10	\$115,000.00	\$138,000.00	\$165,000.00
Permanent Full time jobs (AVG \$17-\$20 Hr)	\$35,360.00	30	\$1,060,800.00	\$848,640.00	\$1,018,368.00
Permanent Part time jobs	\$35,360.00	20	\$707,200.00	\$424,320.00	\$509,184.00
Admin Person Salary	\$45,000.00	1	\$45,000.00	\$45,000.00	\$45,000.00
Maintenance Persom	\$45,000.00	1	\$45,000.00	\$45,000.00	\$45,000.00
GENERAL EXPENSES					
Building Construction Modification Cost	\$2,000,000.00	1	\$2,000,000.00	\$0.00	\$0.00
Furniture	\$35,360.00	1	\$35,360.00	\$0.00	\$0.00
Color laser Printer	\$750.00	1	\$750.00	\$0.00	\$0.00
Ammunition	\$4,500.00	1	\$4,500.00	\$4,500.00	\$4,500.00
Fire Arms Inventory	\$10,000.00	1	\$10,000.00	\$10,000.00	\$10,000.00
Tactical uniform inventory	\$20,000.00	1	\$20,000.00	\$10,000.00	\$10,000.00
Supplies	\$20,000.00	1	\$20,000.00	\$20,000.00	\$20,000.00
POS System	\$5,000.00	1	\$5,000.00	\$0.00	\$0.00
Computer system	\$2,500.00	1	\$2,500.00	\$0.00	\$0.00
TV Monitor	\$3,500.00	3	\$10,500.00	\$0.00	\$0.00
FATS(Fire Arms Training System)Simulations Trainer	\$60,000.00	1	\$60,000.00	\$0.00	\$0.00

FACILITY CONSTRUCTION COST	\$7,000,000.00
SUPPLIES AND EQUIPMENT COST (EXPENSES)	\$2,602,944.00
TOTAL PROPOSAL COST	\$9,602,944.00

Grant Application

Row 253

Organization Name (if applicable)	10,000 FEARLESS MEN & WOMEN of OMAHA, NE LLC
Physical Address	10,000 FEARLESS MEN & WOMEN of OMAHA, NE LLC 3003 NO. 45TH STREET OMAHA, NEBRASKA 68104
Mailing Address	10,000 FEARLESS MEN & WOMEN of OMAHA, NE LLC 3003 NO. 45TH STREET OMAHA, NEBRASKA 68104
Website	TENKFEARLESS.COM
Social Media Accounts	(FB) 10, 000 FEARLESS OMAHA (FB) TENKFEARLESS
Name	MELVIN MUHAMMAD
Title	PRESIDENT & CHIEF EXECUTIVE OFFICER
Email Address	10000fearlessomaha@gmail.com
Phone	+1 (402) 212-8497
Team	Yes
	PLEASE REFER TO THE BUSINESS PLAN
Organizational Chart	PLEASE REFER TO THE BUSINESS
Other Completed Projects and/or Accomplishments	NONE AT THIS TIME, IN THE PROCESS OF DEVELOPMENT
Proposal Title	ONE OMAHA ONE HOOD
Total Budget (\$)	\$4,825,800.00
LB1024 Grant Funding Request (\$)	\$4,825,800.00
Proposal Type	Service/program
Brief Proposal Summary	TO PROMOTE PEACE, RESOLVE CONFLICTS, EMPOWER FAMILIES, AND INDIVIDUALS, TRANSFORM OUR COMMUNITIES. ULTIMATELY MAKING OUR COMMUNITIES A SAFE, HEALTHY, AND DECENT PLACE TO LIVE. THE 10,000 FEARLESS MEN & WOMEN HEADQUARTERED IN OMAHA, NE, WILL BE A 24-HOUR CONFLICT RESOLUTION CENTER FOUNDED IN THE SPIRIT OF LOVE & UNITY TO PROVIDE RESOURCES, TRAINING THAT EMPOWERS FAMILIES, INDIVIDUALS, PHYSICALLY, ECONOMICALLY,

AND PROMOTES PEACE, AND UNITY TRASFORMING OUR COMMUNITIES

Timeline	UPON NOTIFICATION OF PENDING FUNDING, THE TEAM WOULD IMMEDIATELY GO TO WORK IN SECURING ADEQUATE SPACE FOR TRAINING & MENTORING OUR PARTICIPANTS. LOCATING SUFFICIENT SPACE WILL BE THE CHALLENGE. SUCCESFUL CONSULTATIONS WITH CITY AND COUNTY OFFICIAL, AS WELL AS PRIVATE BUSINESSES WILL BE NECESSARY TO MEET PROPSOED TARGET OF FALL 2023.
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Percentage completed by July 2025	100%
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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)
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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.)
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"other" explanation	
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Proposal Description and Needs Alignment	NEW SERVICE THE 10K FEARLESS ACADEMY OF MARTIAL SCIENCES & WELLNESS CENTER; HEADQUARTERED IN NORTH OMAHA IS PREPARED TO INTRODUCE THE FOLLOWING SERVICES TO THE OMAHA MARKET: PERSONAL TRAINING AND WELL-BEING RESPONSIBILITY : OUR GOAL IS SIMPLE, YET UNIQUE. WE ARE POSIED TO PROVIDE INDIVIDUALS AND FAMILIES WITH STRUCTURE TRAINING THAT STRENGTHENS ONE MENTALLY, AS WELL AS PROVIDING A DIFFERENT TYPE OF SKILL SET: EACH STUDENT WHILE TRAINING INTERNALIZES AND ACCEPTS THAT "SELF IMPROVEMENT IS THE BASIS OF COMMUNITY DEVELOPMENT. IF ONE HAS NEVER TRAINED IN MARTIAL SCIENCES AND HEALTHY LIFESYLES SCIENCE. IF ONE HAS NEVER PRACTICED THE MARTIAL SCIENCE, NOR WELLNESS SCIENCE, THEY MIGHT THINK ITS ALL ABOUT AGRESSION AND VIOLENCE, THAT WHICH IS SEEN ON TELEVISION, OR THEATERS. PEOPLE (INDIVIDUALS), WHO PRACTICE MARTIAL SECIENCE ARE BETTER AT AVOIDING AS WELLS AS RESOLVING CONFLICTS PHYSICAL AS WELL AS BEHAVORIAHALLY . THEY END UP IN FEWER PHYSICAL AND VERBAL ALTERCATIONS, HOW AND WHY? WE TEACH
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DURING THE TRAINING CLASSES THE 'PROPER HANDLING OF PEOPLE,' AS WELL AS WE PRACTICE AND TRAIN IN WAYS TO AVOID THEM. SURE WE TRAIN IN THE TRADITIONAL WAYS OF HAND TO HAND STRIKING AND BLOCKING ALTERCATIONS, WITH WEAPONRY INCLUDED. HOWEVER, SO MUCH MORE GOES INTO MARTIAL TRAINING. THOSE WHO TRAIN IN THIS SKILL SET BUILD UP SKILLS THAT HELPS AVOID AND RESOLVE MANY OF LIFE'S PROBLEMS WHETHER INTERNALLY, OR OUTWARDLY. TO FURTHER EXPLAIN, WE'LL GIVE YOU SOME EXAMPLES OF THE SKILLS TRAINEES DEVELOP: ONE SKILL SET IS THE ABILITY TO OBSERVE SITUATIONS WITH A HIGHER SENSE OF AWARENESS, ANOTHER WOULD BE A GREATER UNDERSTANDING OF A PERSON'S BODY LANGUAGE, AND PHYSICAL BEHAVIOR. THE 10K FEARLESS IS AN INTENSITY DESIGN TO STRENGTHEN AND GUIDE TROUBLED INDIVIDUALS AND FAMILIES THROUGH SELF-IMPROVEMENT. PERSONAL MARTIAL SCIENCE TRAINING WE CONDUCT BEHAVIORAL HEALTH PROGRAMS (*VIOLENCE INTERVENTION SPECIALIST AND *LIFE RECOVERY COACH INSTRUCTORS) TRAINING. OUR GOAL IS TO FUNCTION AS A CATALYST IN HELPING PEOPLE IDENTIFY, EXPLORE AND USE ALTERNATIVES IN RELATING TO EACH OTHER AND THEIR ENVIRONMENT. AS WELL AS OTHER BASIC SELF-IMPROVEMENT LIFE SKILLS. WHEN ONE PRACTICES MARTIAL SCIENCE, YOU HONE YOUR ABILITY TO CONCENTRATE AND DIRECT YOUR ATTENTION. THIS ALLOWS YOU TO NOTICE NONVERBAL CLUES AND MAINTAIN YOUR AWARENESS IN SITUATIONS THAT COULD TURN TENSE. WHEN ONE IS ALERT, IT ALLOWS FOR INCREASED POSITIVE OUTCOMES.

Visioning Workshop Findings Alignment STATISTICS ON THE DIRE CONDITION OF "BLACK LIFE" IN NORTH AND SOUTH NORTH, TODAY WE FIND OURSELVES IN DIRE STRAITS AND SLIPPING DEEPER AND DEEPER INTO THE ABYSS OF POVERTY AND WANT. AND IN THIS LATEST ECONOMIC DOWNTURN, THE "COVID RECESSION," BLACKS CONTINUE TO SUFFER DISPROPORTIONATELY MORE THAN MANY OTHER PEOPLE. IN THE 2020 CENSUS BLACK PEOPLE MAKE UP 12.1%, 1 IN 3 OF BLACK FAMILIES LIVE IN POVERTY. WHAT WE ARE ATTEMPTING TO SAY, IF BLACKS IN BOTH NORTH AND SOUTH OMAHA, OTHER THAN NATIVE PEOPLE BLACKS IN EVERY FIELD OF ENDEAVOR. THE FIGURES IN THIS REPORT BARE WITNESS TO THIS PURPOSEFUL NEGLECT, THEREFORE ALL AREAS OF HUMAN EXISTENCE MUST BE ADDRESSED. THE PRINCIPALS IN THIS PROPOSAL WILL ADDRESS THE NEEDS OF EDUCATION, MENTAL, BEHAVIORAL HEALTH, UNEMPLOYMENT, SUICIDE, AS WELL AS YOUTH VIOLENCE REDUCTION. THIS PROPOSAL IS EVERY UNIQUE AND CAN AND WILL BE ACCOMPLISHED AND WILL BE SUSTAINABLE AND PROVIDE.

Priorities Alignment OUR PROPOSAL ALIGNS WITH: LB1024 PERFECTLY WITH ITS SCOPE, STRATEGIC PRIORITIES: GENERAL BUSINESS, RETAIL, HEALTH, RECREATION, SAFETY, EDUCATION, TRAINING, CULTURAL DEVELOPMENT, BUILDS INTEGRITY, YOUTH ORIENTED, WITH ADULT SUPERVISOR AND PEER GROUP SOCIALIZATION

Economic Impact AS OUR PROGRAMS BEGIN AND AS IT GETS UNDERWAY, IT WILL EMPLOY TWENTY-FOUR (24) FULL-TIME

ASSOCIATES WORKING WITH THE YOUTH ENTERING THE PROGRAM. AS OUTLINED IN THE FINACIAL DATA IT OUTLINES THE UNIQUE PROCESS OF DEVELOPING THESE FUTURE BUSINESS OWNERS AND HELPERS IN THE CAUSE OF COMMUNITY DEVELOPMENT.

OUR ORGINAZATION IS PREPARED AND WE ARE FORCASTING TO CREATE 34 FULL-TIME POSITIONS OVER A THREE YEAR PERIOD, AS WE INCREASE IN SUCCESS THE POTENTIAL ALSO INCREASES ADDITIONAL FULL-TIME EMPLOYMENT. INCLUDED IN THE EMPLOYED THE WILL BE 4 EXECUTIVES, 2 ADMINISTRATIVE ASSISANTS, AS WELL AS 2 BOOKKEEPERS. OUR TECHNICAL STAFF WILL CONSIST OF 1 PERSONNEL SPECIALIST, AND 1 BENEFITS SPECIALIST, ASSISTING WITH DEVELOPMENT AND TRAINING WILL BE AN ADDITIONAL 24 JOB TRAINNING SPECIALIST. OUR TECHNICAL STAFF WILL CONSIST OF 1 PERSONNEL SPECIALIST, AND 1 BENEFITS SPECIALIST, ASSISTING WITH DEVELOPMENT AND TRAINING WILL BE AN ADDITIONAL 24 JOB TRAINNING SPECIALIST.

TEMPORARY JOB CLASSIFICATION WILL BE ASSIGNED TO THE TRAINING OF RECRUITS. ONCE 40 HOURS OF CLASSROOM TRAINED THE RECRUITS WILL BECOME FULL-TIME EMPLOYEES OF THE ORAGANIZATION.

PROPOSED JOB LEVELS OF EMPLOYMENT WILL BE AS FOLLOWS: STUDENT TRAINEE, STUDENT FULL INTERVENTIONIST, STUDENT LIFE SKILLS COACH, FULL TIME.

WE ARE PREPARED AND WOULD ALIGN OURSELVES WITH ANY ONE PERSON, OR ORGANIZATIONS THAT UNDERSTANDING OF WHAT WE ARE ENGAGED IN ACTUALLY DOING. THIS METHODOLOGY, THAT SELF-IMPROVEMENT IS THE BASIS OF COMMUNITY DEVELOPMENT.

Community Benefit OUR ORGANIZATION WILL BE AQUIRING AND BUILD-OUT A SUITABLE OPERATING OFFICE(S) VIA RENTAL SPACE WILL ALIGN THIS ORGANIZATION TO INSURE THAT ALL WORK NEED TO BE BUILD AND OUR CONTRACTED WORK WILL COME FROM THE BUSINESS COUMMUNITY CONTRACTORS IN WHICH WE OPERATE.

WE HAVE TO "ATTACK" THE CONDITION OF OUR COMMUNITY MORALLY, SPIRITUALLY, AS WELL AS PRACTICING BEST PRACTICE WELLNESS. IN ORDER FOR US TO BECOME "STRONG" ECONOMICALLY! IT CAN NOT JUST BE "ECONOMIC" WITH US, WE MUST INCLUDE THE HOLISTIC APPROACH, THIS MEANS "THE SPIRITUAL PROBLEMS" AND "THE MORAL PROBLEMS, AS WELL THE OVERALL HEALTH DYNAMIC ISSUES." THAT FACILITATES OUR ECONOMIC DEMISE. THIS ORGANIZATION IS POSED AND DEFINITELY PREPARED TO BE THE FORMOST AT SETTING THIS EXAMPLE.

Best Practices/Innovation WHEN WE APPROACH THE ISSUES IN OUR COMMUNITY AS A PUBLIC HEALTH CONCERN, WE THEN CAN PREPARE FOR GREATER OUTCOMES. ADDRESSING THESE CONCERNS WILL BRING GREATER CLARITY FROM A PUBLIC HEALTH PERSPECTIVE IN ADDRESSING THE

OVER-ARCHING OBSTICLES THAT THE COMMUNITY IS FACING.

Outcome Measurement THE APPROACH THAT WILL BE TAKENS IN FACT IS THE BEST PRACTICAL SOLUTION TO ADDRESS THE MANY NEEDS THAT THE PEOPLE IN THIS COMMUNITY ARE FACED WITH. EVERY STEP THEY TAKE SOMEWAY, SOMEHOW, AND UNFORUNATELY IN SOME PLACE, THEY ARE BESEIGED WITH OBSTICLES. WHETHER SELF MADE, ENVIORNOMENTAL, AND FORCED BY OTHERS BECOMES AND HEALTH ISSUE THAT NEEDS RESOLVING NOW. LOOKING AT THESE ISSUES AS THEY ARE FORCEING SOCIETY TO ADDRESS THEM ADEQUATELY. ANYTHING LESS AT THIS POINT, CAN BE CONSIDERED AS HUMAN RIGHTS VIOLATIONS.

OMAHA IS A RIGHT TO WORK STATE, JUST AS IT IS A RIGHT LIKE ANY OF THE HUMAN AND CIVIL RIGHTS MUST BE ADDRESS, THE HUMAN RIGHTS OF LIFE AND THAT WHICH WILL AID INMANTAINING SUCH RIGHTS MUST BE ADDRESSED. THIS WILL FORCE AND EQUAL PLAYING FIELD. THOSE THAT ENGAGE BLATANT DISREGARD FOR SUCH RIGHTS WILL BE RESTRICTED IN PARTICPATION, UNTIL PROVEN THAT THESE RIGHTS ARE INDEED INSTALLED.

EVERY ENTITY WILL BE HEALD ACCOUNTABLE FOR QUALITY-OF-LIFE SURVEY AND FEED BACK TO THE FUNDING SOURCE ORGANIZATION. THIS FEED BACK MUST BE SENT TO THE FUNDING SOURCES QUARTERLY FOR RANDOM VERIFICATION. EVERY ENTITY RECEIVING FUND SHOULD BE HELD TO MANATORY REPORTING QUARTERLY. ONCE MANDATED, NON-COMPLICANCE WOULD RESULT IN DEFUNDING.

Partnerships Yes

JOHNNY "THE JET" RODGERS YOUTH FOUNDATION

JOHNNY "THE JET" RODGERS YOUTH FOUNDATION

Displacement No

Displacement explanation

Physical Location THE CURRENT PLAN, HAS NOT IDENTIFIED A CURRENT PHYSICAL LOCATION, HOWEVER THE ORGANIZATION CONTINUES TO EXPLORE ALL POSSIBLE OPPORTUNITIES.

Qualified Census Tract Neither within or adjacent to the QCTs

Additional Location Documents REFER TO BUSINESS PLAN

Property Zoning Yes

Is the project

**connected to
utilities?**

Yes

No

**Design, Estimating,
and Bidding**

Yes

No

PLEASE SEE BUSINESS PLAN

General Contractor

No

Request Rationale

PLEASE REFER TO BUSINESS PLAN

Grant Funds Usage

100% OF FUNDS WOULD BE USED FOR THIS PROPOSAL

**Proposal Financial
Sustainability**

Yes

PLEASE REFER TO THE BUSINESS PLAN

Funding Sources

FUND RAISING WOULD COMMENCE UPON NOTIFICATION
OF PENDING AWARD.

CURRENTLY WE HAVE NO PRNDING SOURCES

ALL FUND WE BELIEVE IS ABSOLUTELY NECESSARY FOR
THE IMPLEMENTATION AND SUBSTAINABILITY FOR THIS
PROJECT.

Scalability

UNDETERMINED AT THIS POINT, AS THE PROPOSAL IS
BEING SUBMITTED FOR FULL FUNDING.

UNABLE TO ADEQUATELY DETERMINE A RESPONSE TO
THIS QUESTION.

**Financial
Commitment**

N/A

**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 Pro Forma

2023-2026

**Proposal on Behalf
of
10,000 FEARLESS MEN &
WOMEN OF OMAHA, NE LLC**

**ONE OMAHA-ONE HOOD
for
Peace and Prosperity**

**Melvin Muhammad B.A. Social Work
Behavioral Health Professional
President / CEO**

10,000 Fearless Men & Women of Omaha, NE LLC



10,000 FEARLESS MEN & WOMEN OF OMAHA, NE LLC

ONE OMAHA ONE PEACE

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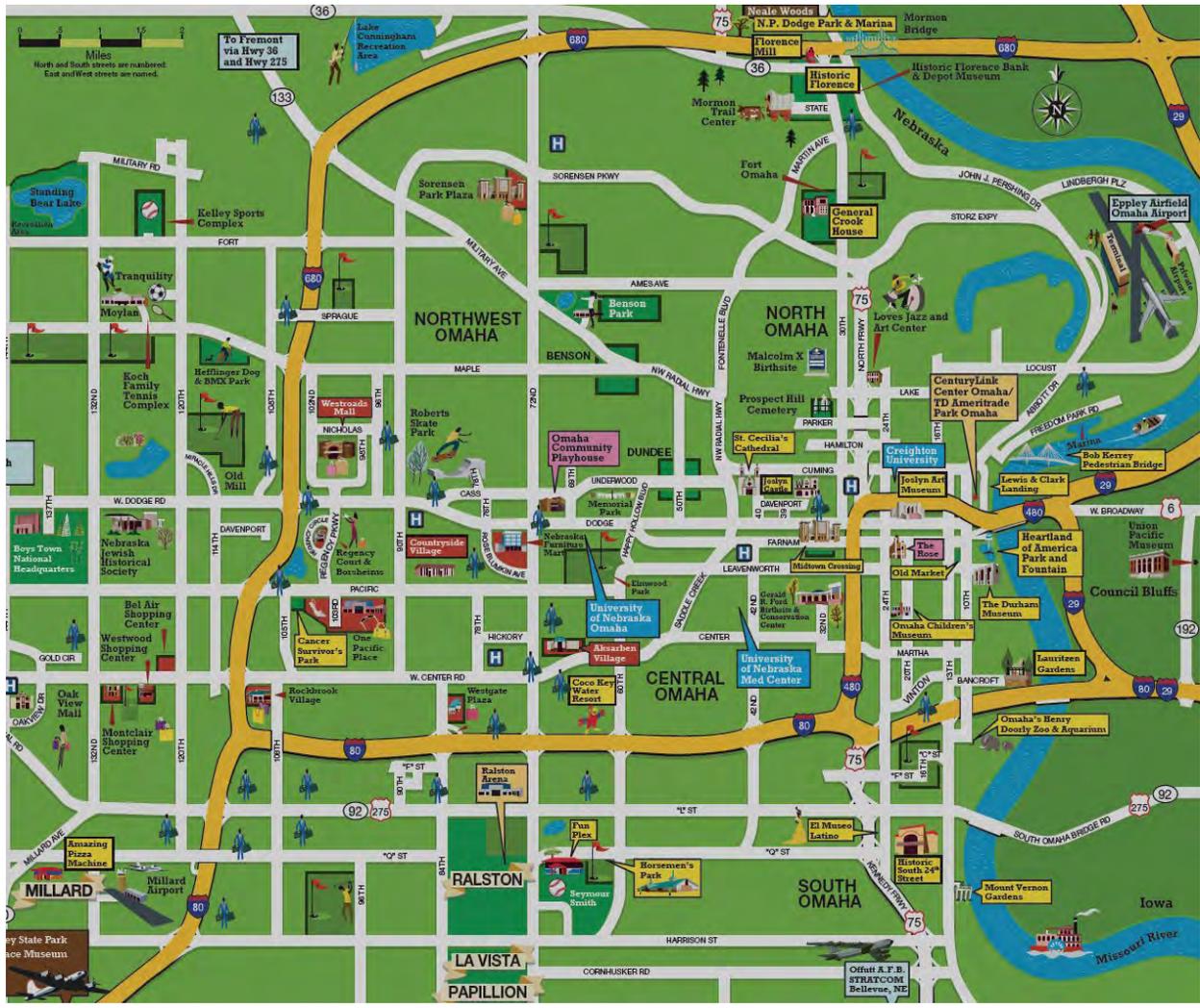
10,000 Fearless Men & Women of Omaha, NE LLC

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Introduction

OMAHA, NEBRASKA, like every major city in America, has its share of street organizations or gangs. Law enforcement alone cannot address the level of violent crime. Zero tolerance - tough on crime solutions and mass incarceration has put NEBRASKA and America on the road to moral and fiscal bankruptcy. OMAHA is 145.12 square miles as well as a population of 478,192, with over eleven hundred men and women police officers as of 2019. Douglas County has applied for and accepted the MacArthur Foundation Safety and Justice Challenge grant to address the County Jail overcrowding and eliminate the disparity in the incarceration of Black people. Question: how do we reduce the jail population and simultaneously keep the streets safe? A coalition of grassroots organizations under the banner of **One OMAHA-One Hood for Peace and Prosperity** is submitting this proposal to the Mayor and Council of the city of OMAHA to address violence ascribed to gang activity along the North Omaha corridor. It is our vision that this proposal will serve as a pilot project and template for future implementation across the Riverfront City. The problem and solution are complex but work able. It requires a resourced community-wide initiative that includes wrap around services to change the people, their behavior and environment. In the conclusion of former HOUSTON Police Department officer and City Councilman Mike Knox's book *Gantsa in the House: Understanding Gang Culture*, he offers the following as "The Cure" to address gang culture: **The Family, The Community, and The Law**. We agree with his paradigm with one added caveat: *adequate resources*. With adequate resources, we know we can rebuild our families,

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communities and ensure public safety. Together, we can make every neighborhood in our city a safe and decent place to live. Thank you in advance for your consideration.

EXECUTIVE SUMMARY

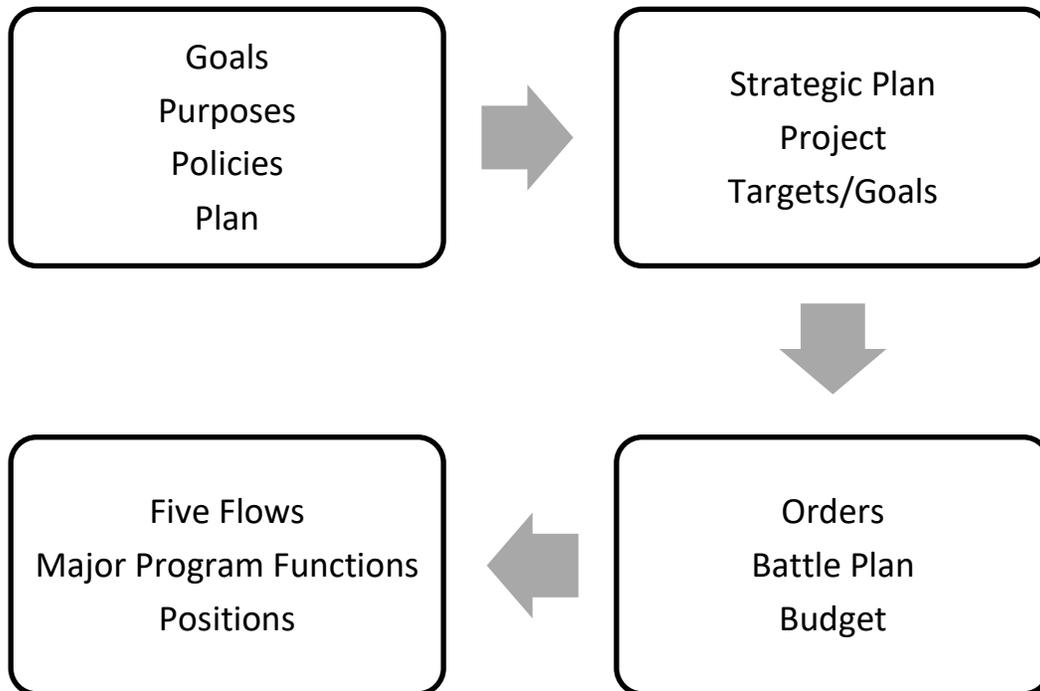
One OMAHA One Hood for Peace and Prosperity is a coalition of grassroots organizations dedicated to preventing and eliminating violence in the city of OMAHA and beyond. Each coalition member organization has enjoyed a measured level of success. However, the impact of success could be amplified and multiplied if there were adequate resources to implement and sustain a coordinated effort.

PROPOSAL

- A strategic plan to establish a community-based **violence reduction pilot program** covering North Omaha: South to Dodge, East to 16th Street, West to 72nd Street North to State Street
- The goal is a **seventy-five percent (75%)** reduction in gun related homicides, injuries, and robberies over the **next four years** along the North Omaha Community
- Our approach is to create community-wide behavioral change by integrating three (3) social-civic institutions: **The Family, The Community, and The Law**
- Our strategic plan has **seven (7)** essential elements:
 1. **Street Organization Conflict Intervention**
 2. **Establishing safe spaces for conflict resolution and training**
 3. **Economic Development**
 4. **Rehabilitating Street Organization Members**
 5. **Preventing Youth Involvement in Street Organization**
 6. **Promoting Peacemaking and Community Building Arts and Culture**
 7. **Enhancing Public Safety**
- Our program related to addressing gang members/activity has **five (5)** primary objectives:
 1. **Improve educational attainment.**
 2. **Improve employability.**
 3. **Improve health status.**
 4. **Improve social - professional skills through sustainable support network.**
 5. **Violence Intervention, Security and Emergency Management**
- Our proposed budget is Four million, eight-hundred twenty-five thousand, eight hundred dollars over a three-year period (\$4,825,800.00).

DOCUMENT FLOW CHART

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Goal, Purpose, Policy, Plan

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GOAL: Establish a pilot project to reduce and end violence within the North Omaha Community from North at State Street South to Dodge, East to 16th Street, West to 72nd Street.

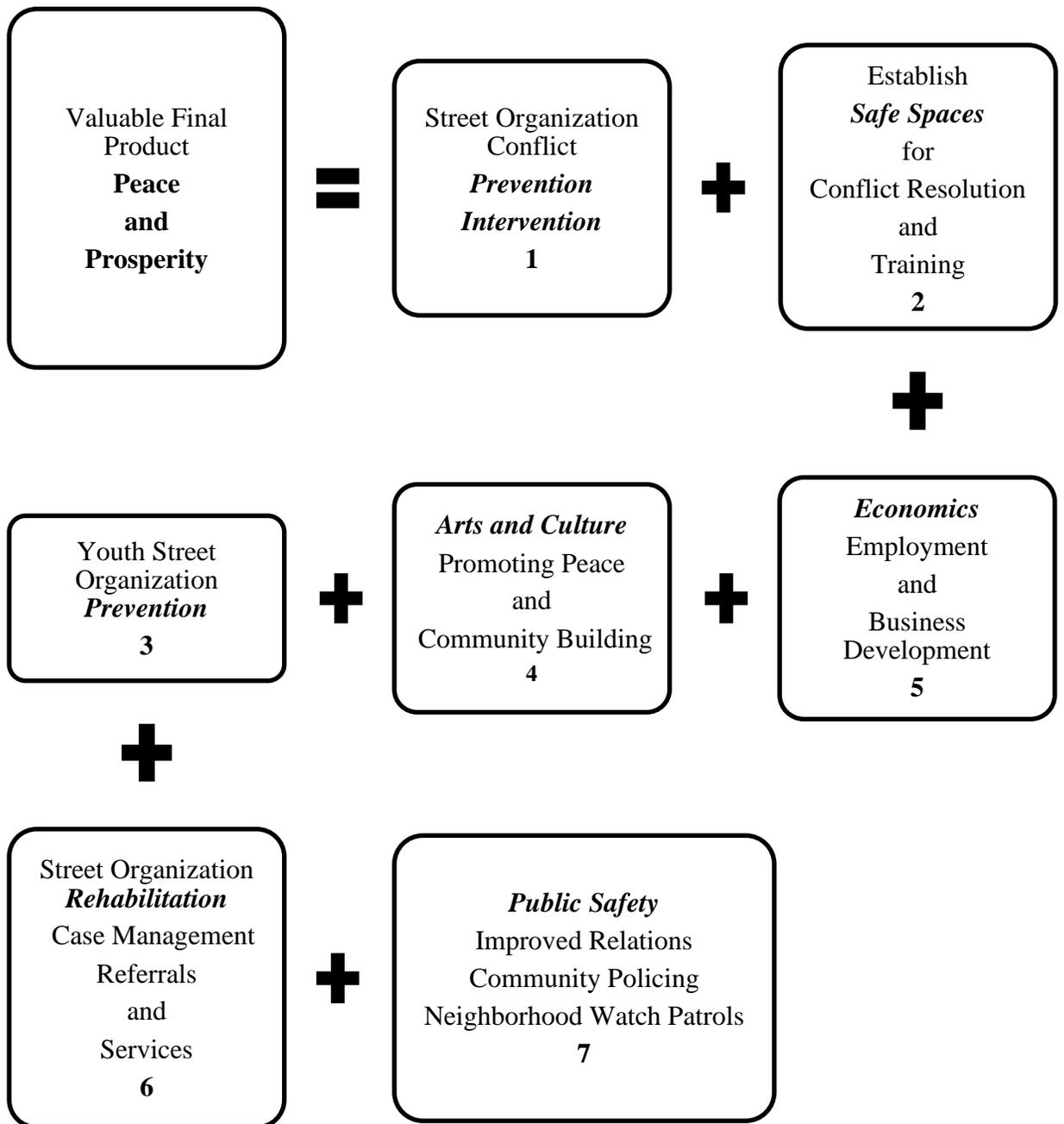
PURPOSE: Confronting the root causes of conflict resulting in violent crime along the identified boundaries established to restore peace and prosperity to a once thriving community.

POLICY: A multi-faceted community-wide initiative with communications, economics, educational, public health, human & social services, arts and culture, and public safety components to reduce and eventually eliminate the causes of violence to restore the community's peace and promote prosperity.

ESSENTIAL ELEMENTS OF THE STRATEGIC PLAN:

1. *Street Organization Conflict Intervention*
 - a. Establish communication lines between the factions.
 - b. Establish Conflict resolution protocols and "Squash the Beef" Hotline
2. *Establishing safe spaces for conflict resolution and training*
 - a. District II
 - b. South Union, South Lawn
 - c. Sunnyside, South Park, South Acres
3. *Economic Development*
 - a. Establish local business and employment opportunities.
 - b. Encourage area businesses and merchants to reinvest in community.
4. *Rehabilitating Street Organization Members*
 - a. Establish cadre of "Life Recovery Coaches."
 - b. Educational advancement, Trades and Occupational Training
 - c. Drug and Alcohol Treatment
 - d. Mental Wellness
 - e. Life Skills Training
 - f. Family Counseling
 - g. Legal Aid
5. *Preventing Youth Involvement in Street Organization*
 - a. Schools
 - b. Youth Groups
 - c. Detention Centers
6. *Promoting Peacemaking and Community Building Arts and Culture*
 - a. Arts and culture that promotes peace and community building.
 - b. Establish series of public events promoting peace and community building!
 - c. Convene a TWENTY FOURTH STREET Peace Summit
7. *Enhancing Public Safety*
 - a. Improve police community relations.
 - b. Implement community-oriented policing policy.
 - c. Establish community volunteer watch programs.

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STRATEGIC PLAN TARGETS/GOALS

The One OMAHA One Hood strategic plan has six types of targets/goals, each having different characteristics and conditions associated with them. They are as follows:

Major Targets (broad general, long term)

FOUR YEAR 75% percent reduction of 2017 gun related homicides, injuries, and robberies. Reduce arrests and incarceration, unemployment, school dropout rate, drug and alcohol consumption, STD transmission rates, CPS interventions and foster care placements. Create peaceful coexistence and community building arts and culture paradigm.

YEAR ONE: To reduce gun related homicides, injuries, and robberies by **10 percent**. Identify and confront the root causes of violence. Identify and organize community assets for community-wide initiative. Establish lines of communication between factions. Establish “safe spaces” for conflict resolution and training. Improve community-police relations. Increase support for community-oriented policing policies. Establish community watch patrols. Develop and/or support public events to promote peace and community building. Hold community peace summit.

YEAR TWO: To reduce gun related homicides, injuries, and robberies by **15 percent**. Support existing institutions and community assets to sustain the reduction of violence of community-wide initiative. Support public events to promote peace and community building. Find additional funding to sustain and expand community-wide initiative. Hold city wide peace summit.

YEAR THREE: To reduce gun related homicides, injuries, and robberies by **25 percent**. Support existing institutions and community assets to sustain the reduction of violence of community-wide initiative. Support public events to promote peace and community building. Find additional funding to sustain and expand community-wide initiative. Hold city wide peace summit.

YEAR FOUR: To reduce gun related homicides, injuries, and robberies by **25 percent**. Support existing institutions and community assets to sustain the reduction of violence of community-wide initiative. Support public events to promote peace and community building. Find additional funding to sustain and expand community-wide initiative. Hold city wide peace summit.

Primary Targets (organizational, personnel, communications)

SIXTY-DAYS: (1) To organize community-wide peace initiative. (2) To establish a formalized structure, with specified roles and responsibilities for facilitator(s), divisions, and departments with formal system of communication

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Vital Targets (essential, critical)

THIRTY-DAYS: (1) Establish lines of communication between factions. (2) Identify and secure three “safe space” locations within the geographics of No. Omaha. (3) Secure adequate funding for capacity building and implementation of community-wide initiative.

Conditional Targets (either/or)

THIRTY-DAYS: (1) Establish lines of communication between factions if parties will agree to participate. (2) Identify and organize community assets (individuals, associations, institutions) if funding is available for community-wide initiative. (3) Draw up and sign agreements with property owners, if terms can be negotiated, such as rent, insurance, hold harmless agreements, operations, and maintenance. (4) Establish and expand conflict resolution efforts if funding for community-wide initiative and safe spaces is secured.

Operating Targets (direction, actions, schedule)

1. Identify community assets (individuals, associations, institutions)
2. Come to a group agreement on the goal, purpose, policy, and plan.
3. Identify person(s) responsible to facilitate the effort.
4. Define roles and responsibilities of each community asset.
5. Set up financial accounting system and record retention.
6. Establish communication lines between community assets.
7. Establish the goals and targets for programs and project for statistical analysis.
8. Produce literature and publications related to community initiative.
9. Promote and market community-wide initiative.
10. Establish communication lines between conflicting groups.
11. Establish safe space for conflict resolution negotiations.
12. Prepare for No. Omaha Peace Summit with series of public events.
13. Hold No. Omaha Peace Summit
14. Examine, review, and certify solution implementation.
15. Publicize, distribute, and record successes of initiative.

Production Targets (quantities or statistics)

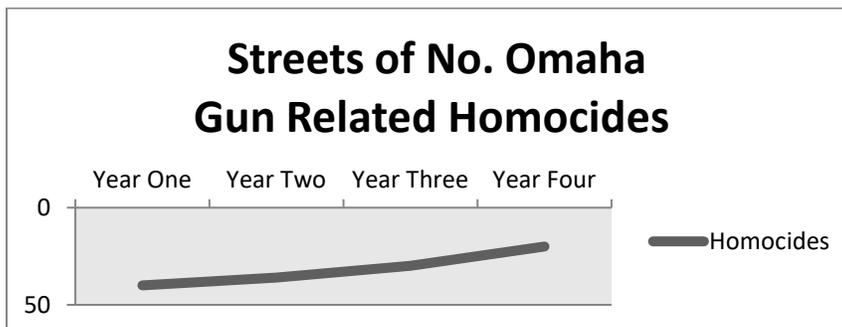
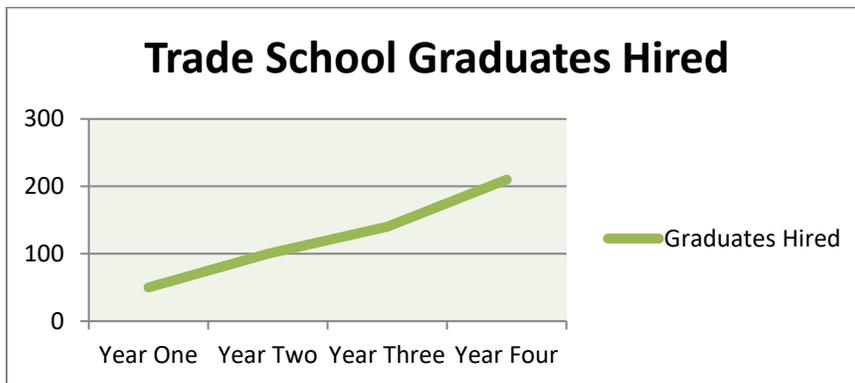
1. Number of calls to Conflict Hotline
2. Number of conflicts resolved (including domestic violence, turf battles, etc.)
3. Number of safe spaces established.
4. Number of literatures produced and distributed.
5. Number of schools, organizations, and detention centers serviced.
6. Number of cases managed and completed.
7. Number of Life Recovery Coaches-Violence Intervention Specialist certified
8. Number of persons gainfully employed.
9. Number of persons entered education/trade programs.

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Production Targets (Continued)

10. Rate of unemployed
11. Number of school dropouts
12. Number of school graduates
13. Number of community clean ups
14. Number of residential building permits issued.
15. Number of urban garden projects started and sustained.
16. Number of peace and community building events planned and held.
17. Number of community assets that participate in community-wide initiative.
18. Number of arrests
19. Rate of per capita crime (gun related homicides, injuries, robberies)
20. Number of persons entering drug-alcohol treatment programs.
21. Number of persons provided mental wellness care.
22. Rate of STD transmission
23. Number of CPS interventions
24. Number of CPS foster care placements
25. Rate of alcohol consumption

Managing by statistics requires that we track desirable stats and trends by “**Right side Up**” graph (zero at the bottom of the vertical axis) and undesirable stats and trends by “**Upside Down**” graph (zero at the top of vertical axis).



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ORDERS, BATTLE PLAN, BUDGET

Our Battle Plan is a synthesis of best practices from across the nation. The key to success is found in three key components: changing individual and group behavior by confronting the root of the problem, full community participation, and adequate funding.¹

FIRST: ONE OMAHA ONE HOOD Program objectives:

- **Improve educational attainment.**
 - Any candidate who does not already have a High School Diploma or GED should be enrolled in an educational program leading to a High School Diploma or GED
 - Any candidate who does have a High School Diploma or GED should be encouraged. to enroll in community college, university, or vocational trade program

- **Improve employability.**
 - Link all candidates identifying employment as a need with a job training program (ex: Work source Solutions, 21st Century Educational Paradigm or vocational trade certification programs)
 - Assist all candidates identifying employment as a need with job seeking & job readiness (ex: resume writing, job application completion, interview preparation)
 - Assist all candidates developing entrepreneurial skills and business startups (ex: Our Unity is Our Wealth, SCORE, etc. to establish or repair credit, financial planning, business planning)
 - Assist all candidates with criminal record expungement, meeting requirements of probation and parole.

- **Improve health status.**
 - Link all candidates and families with mental health support (ex: counseling for PTSD, anger management, general mental health, substance abuse, spiritual-based counseling.)
 - Link all candidates with diet and nutrition education and provide food security (ex: Victory Hunger and Nutrition Program, etc.)
 - Ensure that candidate is linked with medical provider(s) to provide follow-up treatment of violent injury and ongoing health care.

- **Improve social and professional skills & build sustainable support network.**

<https://www.facebook.com/dennis.muhammad98>

United in Peace Foundation - **Los Angeles, California**

<http://unitedinpeace.org>

Office of Neighborhood Safety (ONS) - **Richmond, California**

<https://www.ci.richmond.ca.us/271/Office-of-Neighborhood-Safety>

Newark Anti-Violence Coalition – **Newark, New Jersey**

<https://www.facebook.com/NewarkAntiViolenceCoalition>

<https://www.facebook.com/FrMichaelPfleger>

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- Link all candidates with at least one community, school-based or faith-based ongoing social group activity (ex: Boys & Girls Club, YMCA, Artist Respecting Community, sports, art, etc.)
- Link all candidates with a program that builds social & professional skills (ex: U-TURN Center, My Brother's Keeper)
- Assist all candidates with family counseling, child support challenges (Black Social Workers)
- Link all candidates with long-term mentoring to sustain progress after graduation from the National Network of Hospital-based Violence Intervention Programs (NNHVIP)²

- **Violence Intervention, Security and Emergency Management**
 - Coordinate with law enforcement to improve community-police relations, institute community-oriented policing, and establish neighborhood watch patrols (ex:10K Fearless, Peacekeepers, National Black United Front)
 - Train candidates and/or community volunteers to serve as Violence Intervention Specialist (VIS)
 - Train on conflict resolution to convince injured parties not to retaliate and help towards attaining safety and healing (Village of Mothers, No More Bloodshed)³
 - Train candidates and/or community volunteers as Community Emergency Response Team (CERT) members to train in disaster mitigation, preparedness, emergency response and recovery.

² SEE: <http://www.youthalive.org/programs/>

³ SEE: <http://www.youthalive.org/caught-in-the-crossfire>

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Identify and Assemble Community Assets/Partners / Secondary Assets and Partners

***Johnny Rodgers Youth Foundation (Fiscal Agent) Non-Profit I.D. #47-0810707**

City of Omaha Office of the Mayor

City of Omaha Chief of Staff

Omaha Police Department

City of Omaha Health Department

City of Omaha District #2 Councilman

City of Omaha Park & Recreation

One Omaha - One Hood Peace Initiative

Blackmen United – Omaha, NE

Manifested Purpose, LLC

100 Blackmen Omaha

10,000 Fearless Men and Women of Omaha, LLC

St. Benedict The Moor Bryant Basketball Center

North Omaha Community Partners

Black Agenda Alliance

Charles Drew Health Center

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THIRD: Funding the Budget

We anticipate in-kind donations to supplement the budget. However, there must be adequate funding in place for programs and projects BEFORE we make any more promises of help to these men and women caught up in this vicious cycle of violence.

Facilitator(s)	\$ 750,000.00 (\$62,500.00 per quarter)
Administrative Assistant	\$ 187,500.00 (\$15,625.00 per quarter)
Bookkeeping and Accounting	\$ 180,000.00 (\$15,000.00 per quarter)
Legal	\$ 120,000.00 (\$10,000.00 per quarter)
Insurance	\$ 105,000.00 (\$8,750.00 per quarter)
Technology	\$ 67,500.00 (Website design etc., \$5,600.00 per quarter)
Rent/improvements	\$ 162,000.00 (\$13,500.00 per quarter)
Utilities	\$ 54,000.00 (\$4,500.00 per quarter)
Furniture and Equipment	\$ 30,000.00 (\$2,500.00 per quarter)
Program Operations	\$ 1,656,000.00
Total	\$ 4,825,800.00

Programs and Projects line item of **\$3,169,800.00** consists of identifying, recruiting, and training **16** “Violence Intervention Specialist” from the North Omaha as outlined. Four (4) three-month classes of **16** candidates conducted to certify **8** Life Recovery Coaches - Violence Intervention Specialist. Each candidate will be paid a stipend of

\$400.00 to complete the 40-hour program, as follows: \$9.00 per hour X 40 hours. Multiplied by 24 students \$8,640.00

***Violence Intervention Specialist- #16 x 2080 hrs., total # 33,280 hrs. x \$15.00 per/hr.= \$499,200.00 multiplied x 3 years equals \$1,497,600.00. High School Diploma or G.E.D.**

Trade School Scholarships \$80,000 x 3 Years = \$240,000.00. Metro Community College

***Life Recovery Coach Instructors- #8 x 2080 hrs., total #16640, x \$18.00 per/hr. = \$299,520.00 multiply x 3 years equals \$898,560.00. Bachelor’s Degree (Human Services)**

Materials Office Supplies, postage, printing, \$75,000.00

10,000 Fearless Men & Women of Omaha, NE LLC

Peace and Community Building Events \$225,000.00 (Marketing, venue rental, material, refreshments).

Peace Summit \$225,000.00 (Marketing, venue rental, staging, security, entertainment).

EXECUTIVE SALARY SUMMUARY

EXCEUTIVE SALARY: \$750,000.00 (OVER A THREE-YEAR PERIOD)

4 EXCEUVTICE \$187,500.00 PER YEAR / 3 YEARS = \$62,500.00 EACH PER YEAR

ADMINISTRATIVE SALARY: \$187,500.00 (OVER THREE-YEAR PERIOD)

2 ASSISTANTS \$187,500.00 PER YEAR / 3 YEARS = \$62,500.00 / \$31,250.00 EACH PER YEAR

BOOK-KEEPING SALARY: 180,000.00 (OVER THREE-YEAR PERIOD)

2 BOOK-KEEPERS 180,000.00 / 3 YEARS = \$60,000.00 / \$30,000.00 EACH PER YEAR

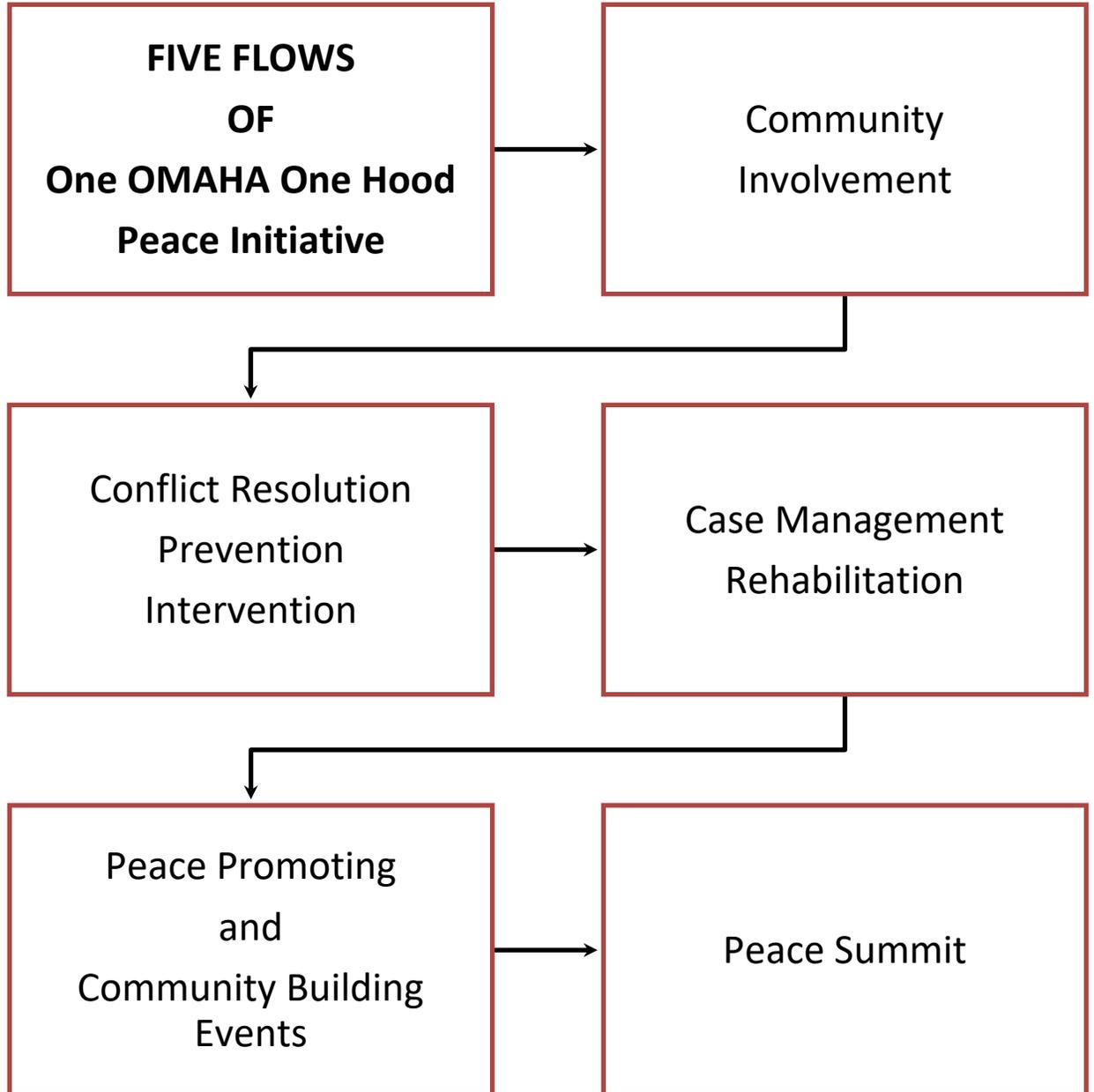
PROGRAMS AND PROJECTS: \$3,169,800.00

EXECUTIVE SALARYS FOR TOTAL BUDGET \$1,117,500.00

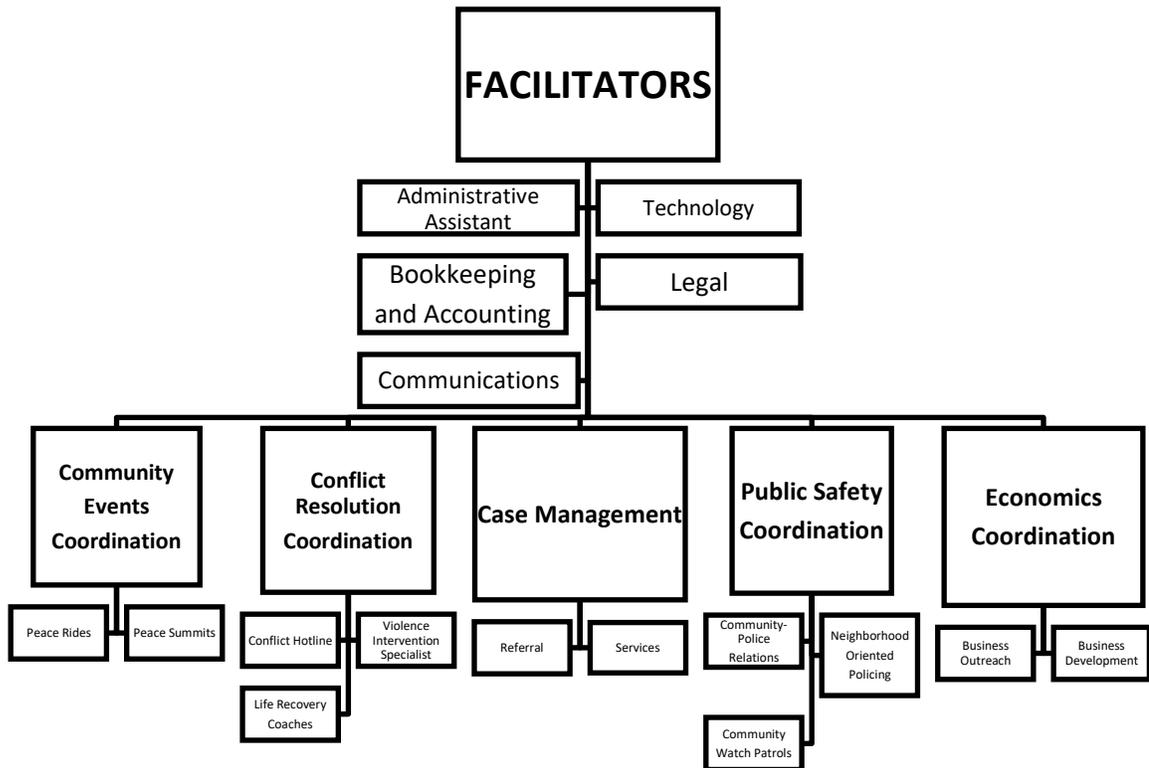
OTHER EXCUTIVE COST ASSOCIATED WITH PLAN \$538,500.00

TOTAL COST OF PROPOSAL \$4,825,800.00

10,000 Fearless Men & Women of Omaha, NE LLC



10,000 Fearless Men & Women of Omaha, NE LLC



Major Program-Project Functions: (Executive Functions) Facilitator; (Operations Function) Community Events, Conflict Resolution, Case Management, Public Safety, and Economic Development

10,000 Fearless Men & Women of Omaha, NE LLC



POSITIONS TO BE FILLED: Executive (Facilitator), Administrative Assistant, Bookkeeper-Accountant, Life Recovery Coach Trainers, Life Recovery Coaches, Violence Intervention Specialist, Technology (IT support), Legal.

CONCLUSION

If we are serious about changing the conditions that exist, we must change our thinking. It requires a new paradigm that leads to new actions and activities. The time for talk and half measures has passed. Should we choose to follow the same reactionary course we have followed in the past, history will hold this generation responsible for the tragic consequences. But should we take bold, progressive steps toward confronting the root of the problem, history will absolve us of our past mistakes and errors.

We can make our own neighborhoods safe and decent places to live. It requires vision, the right people, and a plan. This initiative requires adequate resources and the courage to see the plan through.

ONE OMAHA ONE HOOD FOR PEACE AND PROSPERITY

Grant Application

Row 254

Organization Name (if applicable)	Levi Carter Sherman Neighborhood Association
Physical Address	1110 East Camden Avenue
Mailing Address	Omaha, NE 68110-1264
Website	none
Social Media Accounts	Face Book
Name	Joe Higgins
Title	
Email Address	LeviCarterShermanNeighborhood@gmail.com
Phone	+1 (402) 515-5563
Team	Yes
	Joe Higgins, Nik Decker, Dan Hawkes, et al (TBD)
Organizational Chart	TBD
Other Completed Projects and/or Accomplishments	Shoreline Tree & Weed removal for USA Triathalon 2016 & 2017 KOB Adopt-A-Park Spring & Fall Omaha Clean Up
Proposal Title	Levi Carter Sherman Neighborhood Street and Sewer Project
Total Budget (\$)	\$300,000.00
LB1024 Grant Funding Request (\$)	\$300,000.00
Proposal Type	Capital project
Brief Proposal Summary	Plan and develop Streets and Sewers for existing and future Affordable Housing including single & multi-family and mixed use planning including commercial and industrial.
Timeline	3 years
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	Install need infrastucture to enhance existing and future investment
Visioning Workshop Findings Alignment	Brings much needed infrastructure and supports sustainability and future investment
Priorities Alignment	Brings much needed infrastructure to historically under served low income area.
Economic Impact	Temporary employment Construction jobs. Permanent employment for additional businesses moving to area,
	UNK - TBD
	TBD
	UNK
Community Benefit	Increased livability for existing residents. Encourages Affordable Housing Development and commercial & industrial investment in a historically under utilized and under served area.
	Improves quality of life for existing residents and encourages affordable housing development to support area employers.
Best Practices/Innovation	Use sustainable environmental paving system.
Outcome Measurement	Good worker housing, affordable housing development from the access to services.
	Census tract and or survey.

Yes. Paved streets and sewer service will spur housing development .

Partnerships Yes

TBD based on funding approval.

Displacement No

**Displacement
explanation**

Physical Location Area surveyed recently for the City Of Omaha that are not currently paved or have sewer access

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

**Additional Location
Documents**

Property Zoning Yes

**Is the project
connected to
utilities?**

No

Yes

**Design, Estimating,
and Bidding** No

No

Estimated TBD

General Contractor No

Request Rationale

Grant Funds Usage Street and Sewer cost

**Proposal Financial
Sustainability** Yes

Funding Sources

Scalability	yes
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	TBD based on funding
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Financial Commitment	Volunteers Resident Engagement
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ARPA Compliance Acknowledgment	<input checked="" type="checkbox"/>
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ARPA Reporting and Monitoring Process Acknowledgme	<input checked="" type="checkbox"/>
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LB1024 Funding Sources Acknowledgment	<input checked="" type="checkbox"/>
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Public Information	<input checked="" type="checkbox"/>
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File Uploads	
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Grant Application

Row 255

Organization Name (if applicable) Sankofa Innovation District

Physical Address Enterprise Park

Mailing Address 5417 N 103rd St, Omaha, NE 68134

Website

Social Media Accounts

Name Martin Williams

Title Executive Director

Email Address mw@martinwilliams.org

Phone +1 (531) 329-9985

Team Yes

See grant attachment

Organizational Chart See grant attachment

Other Completed Projects and/or Accomplishments We are a new organization that plans to leverage the success of our founders, to establish a new innovative district in North Omaha. North Omaha has been void of a centralized HUB for innovation, entrepreneurship, and high paying jobs. This proposal supports the goal of our organization by creating opportunities not otherwise available in North Omaha such as access to traditional capital and financial planning (through a CDFI), access to venture capital (Board Member Quevedo), access to tech and entrepreneurship (lhub), access to Shovel Ready Land, and access to education and incubation. By combining these efforts into a campus, the Innovation District will help to achieve the goals of the organization which is to leverage funds to generate wealth that is sustainable in the community in perpetuity.

Proposal Title Sankofa Innovation District

Total Budget (\$) \$457,726,000.00

LB1024 Grant Funding Request (\$) \$138,992,312.00

Proposal Type Combination of capital project and service/program

Brief Proposal Summary More than just "a building" or "a campus" the Sankofa Innovation District ("Sankofa") will be the mecca of entrepreneurship and innovation (E&I) in the Midwest. Located at 16th and Locust, the concept of Sankofa is a 100-acre

innovation district in Omaha, NE that will be anchored by the Cathy Hughes Innovation Center. At Sankofa, we're building and championing a place and an idea that, hundreds of years from now, history will celebrate as changing the world and forever improving human conditions both in North Omaha and around the world. Sankofa is the culmination of a decade of careful planning, painstaking reconstruction, and thoughtful community-building. Located in North Omaha—the most innovative square mile on the planet, Sankofa creates the opportunity for world-changing impact not only in North Omaha but throughout the Greater Omaha Metropolitan area. The Innovation District will contain:

- Talent Training and Job Placement Opportunities
- Entrepreneurship and Incubator Program
- Small Business Development and Technical Assistance
- Workforce and Mixed-Income Housing
- An Enterprise Business Park with Shovel Ready Land
- Retail and Other Commercial Real Estate

Projected Five Year Outcomes:

- \$1.5B – of revenue generated from the District
- 30% reduction in crimes in surrounding qualified census tracts
- The creation of 1,300 Jobs that pay at least the NE Average Wage
- Over 400 jobs making \$75,000 per year
- 300 units of mixed income housing
- 100 units of workforce housing
- 15% reduction in health disparities/gap in 68111, 68110
- 100 acres of land redeveloped

Timeline

- November 2022 • Establish IHUB Partners • Create new Venture Capital focused on East Omaha • Secure Land Options for Parcels in the area
- January 2023 • Land Purchase of Enterprise Park • Removal of Debris from Enterprise Park
- Jan-March 2023 • Design • Engineering • Equipment ordered • Permits issues • MOUs signed with business partners such as Modern Eminence II LLC, Harrison Hub, PEI,
- April • Site Prep for Innovation Hub and Enterprise Park • Survey • Layout • Excavation • Site Clearing • Utilities • Foundation • Deposit on Equipment
- May - July • Footings poured • Slab Poured • Temp Power installed • Steel Building Erected • Rough Framing of Offices completed • Windows and Doors installed
- Aug-Oct • Rough Plumbing Elec, and HVAC installed • Insulation Installed • Sheetrock installed in offices
- Sept -Jan 2024 • Finish work begins • Electrical • Plumbing • HVAC
- Feb- April • Texture and paint in offices, • Trim Installed • Power drops in Shop finalized • Equipment ships • Office and Handling equipment arrives • Equipment testing begins • Raw Materials begin arriving
- May 2024 • Final inspection • Final testing • First Run Begins • Training Continues

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

The Sankofa District includes three core components: 1. Development of the a business park known as Enterprise Park 2. The creation of an IHub a. A Physical Location; and b. A Non profit entity with multiple partners 3. The Revitalization of the 16th Street Corridor The development of a business park will create a

sustainable community by creating shovel ready land to recruit businesses to the area that pay high wages. The park also enhances the community by adding infrastructure and opening transportation options for a underdeveloped piece of land that previously served as a rail hub for industry in the North Omaha community. The Ihub also adds to sustainable communities in that it takes persons who are underemployed and helps them to scale up. Specific to policy, the partnership of the hub enables underserved communities to have access the the emerging tech world and also access to capital, another impediment to minority business growth. Finally, the revitalization of the 16th Street Corridor ties together the community with the business park and IHub. By creating additional commercial spaces, small businesses will have access to store fronts and have the ability to continue to grow in the community. Moreover, with multipurpose building that have retail on the bottom and housing on top, much needed housing stock will be added to the area enabling people to work live and play. Finally with a true commercial BID in North Omaha, businesses will be able to contribute and continue to invest in the community creating longevity and lasting change after federal dollars have been spent.

Visioning Workshop Findings Alignment

□ The top three weaknesses from the North Omaha SWOT summary are: • Economic investment does not recycle within the community • Broadband and public infrastructure do not meet current needs • Additional finance and business education resources are needed to support Black-owned businesses □ The top three threats from the North Omaha SWOT summary are: • Aging infrastructure is a barrier for attracting investments and maintaining quality of life • Negative external media/perception • External/remote land ownership □ Sankofa is a holistic community development strategy that actually addresses the weaknesses and threats listed in the North Omaha SWOT summary. Sankofa makes sure the investment and dollars stay within the community by using local contractors during the construction phase at Enterprise Park. We will provide free wifi throughout the district making sure the community has access to broadband. Finally, by partnering with Omaha 100 and Sankofa Capital, we will provide additional education and resources to support local businesses. We will seek RFPs for development of mixed-use and affordable housing units along 16th Street thereby locating housing where jobs will be created, eliminating the barriers that lack of transportation has created. The key difference in this model is that businesses will find an environment in which they are created in North Omaha and incentivized to stay and grow in the community, allowing them to recycle their dollars. Through the 16th Street Revitalization effort, Sankofa will also replace and invest in the aging infrastructure along the corridor, increasing the property value for existing owners and creating a safer place for the community. This transformational investment will change the perception of North Omaha.

Priorities Alignment

□ Transformational – This proposal will transform both North Omaha and the entire State through major investments in underutilized lands, a new innovation campus, commercial and residential buildings, public spaces, improvements in physical and digital infrastructure, and small businesses and entrepreneurs. The investment will generate construction jobs and allow for recruiting companies that will add high paying jobs that can be used to generate income that will be reinvested in the community. Through the proactive curation of social, research and business networks, this innovation district will help to scale up those who are underemployed and bring BIPOC communities who have historically been left out of tech into new emerging industries. □ Fundamental Change - Sankofa creates fundamental change by leveraging high-quality facilities, developing programs that build knowledge and networks, and convening strategic partnerships that attract and support emerging and established companies. By strategically locating on 16th street, the District will reconnect North Omaha with the downtown community, a connection that was previously severed. In addition to connecting the community, the District will also create a true business district in North Omaha which has been missing. Using this land puts into inventory over 70 acres of prime rail access land that has gone underutilized. The development will also leverage the proximity of a nearby park and the airport. □ Long-Lasting Economic Growth - The proposal provides multi-faceted economic growth, in digital, manufacturing, construction, as well as, entrepreneurship and innovation.

With the addition of new jobs, in manufacturing, the digital trades, healthcare, transportation, construction, rail, plumbing, electrical, and real estate, Sankofa will create employment opportunities and economic impact for the foreseeable future. The scalability of the proposal is limitless.

Economic Impact

Over 1200

357 Construction jobs

65,000 average wage

Employment will be immediately implemented specific to the construction elements of the proposal. The IHub will also start in two temporary locations (24th and Burdette and 16th and Commerce) to immediately start training for future jobs. PEI has offered temporary space at 16th and Locust to start training individuals in the manufacturing field. All of these opportunities will be within Qualified Census Tracts and serving those from Qualified Census Tracts

Community Benefit

In addition to catalyzing the growth of jobs and businesses, the innovation district will spur new solutions to urgent societal challenges, from supporting inclusive workforce development to minority entrepreneurship. Unlike traditional business parks, the Sankofa District will be surrounded by neighborhoods challenged by economic disenfranchisement, high unemployment and high poverty. It will follow the development of traditional urban growth models wherein affordable housing was located near high paying manufacturing jobs. It will also create a business core district allowing for the recycling of capital in the community creating a sense of pride and ownership. Please see

<https://www.giid.org/how-innovation-districts-can-help-drive-an-inclusive-recovery/>

Sankofa is a “live, work, play” fusion of life components which overlap with several other approaches to urban development, making it sustainable. For example, mixed-use development is one of the characteristics (or, from the perspective of planners, one of the tools) that can supply the mix of spaces, amenities, and opportunities to make innovation districts attractive. Transit-oriented development focuses on creating compact communities centered around mass transportation and pedestrians, offering one approach for achieving the land use, density, and amenity aspects of innovation districts. Sankofa is a combination of both along with others. o Another example of sustainability is incubator and accelerator programs themselves. These programs exist to provide services and assistance to businesses to nurture them toward self-sufficiency. These successful programs will create sustainable revenue moving forward.

Best Practices/Innovation

We are partnering with the Russell Innovation Center for Entrepreneurs in Atlanta, Boston Innovation District (Seaport) and MIT InnovationHQ. Through ecological and economic sustainable methods, the practices that Sankofa uses will incorporate the best of these innovation centers with a local touch.

Outcome Measurement

Projected Five Year Outcomes: ● \$1.5B – of revenue generated from the District ● 30% reduction in crimes in surrounding qualified census tracts ● The creation of 1,300 Jobs that pay at least the NE Average Wage o Over 400 jobs making \$75,000 per year ● 300 units of mixed income housing o 100 units of workforce housing ● 15% reduction in health disparities/gap in 68111, 68110 ● 100 acres of land redeveloped

These outcomes will be measured by our executive team through KPI's and reported to the State and the Community. These metrics will be shared equally across local, city, county and state governments upon request and as needed for additional support of the rehabilitation and growth of these impacted communities.

The Sankofa Innovation District will require over \$450 million to complete the entire build out. As such, private investment will be required. Private investment will be present in the private companies who choose to locate in Enterprise Park, in the companies that partner with the IHub, and among the private developers who build out 16th Street.

Partnerships Yes

We have partnered with PEI, Harrison Hub, Creighton Law School, Omaha 100, College Possible, Move Fund, Redberry Innovation and many more to deliver our programming.

None. The partnerships will be finalized with the creation of the IHub and the development of Enterprise Park.

Displacement No

Displacement explanation

Physical Location Sankofa will start in two temporary locations (24th and Burdette and 16th and Commerce) to immediately start training those for the future jobs coming. The final location will be at Enterprise Park. All of these opportunities will be within Qualified Census Tracts and serving those from Qualified Census Tracts.

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

Grant Funds Usage

Proposal Financial Sustainability No

The proposal's fiscal operations will include, but are not limited to, finalizing draw schedules for the construction and implementation of the facilities, securing material, etc. Reports will be drafted and delivered to the local, city, county, metropolitan and State entities providing transparency to account for all spending activities and ensuring the proposed is in continued alignment with timelines, as well as economic, ecological and community impacts as outlined in the proposed. The proposed uses an ERP System in all divisions of business to order, track and maintain inventory, hours, resources and purchases as well as the use of those products. The ERP system provides up to the minute accounting reports on demand as well as tracking current lead times, pricing, costs and margins for all materials allowing detailed reports of each component, product and project undertaken, ensuring availability of the master item and its subcomponents prior to implementation. The ERP system provides built-in controls allowing users a set of permissions that limit their ability to alter, change or influence another areas without supervisor or admin authority. Example, the purchasing agent does not have the ability to pay bills or change purchase orders after they have been submitted nor can they edit or approve invoices. Additionally a complete record of every transaction within the system, including alteration, changes, and/ or deleted items or documents. The ERP system will be hosted on AWS servers that comply with the highest ISO standards and information protection and built in redundancies.

Funding Sources Other sourcing includes TIF, The Imagine NE Revolving Fund, Bank Financing and Other Private Equity. Decision date is concurrent with the proposed.

Estimated timelines are within approximately thirty (30) days of the proposed submission and approval.

The proposal is fully encompassing and prepared upon approval to proceed into its timelines as outlined. The initial installments as outlined in the proposed, if not appropriated within the timeline does present significant timeline interruptions and potential delays for the short and long term outcome and proposed completion.

Scalability he proposal is scalable at its current state, with future opportunities to replicate in other areas of the State should the local, city, county, metropolitan and state governments desire additional growth in the proposed sectors.

Financial Commitment Sankofa will raise the required capital needed.

ARPA Compliance Acknowledgment

ARPA Reporting and Monitoring Process Acknowledgme

LB1024 Funding Sources Acknowledgment

Public Information

File Uploads Organizational Chart Request Rationale Documentation

1. Grant Application
2. Slide Deck
3. 13th and Locust
4. Partners' Proposals
 - a. Harrison Hub
 - b. VIT
 - c. Red Berry Innovation
 - d. All Realms – Ultimate Quest World
 - e. Modern Eminence
 - f. Creighton University Proposal

Nebraska Legislative Bill 1024 (LB1024) Grant Application Preview

Important Note to Applicants: Please note that most of the following application questions are optional to answer, as it is acknowledged that proposals can be in a variety of stages of development at the time of this grant application process. **Please provide as much information as possible**, and even if you do not have information to address each prompt within this application, **please tell a compelling story to explain why your proposal should receive funding**. If necessary, write “not applicable” or “I do not know.”

PERSONAL / ORGANIZATION INFORMATION

- Organization Name (if applicable) – Sankofa Innovation District
- Physical Address Temporary location: 5417 N 103rd St, Omaha, NE 68134
- Mailing Address
- Website
- Social Media Accounts

Proposal Leadership

- **Primary Contact for Application*** – Name, Title, Email, Phone

Martin Williams
Executive Director
mw@martinwilliams.org
(531)-329-9985

- **Please note:** All notifications will go to the email address listed above.

- **Team –
Martin Williams**

Dr. Martin Williams is a catalyst that ignites leaders by challenging mindsets. His academic attainment includes a Masters in Leisure Sports Management and a Doctorate in Biblical Studies. Dr. Williams served as CEO and Founder of Ambassadors Worship Center, a thriving multi-cultural assembly of leaders for over 28 years. He is the Founder of Martin Williams International, a nonprofit organization dedicated to the development of individuals. Dr. Williams is also established in several other ventures such as Dream Realty, The Carver Legacy Center, The DreamMakers Foundation, & various other social endeavors. Dr. Williams principles have helped thousands find clarity in their assignments, develop mastery, & prosper in their God-given purpose.

David Stevens

After spending nearly 20 years at TD Ameritrade, David founded Purposeful Wealth, a fee-based financial advisory practice. Established upon the belief that communication and transparency are the key factors in any client-advisor relationship, Purposeful Wealth is an Omaha, Nebraska based financial advisory firm with nearly \$180,325,391 in assets under management and provides investment advisory services for 746 clients. David graduated from the University of Nebraska at Lincoln, is Series 66 licensed and a Certified Financial Planner. David also serves on the Board of the Omaha Christian Academy and is an Elder at his local church.

Manny Quevedo

Manny Quevedo co-founded OpsCompass, which is a Security Software company. OpsCompass is a cloud infrastructure CSPM cloud security posture management tool for cloud security, configuration drift monitoring, and more. Manny also founded Co-Sentry in the year

2000 and shepherded that company, his many employees, as well as his clients through the increasingly complex field of cybersecurity as new threats emerge on almost a daily basis.

Shawn Buchanan

Shawn Buchanan, president of All American Meats, Inc., has grown his beef-producing firm into a multi-million dollar company. Founded in 1996, this certified 8A minority owned and operated business is located in the home of the finest quality corn fed beef in the world. All American Meats, Inc. has achieved success through the SBA's 8(a) program and will target new areas for customer-based growth, including hotel restaurants, casinos, institutional facilities and exports.

Malinda Starr Williams

Malinda Starr Williams is the Executive Director at Omaha 100, Inc. She provides vision and leadership for the organization through focusing on service to the team and customers, directing and implementing the strategic plan, developing and balancing the budget, and providing accountability, policies and procedures for the organization. After operating a successful financial advisor practice for 5 years, Malinda became a Transitional Financial Advisor for Edward Jones where she traveled full time across the nation to lead branch transitions, protect clients and firm assets, and onboard and train new advisors as they built their new practices. Upon relocating to Omaha, Malinda served the heartland region as a financial advisor of institutional retirement plans for TIAA-CREF. She later joined Northwestern Mutual as the VP of Growth and Development for the Ludacka Private Wealth team. In 2019, Malinda founded and became Managing Partner for MVEST Wealth Partners, a family-owned, comprehensive financial planning and investment firm. She earned a bachelor's degree from the University of South Carolina in Business Administration and Public Relations and completed her Executive MBA at the University of Nebraska Omaha. She holds a Series 7 and 66 investment license as well as Life & Health insurance licenses for multiple states.

Joshua P. Fershée, JD

Joshua Fershée, JD, became the 11th dean of the Creighton University School of Law on July 1, 2019. Fershée previously served as associate dean for faculty research and development, professor of law, and director of LLM programs at West Virginia University College of Law. Earning a bachelor's degree in social science from Michigan State University in 1995, Fershée began his career in public relations and media outreach before attending the Tulane University School of Law, graduating summa cum laude in 2003 and serving as editor in chief of the Tulane Law Review. He worked in private practice at the firms of Davis Polk & Wardell in New York and Hogan & Hartson, LLP, in Washington, D.C., before joining the legal academy.

Victor Beanum

Victor is the Director of National Sales and Business Development for Limitless Male Medical. Victor maximizes sales and business development in order to increase revenue and reach critical targets. Prior to this role, Victor served as the Retail Market Manager for the Omaha, Sun Valley, Oklahoma, Arkansas, and Louisiana regions

- **Organizational Chart** – Please explain your organizational chart. If applicable, *please upload your organizational chart at the end of the application.*
- **Other Completed Projects and/or Major Accomplishments** – Please describe your or your organization's other completed projects and/or major accomplishments, particularly those that relate to the proposal. If you are a new organization, please describe how this proposal supports your organizational goals. We are a new organization that plans to leverage the success of our founders, to establish a new innovative district in North Omaha. North Omaha has been void of a centralized HUB for innovation, entrepreneurship, and high paying jobs. This proposal supports the goal of our organization by creating opportunities not otherwise available in North Omaha such as access to traditional capital and financial planning (through a CDFI), access to venture capital (Board Member Quevedo), access to tech and entrepreneurship (Ihub), access to Shovel Ready Land, and access to education and incubation. By combining these efforts into a campus, the Innovation District will help to achieve the goals of the organization which is to leverage funds to generate wealth that is sustainable in the community in perpetuity.

PROPOSAL OVERVIEW

- **Proposal Title*** **Sankofa Innovation District**

- **Total Budget*** (\$) **457,726,000**
- **LB1024 Grant Funding Request*** (\$) **138,992,312**
- **Proposal Type** –
 - **Capital Projects and Service Programming**

- **Brief Proposal Summary*** (350 words or less) – Overview, location, timeline

More than just “a building” or “a campus” the Sankofa Innovation District (“Sankofa”) will be the mecca of entrepreneurship and innovation (E&I) in the Midwest. Located at 16th and Locust, the concept of Sankofa is a 100-acre innovation district in Omaha, NE that will be anchored by the Cathy Hughes Innovation Center. At Sankofa, we’re building and championing a place and an idea that, hundreds of years from now, history will celebrate as changing the world and forever improving human conditions both in North Omaha and around the world.

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- Talent Training and Job Placement Opportunities
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- An Enterprise Business Park with Shovel Ready Land
- Retail and Other Commercial Real Estate

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- \$1.5B – of revenue generated from the District
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 - Over 400 jobs making \$75,000 per year
- 300 units of mixed income housing
 - 100 units of workforce housing
- 15% reduction in health disparities/gap in 68111, 68110
- 100 acres of land redeveloped

Grant Application Preview

- **Timeline*** –
 - What is the timeline for this proposal? Please list significant milestones and dates, including the anticipated completion date. If applicable, *please upload your schedule at the end of the application.*
 - November 2022
 - Establish IHUB Partners
 - Create new Venture Capital focused on East Omaha
 - Secure Land Options for Parcels in the area
 - January 2023
 - Land Purchase of Enterprise Park
 - Removal of Debris from Enterprise Park
 - Jan-March 2023
 - Design
 - Engineering
 - Equipment ordered
 - Permits issues

- MOUs signed with business partners such as Modern Eminence II LLC, Harrison Hub, PEI,
 - April
 - Site Prep for Innovation Hub and Enterprise Park
 - Survey
 - Layout
 - Excavation
 - Site Clearing
 - Utilities
 - Foundation
 - Deposit on Equipment
 - May - July
 - Footings poured
 - Slab Poured
 - Temp Power installed
 - Steel Building Erected
 - Rough Framing of Offices completed
 - Windows and Doors installed
 - Aug-Oct
 - Rough Plumbing Elec, and HVAC installed
 - Insulation Installed
 - Sheetrock installed in offices
 - Sept -Jan 2024
 - Finish work begins
 - Electrical
 - Plumbing
 - HVAC
 - Feb- April
 - Texture and paint in offices,
 - Trim Installed
 - Power drops in Shop finalized
 - Equipment ships
 - Office and Handling equipment arrives
 - Equipment testing begins
 - Raw Materials begin arriving
 - May 2024
 - Final inspection
 - Final testing
 - First Run Begins
 - Training Continues
- What percentage of your proposal can be completed by July 2026? - All facilities, housing improvements, construction and continued operations will be complete before July 2026.
- **Funding Goals** – What overarching goals does your proposal help fulfill? Select all that apply:
 - **Transformational** – This proposal will transform both North Omaha and the entire State through major investments in underutilized lands, a new innovation campus, commercial and residential buildings, public spaces, improvements in physical and digital infrastructure, and small businesses and entrepreneurs. The investment will generate construction jobs and allow for recruiting companies that will add high paying jobs that can be used to generate income that will be reinvested in the community. Through the proactive curation of social, research and business networks, this innovation district will help to scale up those who are underemployed and bring BIPOC communities who have historically been left out of tech into new emerging industries.
 - **Fundamental Change** - Sankofa creates fundamental change by leveraging high-quality facilities, developing programs that build knowledge and networks, and convening strategic partnerships that attract and support emerging and established

companies. By strategically locating on 16th street, the District will reconnect North Omaha with the downtown community, a connection that was previously severed. In addition to connecting the community, the District will also create a true business district in North Omaha which has been missing. Using this land puts into inventory over 70 acres of prime rail access land that has gone underutilized. The development will also leverage the proximity of a nearby park and the airport.

- Long-Lasting Economic Growth** - The proposal provides multi-faceted economic growth, in digital, manufacturing, construction, as well as, entrepreneurship and innovation. With the addition of new jobs, in manufacturing, the digital trades, healthcare, transportation, construction, rail, plumbing, electrical, and real estate, Sankofa will create employment opportunities and economic impact for the foreseeable future. The scalability of the proposal is limitless.
- **Community Needs** – What community needs does your proposal help meet? Select all that apply:
 - Sustainable Community** (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)– Sankofa will enhance all areas listed in this section. There will be a brand-new recreation facility (civic use), an innovation hub (education), a business park, and mixed income and affordable housing. As an example, Modern Eminence II and Harrison Hub will provide housing and construction jobs that will ultimately create quality homes that can solve affordable housing issues in Qualified Census Tracts. PEI will also provide employment in light manufacturing.
 - Multimodal Transportation** (i.e., enable connectivity through driving, biking, taking transit, walking, and rolling) This proposal will connect the downtown bike and walking trails to the Omaha Riverfront Trail without having to go on Abbott Drive. We are also working with Metro Transit and the City of Omaha to develop more transportation opportunities.
 - Other Infrastructure** (i.e., develop or improve broadband, business districts, roadways, sewer, etc.) This proposal, anchored by a business park, known as Enterprise Park at 16th and Locust, will stimulate new businesses and manufacturing in the area. A proposed truck route through Enterprise Park will also ease the burden on the Builder District downtown and open up access to an industrial area that was otherwise inaccessible. In addition to adding roadways, the area will also be available for rail service, opening up the types of businesses that can be recruited. Currently limited infrastructure exists in the area, this will improve water and sewer for the community and also improve access to the nearby park. Through the IHub, free WIFI will be available to the entire census tract. Also with the addition of new commercial buildings and shovel ready land the area will be able to support a true business district which will create a sustainable source of revenue for the entire district.
 - Quality of Life** (i.e., create or enhance natural spaces, mixed uses, parks, safety, etc.) Sankofa will provide updated ecological housing, green spaces in and around the city park and business park, renovation for currently abandoned buildings, new parks and soccer fields, and the cleaning up of a piece of property which has historically been known to have environmental questions. Previously unused and underdeveloped land will also spur development along the 16th street corridor, improving safety and the property value of all property owners. This improvement will have an overall impact on both the residents and community and will ultimately improve all social determinants of health for North Omaha. The impact will naturally improve the quality of life of residence by giving them jobs and income that will be able to be invested back into the community.
 - Policy** (i.e., develop or improve context-sensitive education, finance, health, training, zoning, etc.) – The Sankofa District will improve each of these areas. Through an

incubator, Sankofa will prepare companies to seek venture capital funding and through technical assistance, companies will learn how to access traditional funds. Entrepreneurs will have an incubator space for their design and also access to commercial areas in the District to reduce their cost of entry into the market. Zoning will be a partnership with the city wherein businesses will learn how to navigate city planning to lower the barriers to entry as it relates to physical spaces and development. Finance will be accentuated by Ihub partnerships with CDFI's and local banks. Finally partnerships with schools will allow for a new talent pool and pipeline of tech innovators to increase the number of BIPOC persons who have access to scalable tech ideas.

- Other

PROPOSAL NARRATIVE

Proposal Impact

- **Proposal Description and Needs Alignment** – Describe the proposal and how it specifically addresses the identified community needs above (i.e., sustainable community, multimodal transportation, other infrastructure, quality of life, policy, or other).

The Sankofa District includes three core components:

1. Development of the a business park known as Enterprise Park
2. The creation of an IHub
 - a. A Physical Location; and
 - b. A Non profit entity with multiple partners
3. The Revitalization of the 16th Street Corridor

The development of a business park will create a sustainable community by creating shovel ready land to recruit businesses to the area that pay high wages. The park also enhances the community by adding infrastructure and opening transportation options for a underdeveloped piece of land that previously served as a rail hub for industry in the North Omaha community. The Ihub also adds to sustainable communities in that it takes persons who are underemployed and helps them to scale up. Specific to policy, the partnership of the hub enables underserved communities to have access the the emerging tech world and also access to capital, another impediment to minority business growth. Finally, the revitalization of the 16th Street Corridor ties together the community with the business park and IHub. By creating additional commercial spaces, small businesses will have access to store fronts and have the ability to continue to grow in the community. Moreover, with multipurpose building that have retail on the bottom and housing on top, much needed housing stock will be added to the area enabling people to work live and play. Finally with a true commercial BID in North Omaha, businesses will be able to contribute and continue to invest in the community creating longevity and lasting change after federal dollars have been spent.

- **Visioning Workshop Findings Alignment** – Describe how the proposal aligns with the findings in the [Visioning Workshop Summary](#) and identify the specific gaps or other community needs that your proposal addresses.
 - The top three weaknesses from the North Omaha SWOT summary are:
 - Economic investment does not recycle within the community
 - Broadband and public infrastructure do not meet current needs

- Additional finance and business education resources are needed to support Black-owned businesses
 - The top three threats from the North Omaha SWOT summary are:
 - Aging infrastructure is a barrier for attracting investments and maintaining quality of life
 - Negative external media/perception
 - External/remote land ownership
 - Sankofa is a holistic community development strategy that actually addresses the weaknesses and threats listed in the North Omaha SWOT summary. Sankofa makes sure the investment and dollars stay within the community by using local contractors during the construction phase at Enterprise Park. We will provide free wifi throughout the district making sure the community has access to broadband. Finally, by partnering with Omaha 100 and Sankofa Capital, we will provide additional education and resources to support local businesses. We will seek RFPs for development of mixed-use and affordable housing units along 16th Street thereby locating housing where jobs will be created, eliminating the barriers that lack of transportation has created. The key difference in this model is that businesses will find an environment in which they are created in North Omaha and incentivized to stay and grow in the community, allowing them to recycle their dollars. Through the 16th Street Revitalization effort, Sankofa will also replace and invest in the aging infrastructure along the corridor, increasing the property value for existing owners and creating a safer place for the community. This transformational investment will change the perception of North Omaha.
-
- **Priorities Alignment** – Describe how the proposal aligns with [*LB1024's strategic priorities*](#).
See above

Nebraska Legislative Bill 1024 (LB1024)

Grant Application Preview

- **Economic Impact –**
 - What is the anticipated job creation and wages associated with your proposal (temporary and permanent)?
 - How many permanent jobs will be created? **Over 1200**
 - How many temporary or construction jobs will be created? **357 Construction jobs**
 - What are the proposed jobs' wage levels? **\$65,000 average wage**
 - Describe how you might align proposed jobs to provide immediate and ongoing opportunity for businesses and contractors in the Qualified Census Tracts. Employment will be immediately implemented specific to the construction elements of the proposal. The IHub will also start in two temporary locations (24th and Burdette and 16th and Commerce) to immediately start training for future jobs. PEI has offered temporary space at 16th and Locust to start training individuals in the manufacturing field. All of these opportunities will be within Qualified Census Tracts and serving those from Qualified Census Tracts.
- **Community Benefit –**
 - Describe the community benefit that will be derived from this proposal. For example, how will it diversify the economy, improve the local neighborhood, and/or increase livability in the community? In addition to catalyzing the growth of jobs and businesses, the innovation district will spur new solutions to urgent societal challenges, from supporting inclusive workforce development to minority entrepreneurship. Unlike traditional business parks, the Sankofa District will be surrounded by neighborhoods challenged by economic disenfranchisement, high unemployment and high poverty. It will follow the development of traditional urban growth models wherein affordable housing was located near high paying manufacturing jobs. It will also create a business core district allowing for the recycling of capital in the community creating a sense of pride and ownership. Please see <https://www.giid.org/how-innovation-districts-can-help-drive-an-inclusive-recovery/>
 - How does this proposal contribute to community sustainability (economic, built and natural environment, and quality of life)? Sankofa is a “live, work, play” fusion of life components which overlap with several other approaches to urban development, making it sustainable. For example, mixed-use development is one of the characteristics (or, from the perspective of planners, one of the tools) that can supply the mix of spaces, amenities, and opportunities to make innovation districts attractive. Transit-oriented development focuses on creating compact communities centered around mass transportation and pedestrians, offering one approach for achieving the land use, density, and amenity aspects of innovation districts. Sankofa is a combination of both along with others.
 - Another example of sustainability is incubator and accelerator programs themselves. These programs exist to provide services and assistance to businesses to nurture them toward self-sufficiency. These successful programs will create sustainable revenue moving forward.
- **Best Practices/Innovation –** How will this incorporate best/proven practices or demonstrate innovation (e.g., bringing new concepts to Omaha, etc.)? We are partnering with the Russell Innovation Center for Entrepreneurs in Atlanta, Boston Innovation District (Seaport) and MIT InnovationHQ. Through ecological and economic sustainable methods, the practices

that Sankofa uses will incorporate the best of these innovation centers with a local touch.

- **Outcome Measurement –**

- What other outcomes of your proposal might you measure (i.e., improved education, creating new high-wage job opportunities, etc.)?

Projected Five Year Outcomes:

- \$1.5B – of revenue generated from the District
 - 30% reduction in crimes in surrounding qualified census tracts
 - The creation of 1,300 Jobs that pay at least the NE Average Wage
 - Over 400 jobs making \$75,000 per year
 - 300 units of mixed income housing
 - 100 units of workforce housing
 - 15% reduction in health disparities/gap in 68111, 68110
 - 100 acres of land redeveloped
- How might those outcomes be measured and by whom? These outcomes will be measured by our executive team through KPI's and reported to the State and the Community. These metrics will be shared equally across local, city, county and state governments upon request and as needed for additional support of the rehabilitation and growth of these impacted communities.
 - Does this act as a catalyst for co-investment/secondary investment? If yes, please explain. The Sankofa Innovation District will require over \$450 million to complete the entire build out. As such, private investment will be required. Private investment will be present in the private companies who choose to locate in Enterprise Park, in the companies that partner with the IHub, and among the private developers who build out 16th Street.

- **Partnerships –**

- Have you partnered, or will you partner, with any community organizations?? Please name all current or prospective partnering organizations and describe how these partners have or will participate. We have partnered with PEI, Harrison Hub, Creighton Law School, Omaha 100, College Possible, Move Fund, Redberry Innovation and many more to deliver our programming.
- Which, if any, of these partnerships have been formalized through a Memorandum of Understanding (MOU) or other formal agreements? None. The partnerships will be finalized with the creation of the IHub and the development of Enterprise Park.

- **Displacement –** Are any businesses or residents being displaced by your proposal? If yes, please explain. No

Location

- **Physical Location –** Describe the physical location of the proposal, including address (if available) and details about the proposed location. Sankofa will start in two temporary locations (24th and Burdette and 16th and Commerce) to immediately start training those for the future jobs coming. The final location will be at Enterprise Park. All of these opportunities will be within Qualified Census Tracts and serving those from Qualified Census Tracts.
-
- **Qualified Census Tract –** Describe the location in relation to the Qualified Census Tracts (QCT). Within one or more QCTs / Adjacent to one or more QCTs / Neither within or adjacent to the QCTs (Map resource: [GIS mapping tool](#)) – Enterprise Park Area

Nebraska Legislative Bill 1024 (LB1024)

Grant Application Preview

- **Additional Location Documents** – If applicable and/or available, *please upload any or all of the following at the end of this application*:
 - Plans and detailed descriptions, including pictures and a map of the site location/surrounding area -
 - 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?
- THIS IS ALL IN THE ATTACHED PROPOSAL

Zoning, Design, and Contracting

- **Property Zoning** – Is the property properly zoned for your proposal and/or do you have proposal approval? You can check the zoning of the property by using the City of Omaha’s Zoning Lookup Map Tool: [Find My Zoning \(dogis.org\)](http://dogis.org). You can check the regulations by zoning district by reviewing the City of Omaha’s Code of Ordinances here: [Code of Ordinances | Omaha, NE | Municode Library](#). Navigate to *Chapter 55 – Zoning* and then to *Article IV. – Zoning District Regulations*.
- Anticipated zoning is to be General to Heavy industrial in the Enterprise Park Area
- **Utilities** –
 - Is the project connected to utilities? *Yes*
 - Will any utility upgrades be required? *Anticipated requirements are 480v 3-phase power, water, sewer and natural gas.*
- **Design, Estimating, and Bidding** –
 - Has design been completed? *While prior designs have been used, phase 1 of the proposal will be the finalization of the design, sizing, architecture on the proposed plot.*
 - Has a construction bid package been developed? If not, how were cost estimates determined? *Costs are semi dependent on the site selection. It is based on similar projects that have been created, financed and built. Equipment estimates have been received and additional estimates have been approximated from prior construction,*
- **General Contractor** –
 - Has a general contractor been selected? *No,*
 - If so, was a public competitive bid process completed prior to awarding the contract? If not, why? *. NAd*
 -

FINANCIALS

- **Proposal Budget / Sources and Uses** – *please upload at the end of this application (is this being uploaded on the actual application, this being a “placeholder” ?*

- **Pro Forma)** – *please upload at the end of this application*

- **Request Rationale** – Please provide rationale for the dollar amount of your request.
 - *Optional upload at the end of this application: Provide documentation if available (e.g., appraisal or listing)*

- **Grant Funds Usage** – How, specifically, will LB1024’s grant funds be used to support this proposal?

- **Proposal Financial Sustainability-**
 - If awarded LB1024 funding, will the proposal be fiscally sustainable (i.e., not require ongoing funding for operations, not be dependent on future funding requests)?
Yes. Sankofa is designed and structured to be a self-sustaining business; the requested funding accelerates the expansion into the Omaha Marketplace and allows for the company to create jobs more efficiently and sustainably.

Nebraska Legislative Bill 1024 (LB1024)

Grant Application Preview

- Please describe the fiscal operations of the proposal following this initial investment.

The proposal's fiscal operations will include, but are not limited to, finalizing draw schedules for the construction and implementation of the facilities, securing material, etc. Reports will be drafted and delivered to the local, city, county, metropolitan and State entities providing transparency to account for all spending activities and ensuring the proposed is in continued alignment with timelines, as well as economic, ecological and community impacts as outlined in the proposed.

The proposed uses an ERP System in all divisions of business to order, track and maintain inventory, hours, resources and purchases as well as the use of those products. The ERP system provides upto the minute accounting reports on demand as well as tracking current lead times, pricing, costs and margins for all materials allowing detailed reports of each component, product and project undertaken, ensuring availability of the master item and its subcomponents prior to implementation.

The ERP system provides built-in controls allowing users a set of permissions that limit their ability to alter, change or influence another areas without supervisor or admin authority. Example, the purchasing agent does not have the ability to pay bills or purchase orders after they have been submitted nor can they edit or approve invoices. Additionally a complete record of every transaction within the system, including alteration, changes, and/ or deleted items or documents. The ERP system will be hosted on AWS servers that comply with the highest ISO standards and information protection and built in redundancies.

change

- **Funding Sources –**

- Please outline other funding sources including government-sponsored economic incentives you have committed, have currently pending, or anticipate exploring for this proposal. Other sourcing includes TIF, The Imagine NE Revolving Fund, Bank Financing and Other Private Equity. Decision date is concurrent with the proposed.
- If you are anticipating other funding sources, when do you expect a decision on pending funding requests to be finalized? *(Please list: Entity, Request, Status, and Expected Decision Date)* Estimated timelines are within approximately thirty (30) days of the proposed submission and approval.
- Are there any funds this proposal cannot continue without? The proposal is fully encompassing and prepared upon approval to proceed into its timelines as outlined. The initial installments as outlined in the proposed, if not appropriated within the timeline does present significant timeline interruptions and potential delays for the short and long term outcome and proposed completion.

- **Scalability –**

- Is this proposal scalable, or can it be completed in smaller components? The proposal is scalable at its current state, with future opportunities to replicate in other areas of the State should the local, city, county, metropolitan and state governments desire additional growth in the proposed sectors.

- If so, please describe these components and ensure that the budget reflects such component breakdowns.

- **Financial Commitment*** – Please describe the organizational and/or personal financial commitment to the proposal.

ACKNOWLEDGEMENT OF COMPLIANCE, REPORTING, AND TRANSPARENCY

- **ARPA Compliance Acknowledgment** – Only certain uses are eligible for ARPA funding. I have received [the Coronavirus State and Local Federal Recovery Funds Final Rule](#) and [the Coronavirus State and Local Federal Recovery Funds Final Rule FAQs](#) detailing ARPA compliance.
- **ARPA Reporting and Monitoring Process Acknowledgment** – If your proposal receives ARPA funds, there are certain reporting and monitoring requirements. I have reviewed [the Coronavirus State and Local Federal Recovery Funds Final Rule](#) and [the Coronavirus State and Local Federal Recovery Funds Final Rule FAQs](#) detailing the ARPA reporting and monitoring requirements.
- **LB1024 Funding Sources Acknowledgment** – A portion of the funds allocated in LB1024 are from the State of Nebraska’s General Fund. The State of Nebraska may require certain monitoring and reporting procedures for recipients of General Fund dollars. I acknowledge that general fund reporting and monitoring procedures may be required.
- **Public Information** – I acknowledge that all proposals submitted through this process are considered public information and may be shared with appropriate local, state, or federal agencies as well as the general public.

File Uploads

Please upload all that apply at the end of the application form. The maximum file size is 30MB per file. Multiple files may be uploaded. ([Seems the Deck would address all here ?](#))

- Organizational Chart - [See attached proposal deck](#)

- Timeline for proposal/schedule [See Draw Schedule](#)

- Additional Location Documents (see application for list)
 - Plans and detailed descriptions, including pictures and a map of the site location/surrounding area – [Proposed in Enterprise Park area](#)
 - 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) [N/A](#)
 - Environmental assessment of subject site. Is the property a brownfield site? [N/A](#)

This document is for preparation purposes only. All applications must be submitted through web

- Proposal Budget/ Sources and Uses
- Pro Forma
- Request rationale documentation

Categories	FY 2023	FY 2024	FY 2025	FY 2026	ARPA REQUEST	Notes
Total Invested Capital						
Initial ARPA Capital	\$138,992,312					
Additionally Capital (State General Funds)		\$10,000,000	\$10,000,000	\$10,000,000		
	\$138,992,312	\$10,000,000	\$10,000,000	\$10,000,000		
Revenue						
Grants	\$198,173,395	\$40,471,500	\$11,000,000	\$6,000,000		
Program Service Revenue		\$1,500,000	\$5,500,000	\$10,500,000		
Investment Income		\$250,000	\$250,000	\$750,000		
Management Fee						
Total Revenue	\$337,165,707	\$52,221,500	\$26,750,000	\$27,250,000		
Expenses						
Employee Expenses						
Executive Director	\$210,000	\$225,000	\$250,000	\$250,000		
Program Managers	\$50,000	\$255,000	\$265,200	\$275,808		
Assistant (3)	\$55,000	\$114,500	\$176,620	\$181,737		
Account Managers (3)			\$195,000	\$204,750		
Contracted Services		\$215,000	\$327,000	\$275,000		
Total Employee Expenses	\$315,000	\$809,500	\$1,213,820	\$1,187,295		
Other Operating Expenses						
Entertainment/Meals	\$5,500	\$5,500	\$22,000	\$22,000		
Office Rent	\$36,000	\$42,000	\$72,000	\$72,000		
Utilities	\$12,000	\$12,000	\$48,000	\$48,000		
Office furniture and equipment	\$10,000	\$10,000	\$30,000	\$10,000		
Internet Connectivity	\$6,000	\$6,000	\$42,000	\$42,000		
Marketing Setup	\$25,000					
Ongoing Marketing	\$10,000	\$15,000	\$25,000	\$25,000		
Insurance	\$10,000	\$37,500	\$37,500	\$37,500		
Audit Fees	\$5,000	\$5,000	\$25,000	\$75,000		
Tax Consulting	\$10,000	\$10,000	\$37,500	\$37,500		
Legal Expenses	\$10,000	\$10,000	\$37,500	\$37,500		
Human Resources	\$5,000	\$37,500	\$37,500	\$37,500		
Total Other Operating Expense	\$144,500	\$190,500	\$414,000	\$444,000		
Program Expense - Administration					ARPA REQUEST	
Entrepreneurship Program						
Start up Accelerator	\$250,000	\$650,000	\$850,000	\$850,000	\$900,000	
Business Incubator	\$250,000	\$650,000	\$850,000	\$850,000	\$900,000	
Founder Academy	\$320,000	\$523,000	\$421,000	\$421,000	\$843,000	
Move Fund	\$4,000,000				\$4,000,000	
Big IDEAS	\$150,000	\$150,000	\$150,000	\$150,000	\$600,000	
Small Business Development, Training and Skills Upgrade						
Value Innovation Technologies (VIT) (20 people)	\$5,500,000				\$5,500,000	
Small Business and Technical Services						
Business Services	\$150,000	\$150,000	\$150,000	\$150,000	\$600,000	
Creighton's Innovation and Entrepreneurship Legal Clinic	\$2,000,000	\$2,500,000	\$1,500,000	\$1,500,000	\$7,500,000	
Accounting and Technical Services	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000	\$5,000,000	
Benefits and Human Resources	\$250,000	\$250,000	\$250,000	\$250,000	\$500,000	
Procurement	\$2,500,000	\$5,000,000			\$7,500,000	
Omaha 100 Financial Program		\$20,000,000			\$10,000,000	
Talent Training and Job Placement						
Soft Skill Development (300 people)	\$348,500	\$398,500	\$476,000	\$476,000	\$1,699,000	
Security and Platform Operations Center (SPOC) (45 people)	\$3,250,000	\$4,250,000	\$5,750,000	\$5,750,000	\$7,500,000	
Redberry Cyber Range (40 people)	\$5,000,000	\$6,500,000	\$8,500,000	\$8,500,000	\$11,500,000	
Red Berry Innovation Pathways Program (300 people)	\$5,000,000	\$4,200,000	\$800,000	\$800,000	\$9,200,000	
Entrepreneurship Technology, and Business Development Short Courses	\$1,000,000	\$1,500,000	\$1,500,000	\$1,500,000	\$2,500,000	

Linc Omaha (300 people)	\$5,000,000				\$5,000,000
Omaha Remote (300 people)	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	
Allrealms Ultimate Business Quest	\$1,750,000				\$1,750,000
Live, Work and Play Operations of Youth Sports Facility (Esports)		\$250,000			\$250,000
Program Expense					
	\$40,218,500	\$50,471,500	\$24,697,000	\$24,697,000	\$83,242,000
Capital Expense					
Cathy Hughes Innovation Campus	\$56,710,000				\$17,013,000
Sankofa Residency Program (P3) (Completed \$34,000,000)	\$35,353,853				\$10,606,156
Sankofa Mixed-use Development (P3) (Completed \$34,000,000)	\$35,353,853				\$10,606,156
Sankofa's AMP (Completed \$13,550,000)	\$12,360,000				
Enterprise Park					
Pacific Engineering	\$14,900,000				
Cyber Range/SCIF/SPOC	\$12,500,000				
Harrison Hub (100 jobs)	\$10,025,000				\$10,025,000
Prefab Manufacturer Facility (160 jobs)	\$15,500,000				
Infrastructure	\$25,000,000				\$7,500,000
Connect Trial to Downtown					
Single Family Homes and Preservation (Infill)	\$35,660,000				
Youth Sports Complex	\$43,125,000				
Capital Expense					
	\$296,487,707				\$55,750,312
Total EBITDA of Omaha 100		\$750,000	\$425,180	\$921,705	

Total Costs of Build Out & Programming

\$412,623,707

\$24,697,000

LB 1024 Request

\$138,992,312

INTRODUCTION

More than just “a building” or “a campus” Sankofa Innovation District (“Sankofa”) is the mecca of entrepreneurship and innovation (E&I) in the Midwest. Sankofa is a 100-acre innovation district in Omaha, NE anchored by the Cathy Hugh Innovation Center. At Sankofa, we’re building and championing a place and an idea that, hundreds of years from now, history will celebrate as changing the world and forever improving the human condition both in North Omaha and around the world.

It’s the culmination of a decade of careful planning, painstaking reconstruction, and thoughtful community-building. Located in North Omaha—the most innovative square mile on the planet, Sankofa creates the opportunity for world-changing impact not only in North Omaha but throughout the Greater Omaha Metropolitan area. Programs and services offered at the innovation hub will include:

- Talent Training and Job Placement
- Entrepreneurship Program
- Small Business Development

Projected Five Year Outcomes:

- \$1.5B – of revenue for Sankofa backed companies
- 30% reduction in crimes in surrounding qualified census tracts
- 1,300 Jobs that pay at least \$45,000
 - Over 400 jobs making \$75,000 per year
- 300 units for mixed income housing
 - 100 units of workforce housing
- 15% reduction in health disparities/gap in 68111, 68110

We must seize this opportunity—a \$400-million-dollar opportunity—to recover from the social, public health, and economic impacts of COVID-19 and emerge a more vibrant and resilient North Omaha.

BACKGROUND

As the Brookings Institute states, innovation districts are dense areas “that merge the innovation and employment potential of research-oriented anchor institutions, high-growth firms, and tech and creative start-ups in well-designed, amenity-rich residential and commercial environments.” Innovation districts help Omaha, particularly North Omaha, stand out as being competitive nationally and globally as a go-to place for innovation and the talent that makes it happen. Sankofa’s innovation districts include:

- **Businesses:** Large anchors and early-stage companies will benefit from STEM talent attraction and retention as well as the creation of in-demand jobs. This will then boost economies in the surrounding communities and drive urban development.
- **Medical and research facilities:** These facilities will become incubators to generating intellectual property. They will also drive patent production and creation of spin-off start-ups.

- Academic institutions: Will focus on STEM programs and degrees that create an ongoing, large pipeline of qualified, desirable STEM talent.
- Our partners: Builds their national brands and helps recruit leading researchers and academics.
- Related sectors: Attracts and grows IT and Life Science companies which will help diversify and further balance Omaha’s economy, leading to more stability and steady growth.
- Our people: Young people, especially those affected by COVID, who want to invest in their careers are drawn to exciting growth companies. Traditionally, they’ve looked to the coasts. Sankofa is designed to create vibrant places to live and work that will not only keep people in Omaha but also attract new talent.

This is a place where entrepreneurs and innovators meet, skill up, collaborate, work, celebrate, learn, and grow.

CURRENT PROBLEM

COVID-19 confronted North Omaha with two crises: a public health crisis and an economic crisis. A comparative analysis of its socioeconomic conditions shows that North Omahans, particularly Black North Omahans, will enter post-pandemic times much the same as they entered the previous six decades—as impoverished, powerless, and neglected people. The Black and Hispanic populations of Omaha trail in every measure of wellness (Health, Wealth and Safety) as compared to their non-Black and Hispanic Peers.

Defining the Harms Caused by COVID-19

To evaluate progress towards addressing the harms caused by COVID-19, Senators McKinney and Wayne completed a comprehensive review of the negative impacts stemming from the pandemic. Their findings include:

Wealth and Income Gap. While greater Omaha is one of the wealthiest cities per capita in the US, North & South Omaha is home to one of the poorest minority communities in America. The majority of Omaha’s Black and Hispanic population reside East of 72nd St. Currently there are thirty (30) zip codes in Omaha. Thirteen (13) zip codes are East of 72nd St. Twelve (12) of these zip codes have an average median income of \$20k - \$40k per year. Across several metrics of income and earnings, those in North Omaha have lower incomes. North Omaha’s household income is close to \$50,000 less than the West Omaha. North Omaha’s median earnings are over \$20,000 less than the West Omaha.¹

¹ The data in this table comes from the 2020 American Community Survey from the United States Census Bureau. “BTDC” stands for the balance of census tracts in Douglas County once the tracts in North and South Omaha are removed. Could also call the BTDC - West Omaha

	North	South	West Omaha	Nebraska
Median household income	\$35,711	\$42,487	\$83,651	\$63,015
Mean household income	\$44,189	\$56,227	\$106,239	\$82,306
Per capita income	\$17,462	\$22,469	\$41,338	\$33,205
Median earnings for workers	\$24,764	\$27,916	\$45,720	\$35,283
Median earnings for male full-time, year-round workers	\$36,166	\$43,276	\$66,435	\$52,186
Median earnings for female full-time, year-round workers	\$32,324	\$33,827	\$51,004	\$40,911

Business Impact. As of December 5, 2021, 55% of local small businesses continue to report a large or moderate negative effect from the COVID-19 pandemic. This reality is exacerbated in communities like North Omaha, where individuals with low incomes and people of color have disproportionately experienced job loss and severe health challenges during the pandemic.

Employment Impact. Although Black or African American Nebraskans made up a little over 5% of the total population, according to the U.S. Census Bureau, they comprised close to 17% of the continued weeks claimed unemployment benefits from March 2020 to March 2021. Claims from Black or African American Nebraskans also peaked in terms of weeks claimed months after all other races.^{2,3} As of December 2021, the unemployment rate for Black Omaha residents is still close to levels not seen since the 2008 recession. Today, Omaha’s Black unemployment rate is 9.40% as compared to White’s unemployment rate of 3.5%.

Housing Impact. The COVID-19 pandemic has disrupted all areas of the economy at unprecedented levels, including a shortage in the labor force, high material costs, and an increase in unemployment. All these challenges have further exacerbated our State’s ongoing housing shortage and affordability crisis. Adequate housing is essential to a community’s stabilization and success. COVID-19 has escalated the housing affordability issues that were already challenging most communities.

Culture and Arts Impact. According to STR, Downtown Omaha hotel occupancy levels fell by 53% in 2020, while Average Daily Rate (ADR) contracted by 20%. This resulted in the lowest hotel performance metrics for this market ever recorded by STR, with Revenue per available room (RevPAR) dropping roughly 63% in 2020. Similarly, in the greater Douglas County area, annual RevPAR declined approximately 54%, according to county-collected data. With occupancy levels falling to single digits in April 2020 and nearly all group events postponed or cancelled in the second quarter of 2020, several of the downtown properties

² PROMIS FILE. [Online] December 1, 2021. NEworks.nebraska.gov.

³ United States Census Bureau. Quick Facts, Nebraska. Census. [Online] March 15, 2021. <https://www.census.gov/quickfacts/NE>

temporarily suspended operations during the second quarter of 2020.⁴

Public Safety Impact. According to the Omaha World Herald article dated April 11, 2021, “In 2020, tickets for excessive speeding across Nebraska increased 70% and violent crime skyrocketed. Omaha saw an increase of more than 50% in homicides from 2019 to 2020.” According to the Omaha Police Department in comparing 2021 rates, Rape (up 13%), Theft (up 7%), and Property Crime (up 3%).⁵ According to a release from the Omaha Women’s Center for Advancement (WCA) in October 2021, the organization has answered more than 8,200 hotline calls — a 40% increase compared to this time last year.

THE SOLUTION—CLOSING THE INCOME AND WEALTH GAP

The Sankofa Innovation District exists to implement a well-funded holistic community development strategy that includes comprehensive community engagement, business/workforce development, and wealth/health building programs. Under our plan, we are turning dreams near 16th Street and 24th Street into reality.

The Brookings Institute stated, “Systemic inequities in America have created a history of wealth inequality, disproportionately exposed certain communities to the COVID-19 pandemic, and established conditions leading to racial violence and social unrest. To address these issues, communities of color—specifically, Black communities—will need broad-based economic support and policy reforms.”

The first recommendation to solve the public health and wealth inequalities presented by COVID is to develop “inclusive local tech ecosystems, which can drive Black tech entrepreneurship and increase the Black tech workforce. By prioritizing inclusive tech ecosystems, Black households will be able to leverage the power of innovation and the increased global reliance on technology to create wealth and contribute to enhanced productivity and quality of life in the nation’s local economies.”⁶

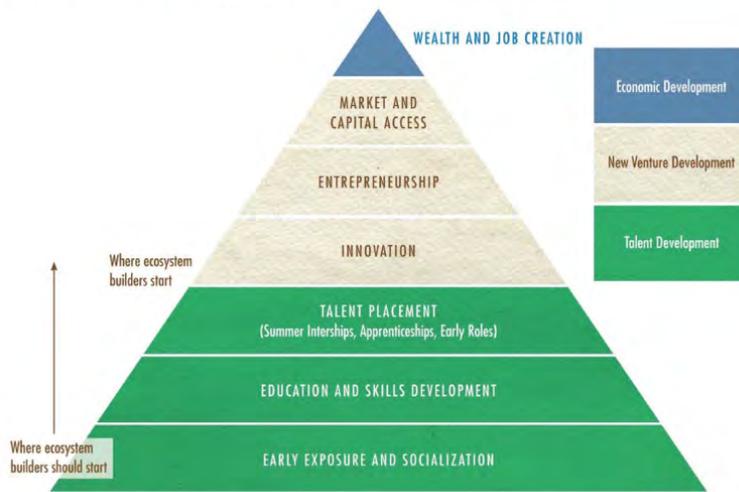
To be successful, an innovation district needs economic assets, physical assets, and networking assets. Innovation districts reach their potential when all three types of assets, combined with a supportive, risk-taking culture, are fully developed, creating an innovation ecosystem

⁴ <https://www.hvs.com/article/9155-omahas-covid-19-impact-and-hotel-recovery>

⁵ https://police.cityofomaha.org/images/crime-statistics-reports/2018/Website_-_UCR_Tables_12-9-21.pdf

⁶ <https://www.brookings.edu/research/building-racial-equity-in-tech-ecosystems-to-spur-local-recovery/>

Figure 1. Economic development pyramid



Source: Rodney Sampson, OHUB

Echoing this police recommendation is Omaha Police Chief Todd Schmaderer. During the February 1, 2022 LB 1024 Urban Affairs Hearing, Chief Schmaderer said:

My response was I would rather have 1,000 jobs strategically placed in the right part of our city to affect poverty. That would reduce violent crime far more than 1,000 more police officers.

Our aim and approach to building a post COVID-19 resilient community is clear: provide people and organizations with a deep set of practical tools, talent, and partnerships to reduce the gaps in health, wealth and income that COVID-19 exacerbated in East Omaha. Sankofa connects businesses, academia, startups, and innovation intermediaries in clusters centered in mixed-use, walkable communities. Sankofa creates equitable economic impacts by leveraging high-quality facilities, developing programs that build knowledge and networks, and convening strategic partnerships that attract and support emerging and established companies.

Sankofa is more than just buildings. It is an innovation community strategically built around the idea that together, we can do more together. Sankofa is people working to improve Omaha by growing and attracting jobs and partnering to inclusively prepare the talent for those jobs. Sankofa is a catalyst for innovation that brings together big-thinking problem solvers with state-of-the-art resources, facilities, and innovative programming to inspire and drive collaboration.

TALENT TRAINING AND JOB PLACEMENT

Soft Skill Development

While today's employees are technically competent, they often lack what is commonly referred to as "Soft Skills" – Work Ready skills such as: communication, problem solving, customer service, teamwork, and conflict resolution. They leave school knowing "things" but not "people." They're good at the "what" but not so good with the "who." In fact, the most common feedback from

employers, workforce development professionals and employment agencies is that while today's employees are technically competent, they often lack the important "soft skills." Now more than ever those entering the workforce need a crash course on the soft skills! Our Soft Skills approach is driven by a laser-like focus on purpose and engagement. Most programs are singularly focused on basic "work skills" versus the motivation of being career and work ready. Our goal is to tap into each participant's innate pursuit for purpose, engagement, and the need to contribute. The basic work skills and the motivation for mastery naturally follow!

Security and Platform Operations Center (SPOC)

The Security and Platform Operations Center (SPOC) conducts end-to-end cybersecurity services for small, medium, and large businesses. The SPOC provides security and monitoring detection, security administration, incident response, remediation, threat hunting, digital forensics, penetration testing, and compliance support. Average salary of a SPOC employee is \$110K. The SPOC provides a long-term place of employment for graduates of the Pathways program. The SPOC allows businesses to outsource security monitoring at a fraction of the cost that it would take to develop and monitor in-house. On average companies spend almost \$3M per year on an in-house SOC solution. The global Security Operations Center market size was \$35B in 2020 and expected to grow 12% year over year.

Cyber Range

The Cyber Range is a specialized platform designed to increase competencies in cybersecurity, virtualized management, orchestration, internet services simulation, attack simulation, user activity simulation, traffic generator, physical device integration, scoring & reporting, and competency management. This Cyber Range is interactive, simulated representations of an organization's network, system, tools, and applications that are connected to a simulated internet level environment. It provides a safe and legal environment for businesses to gain hands-on cybersecurity skills and secure environment for product development and security testing. Average salary of an employee in the Cyber Range is \$100K. The Cyber Range provides a long-term place of employment for graduates of the Pathways program.

Pipeline in Partnership with Creighton Innovation Center

The Pipeline helps organizations identify and develop hidden analytical talent. Why Analytics? The global Advanced Analytics market size to grow from USD 33.8 billion in 2021 to USD 89.8 billion by 2026, at a Compound Annual Growth Rate (CAGR) of 21.6% during the forecast period. The major factors driving the growth of the advanced analytics market are the advent of machine learning and AI to offer personalized customer experiences. We will target people who have lost or had their businesses affected by COVID.

Pathways Program

Red Berry Innovations' Pathways program brings up to 1,000 (out of 200,000 transitioning) active-duty military service members from around the world to Nebraska through the Skillbridge program for training in cybersecurity, data science, software development, and other STEM related fields. This program expands to include people from qualified census tracts. The average salary of a graduating Pathways graduate is \$80k-\$100k. Pathways provides enterprises a cost-effective way to recruit and hire tech talent. It also provides small businesses a cost-effective way to conduct cyber-hygiene audits & assessments, penetration tests, and cybersecurity program development.

Link Omaha

At Knight Moves, we empower Native American, rural, and urban underserved communities and employ them to break through barriers blocking socio-economic inclusion. KNIGHT MOVES provides extensive training in technology disciplines with intentional focus on underserved communities in urban and rural America.

Omaha Remote

We know remote arrangements take planning. We'll give you some money to help with relocation expenses, a monthly stipend to keep things moving and the rest when you've finished the first year. \$10,000 Cash, \$15,000 if you move in a Qualified Census Tract. To be considered for the Omaha Remote program, applicants meet all five eligibility requirements:

- A person can move to Omaha within the next 12 months.
- Have full-time remote employment or are self-employed outside of Nebraska.
- Are 18+ years old.
- Are eligible to work in the United States
- Lost income or work as a result of COVID.

ENTREPRENEURS PROGRAMS

Startup Accelerator

In a Brookings Institute report on accelerator programs in the United States, startup accelerators are defined as programs that “support early-stage, growth-driven companies through education, mentorship, and financing in a fixed-period, cohort-based setting.” Startup accelerators tend to be intensive and fairly fast-paced in comparison to incubators with the end goal of pitching the newly refined product at an event or demonstration. Rather than innovation districts, which bring many types of organizations and institutions together at once, business accelerators are focused on individual businesses. There are business accelerators throughout the state.

- Founders Academy. A four-month, virtual or in person program for pre-seed / seed stage startups across the US that is designed to help founders grow their revenues and obtain access to capital. Selected founders will participate in a series of cohort-based workshops and receive customized hands-on support across a wide range of topics including sales, product, strategy, and fundraising. Founders will participate in wrap around services and an opportunity for seed money from MOVE FUND.

Business Incubator

Much like accelerators, business incubators are organizations that work with early-stage companies, however they typically operate as nonprofits and often take a longer-term approach to helping startups launch. Incubators can still help startups obtain capital financing from investors, sometimes including state governments or economic development coalitions. Many incubators offer a physical space for companies to use as well as shared equipment or office space.

- The SCALE programs are an exclusive partnership opportunity that connects industry leaders with top innovators and entrepreneurs to advance the launch and growth of ventures. Our programs offer pre-seed and seed-stage entrepreneurs an industry-specific immersion opportunity and access to experts in space.

BIG IDEAS – Partnership with Russell Innovation Center for Entrepreneurs

Big IDEAS is more than a curriculum. It is a person-centered approach designed with entrepreneurs' needs in mind. The Big IDEAS curriculum was created by business leaders around the country to help them develop an action plan for creating sustainable businesses. Step by step, the Inspire, Develop, Execute, Accelerate, and Scale stages teach vital concepts. As they participate in this series, entrepreneurs learn to create a business model, develop a problem statement, evaluate customer clarity, assess the profitability of their offerings, promote team engagement, leverage key partnerships, optimize the supply chain, and more! Big IDEAS is a model that is continuous, experiential, and individualized. It provides a new way forward that is rooted in collaboration, culture, and a community of support.

SMALL BUSINESS DEVELOPMENT

Technical Services

Through partnerships with Creighton University, Hayes and Associates, Omaha 100, and others, Sankofa will provide technical assistance to business, including but not limited to business setup services, legal, accounting, payroll, benefits support, IT, and marketing services.

Value Innovation Technologies (VIT)

VIT has a patented B2B platform specifically designed to build the Omaha 'First Look' Digital Marketplace that will drive local spending to small businesses in the local Omaha community, especially underserved communities like North Omaha. This will help local small and emerging Omaha businesses grow, flourish, expand and create more local jobs and employment opportunities in Omaha's underserved communities. The Omaha 'First Look' Digital Marketplace will be self-sustaining after the marketplace is fully functional and flourishing. VIT will hire and train twenty (20) local employees over three years in North Omaha to be e-commerce specialists supporting The Omaha 'First Look' Digital Marketplace. VIT will help the DEI procurement spending problem by providing a path forward to meet or exceed annual DEI spending requirements, drive local spend to local small businesses resulting in small business growth and local job creation, helps to potentially generate hundreds of millions of dollars in local economic activity for the Omaha' small business community and underserved communities.

CAPITAL PROJECTS

Cathy Hughes Innovation Center

Cathy Hughes Innovation Center is a business generator serving North Omaha, created to support North Omaha entrepreneurs in overcoming the unique barriers they face in building thriving businesses. At 65,000 square feet, Cathy Hughes Innovation Center is the largest center of its kind in the United States. Spaces will include:

- Coworking Space
 - A flexible, open workspace that fosters collaboration as well as private offices and conference rooms that ensure sound control, focus, and discretion. Our workspaces are open to members 24 hours a day because neither business nor creativity keeps hours.

- Incubator/Innovation Studio
 - Designed to inspire creativity, our spaces foster collaboration and make great ideas come to life. Our team ensures no detail has been overlooked and assist with tools for your event's success. Host an event at our space and/or book a meeting.
- Business Club
 - Modeled after Atlanta's Gathering Spot, this Club is designed to create a world where opportunity is the byproduct of community and collaboration.
 - Our Pitch Room is designed to bridge that gap and give native entrepreneurs the avenues they deserve. This Pitch Room will help you take your ideas to the next level.
- Event Center
 - Whether it's a wedding reception, conference, or small business meeting, the Events Center offers space that is ideal for your next event. Modern and versatile, the Events Center offers 6,800-square-feet of customizable space for grand-scale events, or it can be divided into smaller rooms for more intimate gatherings. We provide the highest quality of service at a competitive price. Our experienced events staff is ready to help plan your next event.
- James Forten Lab (JFL): Moving Technology from Lab to Market (20 spin out companies, 100 researchers)
 - Named after James Forten (September 2, 1766 – March 4, 1842), an African-American abolitionist and wealthy businessman in Philadelphia, Pennsylvania. Born free in the city, he became a sailmaker after the American Revolutionary War. Following an apprenticeship, he bought a sail loft, and developed equipment. His highly profitable business was located on the busy waterfront of the Delaware River, in an area now called Penn's Landing. James Forten used his wealth and social standing to work for civil rights for African Americans in both the city and nationwide. He persuaded William Lloyd Garrison to adopt an anti-colonization position and helped fund his newspaper, *The Liberator* (1831–65), frequently publishing letters on public issues.
 - The JFL will help companies commercialize breakthrough technologies and inventions beyond the laboratory to accelerate the transfer of cutting-edge research into commercial success.
 - In conjunction with the Move Fund, a one-year pilot program that will provide seed grants for projects in artificial intelligence, machine learning, market discovery process, advancing projects through market research, customer discovery, prototyping, and data science with the goal of supporting translational research.
- The Love Lab
 - Named after Preston Love Sr., a North Omaha Native, renowned as a professional sideman and saxophone balladeer in the heyday of the big band era. This lab is focused on music and art makerspace. Nurturing innovation and entrepreneurship in music and the arts in North Omaha. This lab will also allow individuals to meet musicians, fashion designers, digital artists, animators and other artists at the Love Lab social hours, or just hanging out in the Lab. Love Lab equipment allows the community the ability to learn about cutting edge music and art technology.

- Also includes Multimedia Room, Training/Placement room, Pitch Room, and a Coding Lab.

Sankofa Food, Residency, and Mixed-use Development

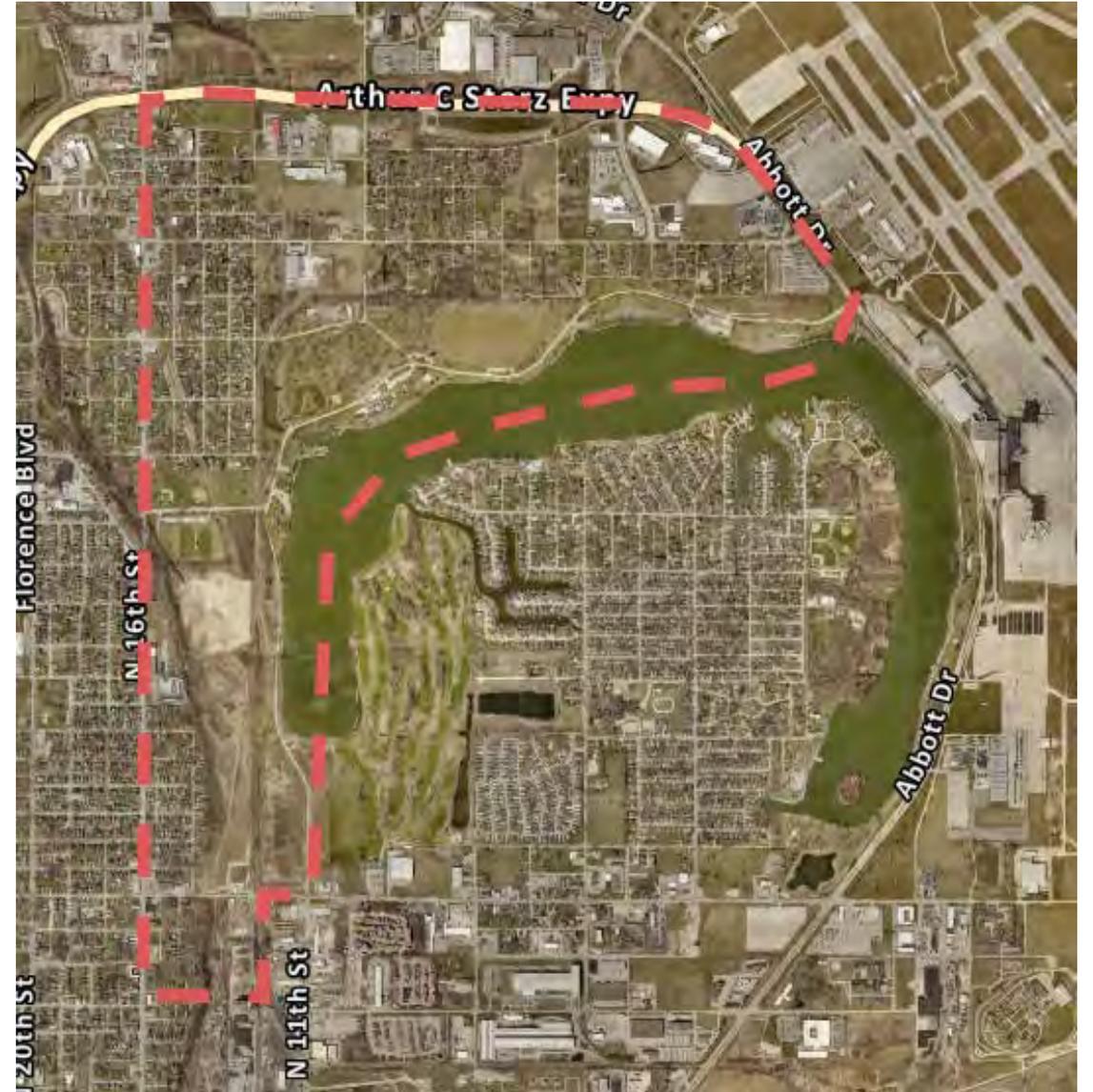
- Sankofa Food Hall – AMP (Public Private Partnership)
 - AMP is dedicated to amplifying the North Omaha community. Here, emerging entrepreneurs share space with some of the brightest stars in the city’s culinary scene. The AMP is more than a food hall—it’s a dynamic cultural center that is home to community events and entertainment year-round.
 - Inside the AMP, you’ll find high ceilings, exposed beams and culinary artisans serving eclectic fare from brightly colored shipping containers. A diverse variety of food stalls featuring delicious and inventive food. The 8,500-square foot space features separate stalls for each tenant, as well as the centrally located Saratoga Brewing. Indoor and outdoor seating can accommodate upward of 350 people, along with ample space for parking in the deck located above the food hall. If you want to experience the cutting edge of Omaha’s culinary and cultural community in a vibrant and exciting setting, look no further than the AMP.
- Sankofa Residency Program (Public Private Partnership)
 - Natural collision—A place where people from all over the world move because they want to be part of something that matters, that’s enduring and bigger than themselves. It’s that energy, that sharing of ideas, that’s at the very heart of Sankofa – and that ultimately stimulates breakthrough innovation.
 - Sustainable design doesn’t have to be expensive. A new, 100-unit, 125,000-square-foot mixed-used residential building in adjacent to Cathy Hughes Innovation Campus, Cove is designed to a LEED Platinum standard and incorporates features that translate to a 30% energy savings.
- Sankofa Mixed-use Development (Public Private Partnership)
 - The “live-work-play” lifestyle is a growing priority for renters, and mixed-use developers are responding with designs and amenities that set their community apart from the rest. Meeting this demand doesn’t come without significant challenges, however. Mixed-use projects in urban areas, especially, are up against bigger financial and design obstacles than standalone multifamily projects, requiring developers to be adaptable and innovative in their approach.
 - The following mixed-use projects add a vibrant community to their cities, with designs inspired by nature, history, and art. Their developers have overcome urban development obstacles through careful planning, well-curated community spaces, and a keen understanding of what renters want.

Enterprise Park

- Security and Platform Operations Center (SPOC)
- Cyber Range
- Pacific Engineering
- Harrison’s Hub

THE SANKOFA DISTRICT

*Thriving Business Corridor with Inclusive
and Sustainable Neighborhoods.*



THE PROBLEM

- The current economy hasn't been working for us, North and South Omaha, for some time.
- The result is an economic and wealth gap in Omaha. In Omaha, the top 20% of households by earnings account for 50.8% of all income in the area, while the bottom 20% of households account for just 3.3% of earnings.
- Omaha's brain drain is getting worse.
- Gentrification is erasing the essence of communities by displacing small business owners with rent increases and a lack of viable opportunities to own their long-term storefronts. This gradual displacement is eradicating Omaha's diversity and cultural neighborhoods.
- Small businesses are ill-equipped to navigate these above-mentioned pressures. There is minimal business and financial training for businesses in North Omaha; many face barriers to accessing financial resources; and Omaha lacks policies and programs to help protect them.
- Disparities exist in youth sports and recreation in Omaha.



THE ANSWER

The Sankofa District exists to implement a well-funded holistic community development strategy that includes comprehensive community engagement, business/workforce development, and wealth/health building programs.

VISION

The Sankofa District will be a safe, inclusive, engaged, and intergenerational mixed-income neighborhood with spaces, opportunities, and resources where residents of all economic classes and backgrounds can live, learn, work, play, and thrive.



SANKOFA

The word is derived from the words:

SAN (return),

KO (go),

FA (look, seek and take).

Literally translated, this means “it is not taboo to go back and fetch what you forgot”.

It is expressed as a mythical bird—shown to the right—with its feet firmly planted forward with its head turned backwards with an egg (symbolizing the future) in its mouth. It is this wisdom in learning from the past which ensures a strong future. It also means that it is never too late to turn around and start on a new path.



GOALS AND VALUES

Core Values

- Community
- Equity
- Innovation
- Wealth
- Legacy
- Transparency

Focuses

- Community Engagement
- Business Development
- Workforce Development
- Wealth and Health Building

Goals

- Creation and attraction of 200 companies
- Upskill 500 tech professionals
- 2.5mil invested in 5 years into lifestyle business
- 50 businesses over 1mil in revenue
- 30 businesses over 5 mil in revenue



CATHY HUGHES INNOVATION CAMPUS

“A campus where innovators, entrepreneurs, and technology have the support, training, and access to networks and resources they need to solve the world’s most difficult problems.” – Senator Terrell McKinney

CATHY HUGHES FOUNDER AND CHAIRPERSON URBAN ONE, INC.

- As Founder and Chairperson of Urban One, Inc., the largest African-American owned and operated, broadcast company in the nation, Hughes' unprecedented career has spawned a multi-media conglomerate that generates original content across the spectrum of radio, television and digital media.
- Hughes began her radio career in her hometown of Omaha, Nebraska, at KOWH (AM), a station owned by a group of African-American professionals.
- Hughes became the first woman Vice President and General Manager of a station in Washington DC and created the format known as the "Quiet Storm," which revolutionized urban radio and was aired on over 480 stations nationwide.
- In 1980, Hughes purchased her flagship station WOL-AM, in Washington D.C., and pioneered yet another innovative format – "24-Hour Talk from a Black Perspective." With the theme, "Information is Power," she served as the station's morning show host for 11 years.
- In 1999, Cathy Hughes became the first African-American woman to chair a publicly held corporation, following the sale of more than seven million shares of common stock to the public.



INCUBATOR BUILDING

- Coworking Space
- Business Club
- Incubator/Innovation Studio
- Multimedia Room
- Training/Placement room
- Pitch Room
- Coding Lab



EVENT CENTER

The event center can and will be used for a variety of events. Events that are for profit, the renter will share a small percent of the event's profits which will go towards a community economic development fund



SANKOFA FOOD HALL (CULTURE FOCUSED)

The food hall will be used to accelerate food businesses, provide convening space as well as create a place where food entrepreneurs can ideate. Will include commercial kitchen and co-packing area.



SANKOFA'S MIXED USE DEVELOPMENT

200 Mixed use apartment with Office Space and Retail space on bottom and a Gym

Program/incentive to - Small number of rooms allocated to attract new entrepreneurs

Small number of rooms can be used to support internship efforts



Rendering of 16th and Locust



PROGRAMMING TO BE OFFERED BY SANKOFA

Our way forward

PROGRAMMING TO BE OFFERED

Tech Skills Training and Placement

- Sankofa through its partners will provide free tech training to the community to teach various pathways into the tech world. Code Black Talent Attraction Plan
- Sankofa will partner with Code Black to act as an internal staffing company working with national partners to attract diverse talent to bring their talents to work for our local corporate partners.

Residency Program

- Sankofa will develop and lease a mixed use development to attract some of the top talent for an annual residency.

16th Street BID Creation

- Sankofa will help develop the 16th Street Business Improvement District (BID) to support growth on the 16th Street corridor.

PROGRAMMING TO BE OFFERED CONT.

Government/Corporate Procurement and Contracting Assistance Services

- Provide technical assistance to companies to help build capacity to sell their services and products to the government and large corporations. Work with all Omaha Chamber Code signatures businesses commit to no less than 10% of their yearly and multi-year contract dollars to BIPOC or North Omaha businesses

Wrap Around Services

- Provide Legal services, Marketing Services, Accounting/CFO Services, and HR Services

Innovation Studio

- Provide executive leadership for hand picked startups and founders

PROGRAMMING OFFERED CONT.

Financial Literacy Services

- Provide financial literacy services to help community partners close the wealth gap

Access to Capital – Venture and Lending

- Providing businesses with access to capital through innovative lending practices and venture

Accelerator and Technical Assistance

- Providing business acceleration and technical services to entrepreneurs



NORTH OMAHA BUSINESS PARK

- When fully operational, the economic activity generated in the area will add about \$100.7 million to the local economy each year.

PACIFIC ENGINEERING INC

Pacific Engineering, Inc. (PEI), is a one stop, engineering, design, modeling and simulation, and manufacturing company headquartered in Roca, NE.

PEI has been performing engineering design services, product development, prototyping and manufacturing complex, high strength, light weight, composite and metal components since 1998.

Committed to the North Omaha Business Park





AIRPORT PARK BUSINESS II

- During the year of construction, approximately \$150 million in construction activity helps support 1,300 jobs in the construction industry and an additional 408 jobs in the community based on the increased economic activity.
- When fully operational, the economic activity generated in the area will add about \$618.9 million to the local economy each year



SPORTS COMPLEX

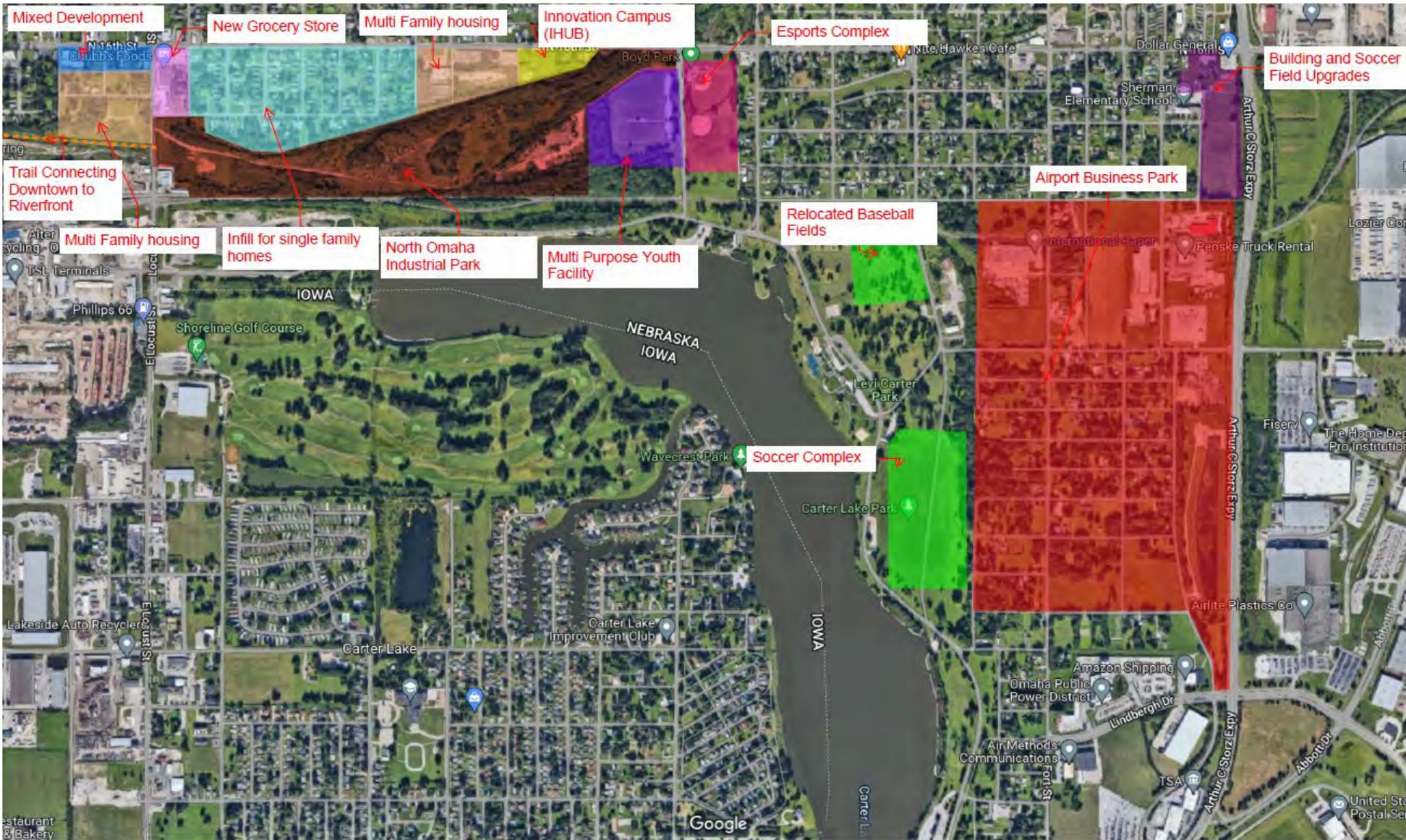
- Annual Economic Impact is \$35M-55M (Prepared By Visit Omaha and Omaha Sports Commission)
- Annual Visitors: ~1M visitors annually when fully completed - second largest visited destination in Nebraska



ESPORTS FACILITY

- Global revenues for the esports industry will top \$1 billion in 2019, with prize pools for tournaments exceeding \$34 million.
- The combined online audience for esports, according to Goldman Sachs, is larger than HBO, Netflix, and ESPN combined. All of which is why the \$10 billion industry is estimated to reach \$24 billion by 2024.

PUTTING IT ALL TOGETHER



ECONOMIC RETURN 10-YEAR OUTLOOK

Talent

- 3000 people attracted to the state of Nebraska
- 2000 people upskilled

Entrepreneurship

- \$100,000,000 of contracts acquired
- 50,000 technical assistance and counseling hours provided
- Creation of 200 different companies
- 250 mil raised
- 200 investments made

Economic Development

- Attraction of 50 companies
- \$1,000,000,000 worth of follow up investments
- Increase value of assessed property of local BID

TOTAL PROJECTED COST

Proposed Improvement	Land Acquisition	Construction Cost ¹	Engineering & Testing	Total Cost
Airport Business Park II ²	\$55,813,000	\$64,600,750	\$8,051,500	\$128,465,250
North Omaha Business Park ³	\$16,500,000	\$38,500,000	\$3,168,000	\$58,168,000
Cathy Hughes Innovation Campus	\$8,000,000	\$45,500,000	\$3,210,000	\$56,710,000
Youth Sports Complex	\$0	\$37,500,000	\$2,625,000	\$40,125,000
Connect Trial to Downtown	\$2,500,000	\$8,000,000	\$1,320,000	\$11,820,000
Mixed Use Development	\$2,500,000	\$48,750,000	\$4,100,000	\$55,350,000
Single Family Homes and Preservation (Infill)	\$2,500,000	\$32,000,000	\$1,160,000	\$35,660,000
Residency/Multi Family Adjacent to IHUB	\$12,500,000	\$37,000,000	\$3,960,000	\$53,460,000
Total Cost	\$100,313,000	\$300,850,750	\$27,594,500	\$428,758,250

1 Based on 2022 construction costs

2 Prepare site to be shovel ready

3 Build structures to recruit business



WHAT WE NEED FROM YOU

Corporate

- Sponsorship
- Investment partners
- First customers
- Help spread the word

Philanthropy

- Strategic partnering
- Match opportunities
- Help spread the word

Community

- Thought partners
- Help spread the word

ENVIRONMENTAL QUOTES

MALCOLM X

THE FUTURE BELONGS TO
THOSE WHO PREPARE FOR IT
TODAY. MALCOLM X



BUDDHA JEANS Illustrations Kenneth © buddha Jeans

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THANK YOU

ENTERPRISE INDUSTRIAL PARK

1 - 65 ACRES | \$1,500.00/ACRE/MONTH GROUND
13TH & LOCUST STREETS, OMAHA, NE 68110



CARTER LAKE



WWW.INVESTORSOMAHA.COM | in | f | t



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rzabrowski@investorsomaha.com



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rjneary@investorsomaha.com





OFFERING SUMMARY

LEASE RATE:	\$1,500.00 ACRE/MONTH GROUND
Available Acres:	1 - 65 Acres
Zoning:	HI

PROPERTY OVERVIEW

Up To 31 Lots of Industrial Land Available for Lease

PROPERTY HIGHLIGHTS

- Large outdoor storage or truck parking opportunity
- 1 - 65 acres available for lease in North Downtown Omaha
- Potential Union Pacific Rail access
- Heavily industrial zoning
- Access to Highway 75 via Ames Avenue, Lake Street or Cuming Street

DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,696	220,576	512,703
Average Age	31.9	32.1	34.1
HOUSEHOLDS			
Total Households	2,069	86,805	203,581
People Per HH	2.8	2.5	2.5
Average HH Income	\$38,325	\$45,147	\$54,925
Average HH Value	\$137,207	\$108,829	\$132,040

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13TH & LOCUST STREETS

AVAILABLE SPACES SUMMARY



SPACE	SIZE	LEASE RATE
Plan 1, Lot 7	2 Acres	\$1,500.00 Acre/month (Ground Lease)
Plan 1, Lot 6	9 Acres	\$1,500.00 Acre/month (Ground Lease)
Plan 1, Lot 4	10 Acres	\$1,500.00 Acre/month (Ground Lease)
Plan 1, Lot 3	6 Acres	\$1,500.00 Acre/month (Ground Lease)
Plan 1, Lot 2	7 Acres	\$1,500.00 Acre/month (Ground Lease)
Plan 1, Lot 1	4 Acres	\$1,500.00 Acre/month (Ground Lease)

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13TH & LOCUST STREETS

SITE MAP



SITE

RYAN KUEHL, CCIM

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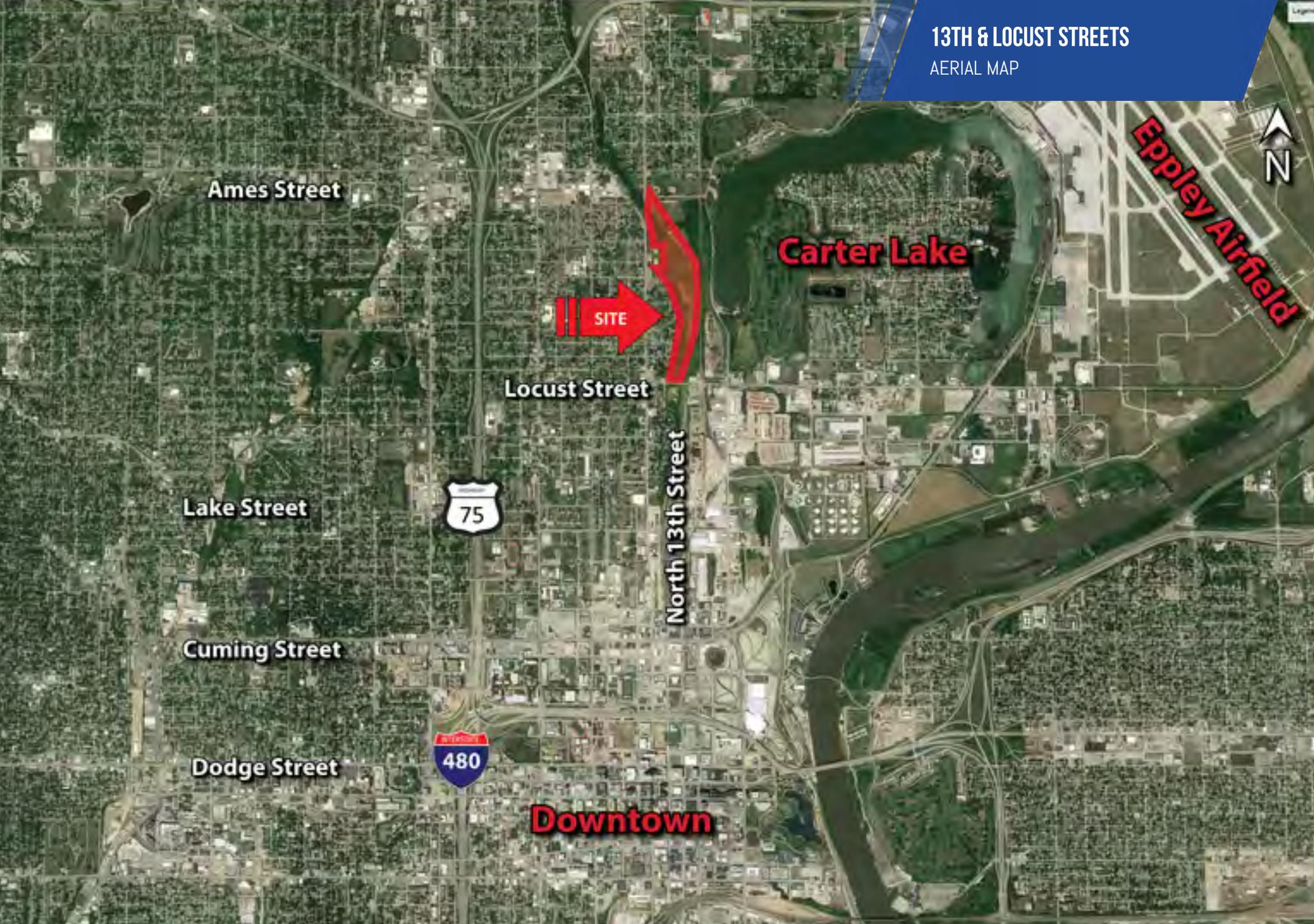
402.778.7535 | rjneary@investorsomaha.com



Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.

13TH & LOCUST STREETS

AERIAL MAP



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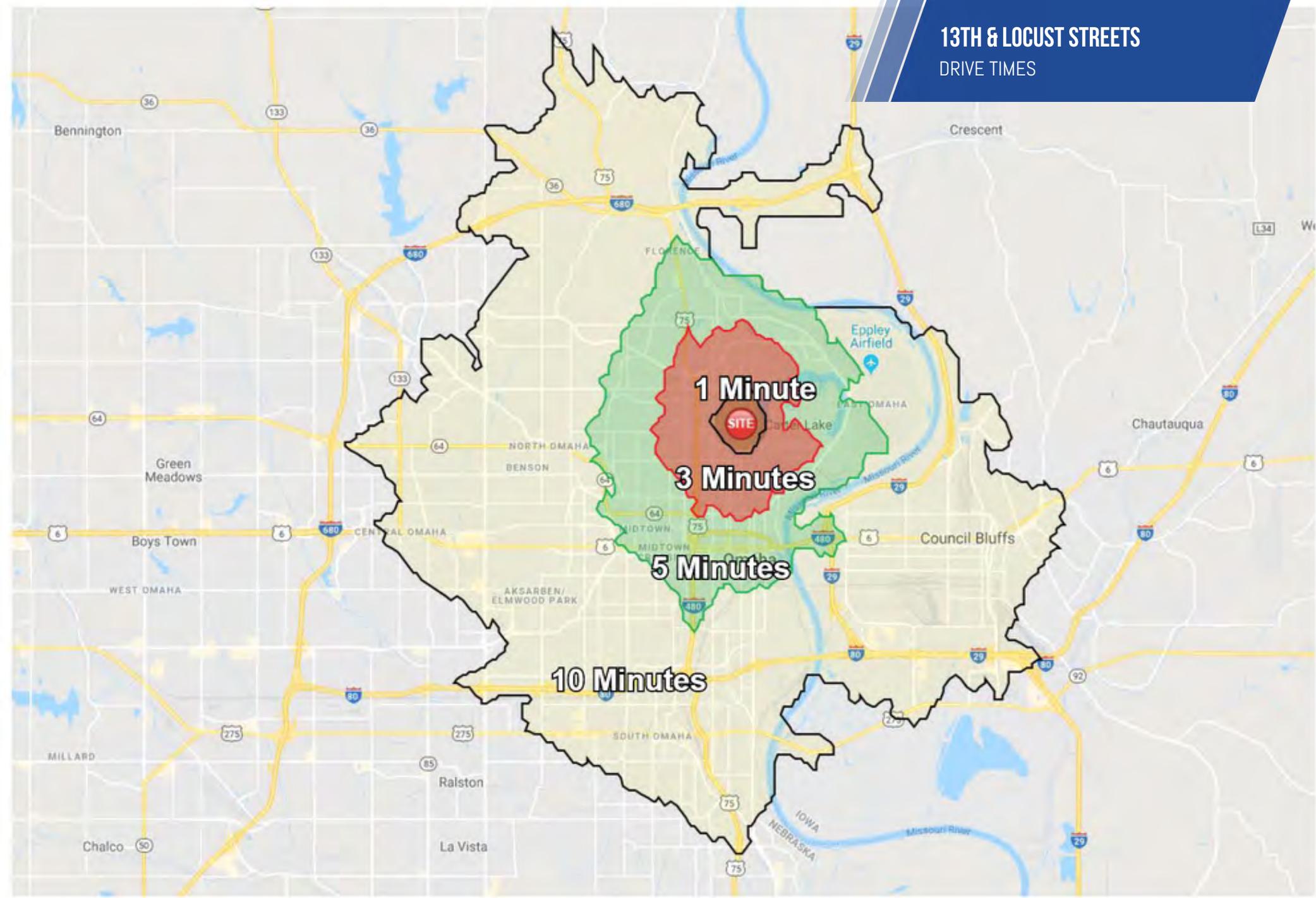
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13TH & LOCUST STREETS DRIVE TIMES



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Harrison Hub (H2)

Total Request: 10.5 million

H2 is a proposed micro and small business incubator targeting disadvantaged populations that supports new subcontractors, consultants, and newly self-employed people by providing Operating Space, Administrative Support, Mentoring, some tools and Equipment rental and small business loans through Sankofa and Omaha 100.

Using the successful model of the Hot Shops, H2 proposes building and dividing a 60,000 to 100,000 SF warehouse into at least six to twelve separate shops ranging from 2000 to 10,000 SF with flexibility to upsize or downsize space. Shops can be used by subcontractors, makers, and artists. Our focus will be small east Omaha construction companies.

Businesses can use a portion of the secured yard for onsite storage of vehicles and equipment. The fully equipped modern 8,700 SF office space will be configured for a large and small conference room (both containing full tech), a kitchen, and open areas with at least ten (10) workstations that entrepreneurs and developing entrepreneurs can use to launch and operate their start-ups.

Sankofa and along with H2 will office onsite, and their staff will provide:

- Construction Training including 40 OSHA training
- Internet, and onsite computers and printers to use.
- For those wanting it, bookkeeping and administrative support (mail, correspondence, appointments, assistance with invoicing and collections, research, etc.).
- Monthly breakfast networking and training events.
- One-on-one coaching and mentoring, at least quarterly or as needed, to help address obstacles and grow businesses.
- Oversight of the Equipment and Tool Program which will provide members with these items, and more, for scheduled check out:
 - Trailers
 - Commercial ladders and scaffolding
 - Concrete tools
 - Drills, lathes, planer, and woodworking tools
 - Carpentry, plumbing, mechanic, and welding tools (In shop)

H2 seeks to grow construction business, provide office support creating over 100 new sustainable jobs over the next 3 years with the minimum wage of \$20 per hour.

H2 will partner with community agencies and non-profit groups to recruit and vet members to rent shops and/or office space

Categories	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Notes
Total Invested Capital						
Initial ARPA Capital	\$4,500,000	\$6,000,000			\$10,500,000	Total Request is 10.5 million
Additionally Capital (State General Funds)						
	\$4,500,000	\$6,000,000			\$10,500,000	
Revenue						
Studio/Bay Rent	\$600,000	\$720,000	\$840,000	\$960,000	\$960,000	\$12/sf gross, assumes, 100,000 SF (50%, 60%, 70%, 80* occupancy each year)
Management Fee - ARPA	\$112,500	\$150,000			\$262,500	2.5% administration fee on ARPA
Tool/Equipment subscription	\$30,000	\$30,000	\$96,000	\$96,000	\$96,000	\$500/m assume 5 user, Yr 3 \$1000/m 8 users
Back Office subscription	\$30,000	\$30,000	\$96,000	\$96,000	\$96,000	\$500/m assume 5 user, Yr 3 \$1000/m 8 users
Total Revenue	\$772,500	\$930,000	\$1,032,000	\$1,152,000	\$1,414,500	
Expenses						
Employee Expenses						
Director	\$110,000	\$122,000	\$126,880	\$131,955	\$137,233	
Office Manager		\$80,000	\$83,200	\$86,528	\$89,989	
Estimator		\$83,000	\$172,640	\$179,546	\$186,727	Yr 3 - 2 FT EE
Assistant (Yr 2 - 3)	\$50,000	\$110,000	\$169,400	\$176,176	\$183,223	Yr 3 - 3 FT EE
Contracted Services - Sanoka Back Office Services and Training		\$50,000	\$75,000	\$150,000	\$150,000	
Total Employee Expenses	\$160,000	\$445,000	\$627,120	\$724,205	\$747,173	
Other Operating Expenses						
Entertainment/Meals	\$5,500	\$5,500	\$5,720	\$5,949	\$6,187	
Utilities	\$12,000	\$12,000	\$12,480	\$12,979	\$13,498	
Office furniture and equipment	\$10,000	\$10,000	\$10,400	\$10,816	\$11,249	
Lease/Renovation	\$350,000	\$190,000				
Internet Connectivity	\$6,000	\$6,000	\$6,240	\$6,490	\$6,749	
Marketing Setup	\$25,000					
Ongoing Marketing		\$15,000	\$15,600	\$16,224	\$16,873	
Insurance	\$10,000	\$37,500	\$39,000	\$40,560	\$42,182	
Audit Fees*	\$5,000	\$5,000	\$5,200	\$5,408	\$5,624	
Tax Consulting*	\$10,000	\$10,000	\$10,400	\$10,816	\$11,249	
Legal Expenses*	\$10,000	\$10,000	\$10,400	\$10,816	\$11,249	
Total Other Operating Expense	\$443,500	\$301,000	\$115,440	\$120,058	\$124,860	
Total EBITDA of Harrison Hub	\$169,000	\$184,000	\$289,440	\$307,738	\$542,467	
ARPA Specific Program Expense - Administration						
Building Purchase Land	\$2,500,000					
New Building Construction	\$750,000	\$4,500,000	\$1,000,000			
Contracted Services for Training Through Sankofa and Others (over two years)		\$315,000	\$300,000			
Temporary Building Renovation & Lease	\$350,000	\$190,000				
Program Implementation (Employees costs)	\$160,000	\$445,000	\$313,560			State will only pay for 50% of employees and contracted serves
Tools, Equipment, Computers, Tech	\$627,500	\$400,000	\$336,440			
Administration Fee	\$112,500	\$150,000				2.5% admin fee on ARPA to conduct through review and audit of ARPA
Total Program Expense equals State Investment	\$4,500,000	\$6,000,000	\$1,950,000			



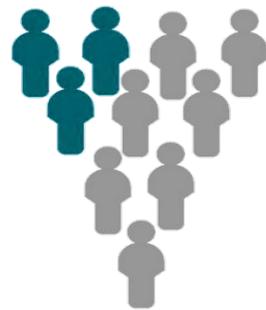
OMAHA FIRST

Presented to:
MARKETPLACE



Curated Digital Marketplaces • Spend Analytics • Management Controls • Process Efficiencies

Spend Issues



- **Omaha has a large and diverse population**
- **Decades of not spending proportionately with small, minority-owned, and women-owned businesses**

Modern Solution



Omaha First Marketplace

Powered By

eLink™

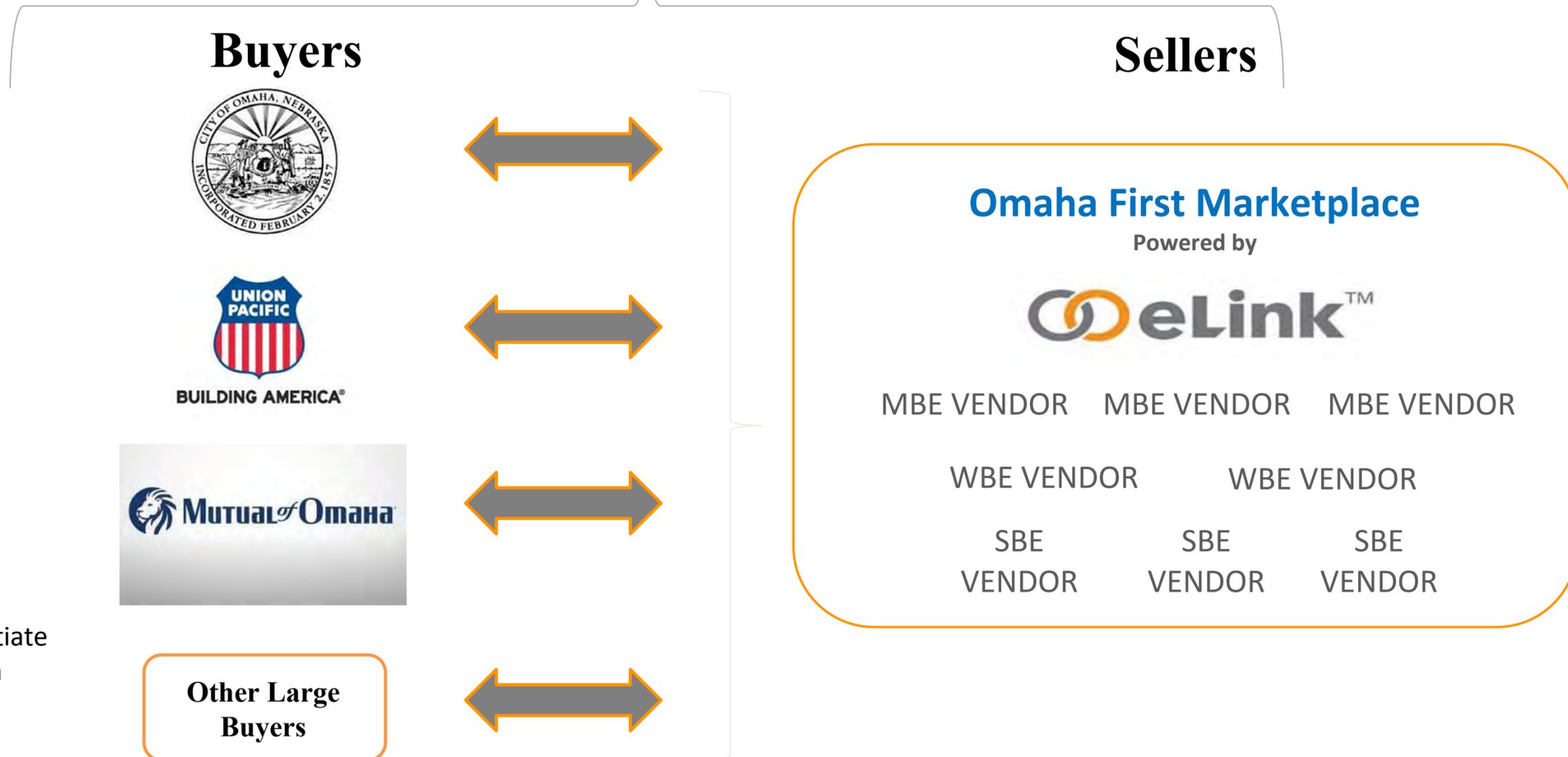
MBE WBE Small Small
MBE WBE Business Business

- **Create Omaha First Digital Marketplace**
- **Populate with local MWBEs and small businesses**
- **Consistently place small orders (under \$10,000) with local MWBEs and small businesses**
- **Encourage large businesses with local presence to participate as buyers**

Omaha First Marketplace



Managing Organization



Note: The City of Omaha will initiate and manage the marketplace. In addition to the City, other large organizations will be invited to participate as buyers.

Secure | Scalable | Cloud-Based



 Hosted



 Developed with



 Runs on



 Payment security



US Patent
10,769,688
September 8, 2020

User Adoption of eLink™ Technology

VIT is a spinoff of an established distribution company, American Product Distributors. The patented eLink™ platform has managed over \$300 million of transactions from over 100,000 users pre- and post- spin-off.



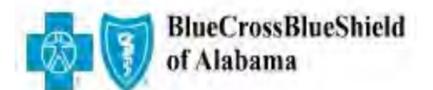
Post Spin-off Users



Northwestern



Pre-Spin-off Users



Certifications: MBE | SDVOSB | SDB

Meet the Team

VIT's key management team has over 100 years of combined experience in building and maintaining customized electronic catalogs for the purpose of guiding shopping behavior to achieve strategic goals.

CY KENNEDY

CEO



Cy is a co-founder, the visionary leader, and the external face of VIT.

Experience

20 years as an Entrepreneur
Former President of American Product Distributors, Inc.
Corporate Banking

Education

BS (Mathematics) Morehouse College
MBA (Finance + Entrepreneurship) Wake Forest University

EVA DINION

SVP -



Eva is a co-founder and strategic leader of the development and maintenance of the eLink platform and VIT's operations.

Experience

30 years of entrepreneurial experience
20 years in banking operations

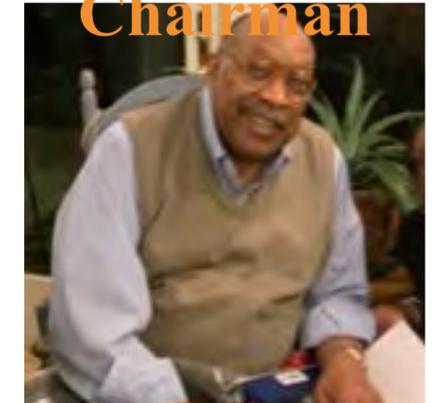
Education

BS (Business Administration) Wake Forest University.
Graduate School of Banking at the University of Wisconsin.

C. RAY

KENNEDY

Chairman



Ray is a co-founder and Chairman of VIT.

Experience

25 years as a banking operations executive
34 years of entrepreneurial experience
Founded over 10 businesses

Education

BS (Business Administration) University of Maryland Eastern Shore
MBA North Carolina Central University.
Graduate School of Banking at LSU
UNC Chapel Hill Executive Program.

Senior Advisors: Winslow Sargeant Jonathan Nash Mark Newsome

Contact us!

**VALUE INNOVATION
TECHNOLOGIES CORP.**

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SUITE 326M

CHARLOTTE, NC 28202

WWW.VALUEINNOVATIONTECH.COM

(704) 609-8986

eLinkGateway@ValueInnovationTech.com



redberry
INNOVATIONS

Next Generation Cyber and Intelligence

www.rbinv.io • DUNS 081253284 • CAGE 84MD6

Perfect Trifecta for Cyber Talent Pipelines

Pathways Program

Brings top tier military talent from around the globe to Nebraska through the Skillbridge program and trains them for roles in STEM fields. Expands to include participation from people in disadvantaged communities.

Security and Platform Operations Center

Allows businesses to outsource cybersecurity monitoring and compliance in line with cybersecurity best practices. Provides long-term sustainable employment for graduates of the Pathways Program.

Cyber Range

Simulated representations of an organizations network used for cybersecurity testing in a safe and legal environment. Provides long-term sustainable employment for graduates of the Pathways Program.



Pathways Program

Red Berry Innovations' Pathways program brings up to 1,000 (out of 200,000 transitioning) active-duty military service members from around the world to Nebraska through the Skillbridge program for training in cybersecurity, data science, software development, and other STEM related fields. This program expands to include people from disadvantaged communities.

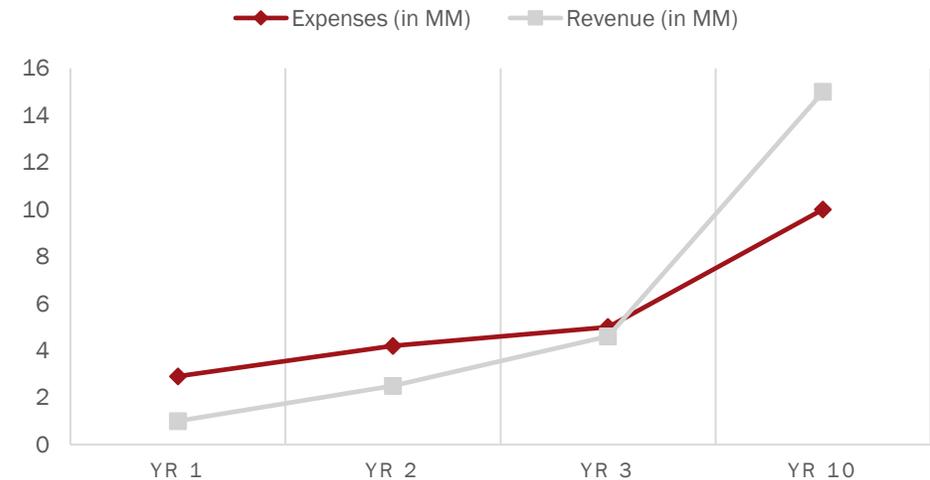
The average salary of a graduating Pathways graduate is \$80k-\$100k.

Pathways provides enterprises a cost-effective way to recruit and hire tech talent. It also provides small businesses a cost-effective way to conduct cyber-hygiene audits & assessments, penetration tests, and cybersecurity program development.

In the first 3 years, the program needs about \$10M to start-up. After year 3, the program is sustainable and growing to a \$5M profit each year at its peak.

	Yr 1	Yr 2	Yr 3	Yr 10
Skillbridge Members	100	200	300	1000
Expenses (in MM)	2.9	4.2	5.0	10
Revenue (in MM)	1	2.5	4.6	15

BUDGET



Security and Platform Operations Center (SPOC)

The Security and Platform Operations Center (SPOC) conducts end-to-end cybersecurity services for small, medium, and large businesses. The SPOC provides security and monitoring detection, security administration, incident response, remediation, threat hunting, digital forensics, penetration testing, and compliance support.

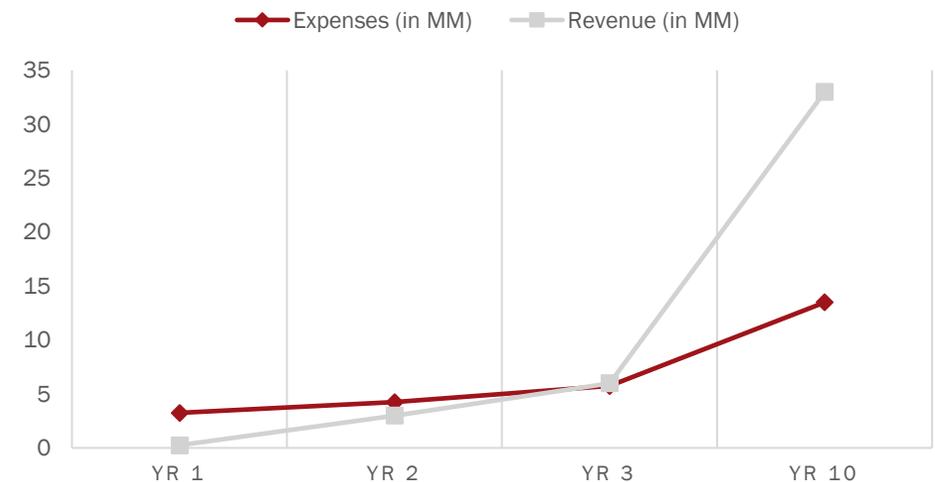
Average salary of a SPOC employee is \$110K. The SPOC provides a long-term place of employment for graduates of the Pathways program.

The SPOC allows businesses to outsource security monitoring at a fraction of the cost that it would take to develop and monitor in-house. On average companies spend almost \$3MM per year on an in-house SOC solution.

The global Security Operations Center market size was \$35B in 2020 and expected to grow 12% year over year.

	Yr 1	Yr 2	Yr 3	Yr 10
Employees	8	20	45	155
Expenses (in MM)	3.25	4.25	5.75	13.5
Revenue (in MM)	0.25	3	6	33

BUDGET



Cyber Range

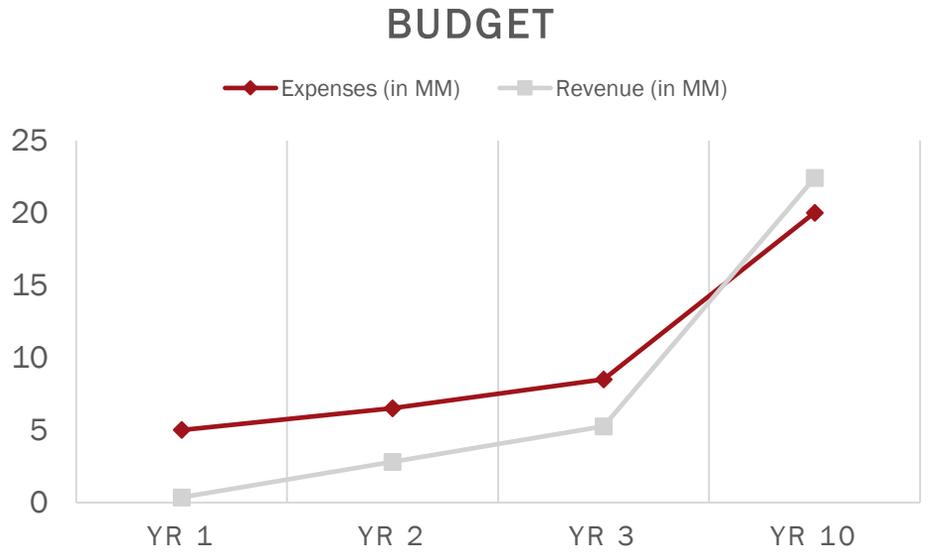
The Cyber Range is a specialized platform designed to increase competencies in cybersecurity, virtualized management, orchestration, internet services simulation, attack simulation, user activity simulation, traffic generator, physical device integration, scoring & reporting, and competency management.

This Cyber Range is interactive, simulated representations of an organization's network, system, tools, and applications that are connected to a simulated internet level environment. It provides a safe and legal environment for businesses to gain hands-on cybersecurity skills and secure environment for product development and security testing.

Average salary of an employee in the Cyber Range is \$100K.

The Cyber Range provides a long-term place of employment for graduates of the Pathways program.

	Yr 1	Yr 2	Yr 3	Yr 10
Employees	10	18	40	250
Expenses (in MM)	5.0	6.5	8.5	20
Revenue (in MM)	0.35	2.8	5.25	22.4





Playing the Seriously **Fun** Game Of Business & Life

AllRealms, Inc.



The Quest is Beyond Education

It's Learning That Lasts

Total Install Base

23.7k +1,383.53%



1,000%+ of download **growth** in **3 Months**.

30% retention rate in DIY version after **First Week**, 25% retention rate after one month. Industry standard is 25% after first two months.

80% retention rate in our **Monthly Guided Program** after 3 months

120+ years of collective entrepreneurial experience from **Successful Entrepreneurs**

46% of entrepreneurs don't have any formal business education — **We Bridge That Gap**

Millions of dollars are wasted on advisors, accelerators, & business organizations offering slow, expensive coaching for entrepreneurs.

Quest Connect Training Platform



We have an exclusive Learning Management System with over 50 Quests with new videos added monthly so you stay current with ways to improve:

- Expand Your Business
- Improve Your Business
- Create Your Business
- Work/Life Balance
- Management Skills
- Team Building Skills
- Communication Skills
- Marketing Your Company
- Speaking in Public
- Managing Your Money
- Personality Profiling
- All in an Adventurified way that makes learning for all ages FUN!

Connect in Our Ultimate Quest World

Live Events are held in our exclusive virtual world where the experience of fun is also interactive.

2 Private Systems created Exclusively for Nebraska Youth and Nebraska Adults.

Monthly Guided Quests via Online Live - all in 90 Min Events:

Youth 7-17
Adults 18+





Live Nebraska Quest Events

Live In-Person Quest Events Held in
Omaha, Nebraska

3 Hour Interactive Quests For Adults

3 Hour Interactive Quests For Youth

2 day period by a team with a combined
30,000+ Hours on Stages Globally

1 Per Year Included — 3 Year Term

Gamified Delivery For “Best of Breed” Business Coaching **All in One App**

30+ hrs Adventurified Education in Your Pocket

Immediate Access - 24/7/365

Skills - Learn Marketing, Sales, Business
Management & **More**

Exclusive Code for Nebraska granting users 1,000
coins upon download to ensure the APP is 100%
FREE

Gain **Community** access to entrepreneurs, vendors
and partners that accelerate a company’s growth



Meet Team AllRealms —

AllRealms, Inc.



Michelle Eberhard
CEO/Co-Founder

Former CEO, COO, VP of Sales for Fortune 500 Companies. Successful entrepreneur, technology & operational background. Successful company exits, investor & innovator. Full-time award-winning Body Builder.



Dr. Travis Fox
Co-Founder & Board Member

Emmy Award Winner, holding doctorates in both psychology & clinical hypnotherapy. Celebrity Teacher/Trainer. Over 1M in total audience. 28 years as CEO, 3000+ Affiliates Trained.



Aaron Huey
Chief Communications Officer

Creator of Archetypes curriculum. Successful entrepreneur & ran the number one residential treatment center in America for over 10 years. Hosting #1 Parenting Podcast in America.



Guru John Goff
Quality Control Officer

Inducted into the U.S Martial Arts Hall Of Fame as Master Of The Year. Winner of both a bronze Telly Award and a Gold Communicator Award

Meet Team AllRealms —

AllRealms, Inc.



Robert Riopel
Board of Directors

International Best-Selling author, App Designer, Entrepreneur & Trainer who has spent the past 18+ years travelling the world sharing his passion. He has shared the stage with & trained many of the top trainers and thought leaders of the world.



John Gehrig
VP Global — QC

Jonathan Gehrig has been a business owner since 2005 & has experience in training up top sales talent, turning sales teams into top producing teams, and helping companies scale from 6-7 figures as well as 8-9 figures.

Other Speakers/Trainers Include :

- Eric Levine: 24Hr Fitness, UFC Partial Owner
- Bruce Cardines: Quest Nutrition and Legendary Foods
- Tom Terwilliger: Former Mr. America, Celebrity Teacher/Trainer
- More Quest Guides

Virtual World 2.0

Upgraded Adventures

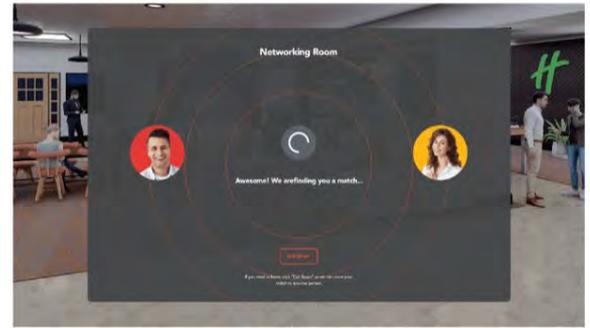
New Features:

Analytics:

- User Retention
- User Interests
- User Spending
- Business/Starting a Business/Employee
- Business Growth rate per user

Virtual Experience Enhanced:

- Users Create their own Avatars
 - Customized Chat
- Training System and Virtual World under one software



\$1,750,000 Allrealms, Inc Proposal for 3 Year Unlimited License

1st Live Event and Launch January 2023

5% Goes to Local Charities

5% Goes to Local Scholarship Funds

- **Private PROMO code to grant users for APP 1,000 coins to experience APP fully FREE**
 - **Youth Unlimited 3 Year License**
 - **Adult Unlimited 3 Year License**
 - **Monthly Updated Training Videos**
 - **Templates and Worksheets for every user**
- **2 Separate Custom Virtual Software Nebraska Exclusive**
- **Updated 2.0 Custom Virtual World Software (2 Systems)**
- **Monthly Online Live Guided 90min Training for Youth**
- **Monthly Online Live Guided 90min Training for Adults**
- **Yearly Live Trainings Held in Omaha (Venue not included)**

Nebraska Exclusive Proposal



Thank You!

Dr. Travis Fox

Founder

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tf@ultimatebusinessquest.com

Michelle Fox

CEO/Co-Founder

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michelle@ultimatebusinessquest.com

www.ultimatebusinessquest.com

www.TheQuestConnect.com

Housing for
everyone that
makes sense for all



MODERNeminence

Better Placements • Better Returns

Affordable Housing Crisis in the USA

“70% of Americans said young adults today have a harder time buying a home than their parents’ generation did.”

Median Price of a new Home in 2021 increased to \$408,100

Deficit of 7,000,000 homes needed to satisfy demand

Lead times starting at 9 months and going as high as 18 months

Affordable housing in the USA, has no solution



Now ... Modern Eminence's Real Estate Verticals is the solution

Homes are contracted, prepared and installed in less than 3 Months

Target pricing for a completed home with 4,000-5,000 sq. ft lots with optional detached garage - \$277,000-\$347,000*

Yearly production and Installation over 240 homes per year

Each Vertical is Quality Controlled & overseen from lot to home owner

(* Pricing with optional garage)

Marketplace in United States



MODERNeminence
BETTER PLACEMENTS • BETTER RETURNS

**U.S. home prices were up
7.1% over 2021.**

**Current median price
\$408,100**

**The number of homes
sold was down 19.9%
year-over-year**

**The national average 30
year fixed rate mortgage
rate is at 7.2%* and up
440 basis point or a gross
4.4% year-over-year**

*as of 9/29/2022

Competitive Advantage

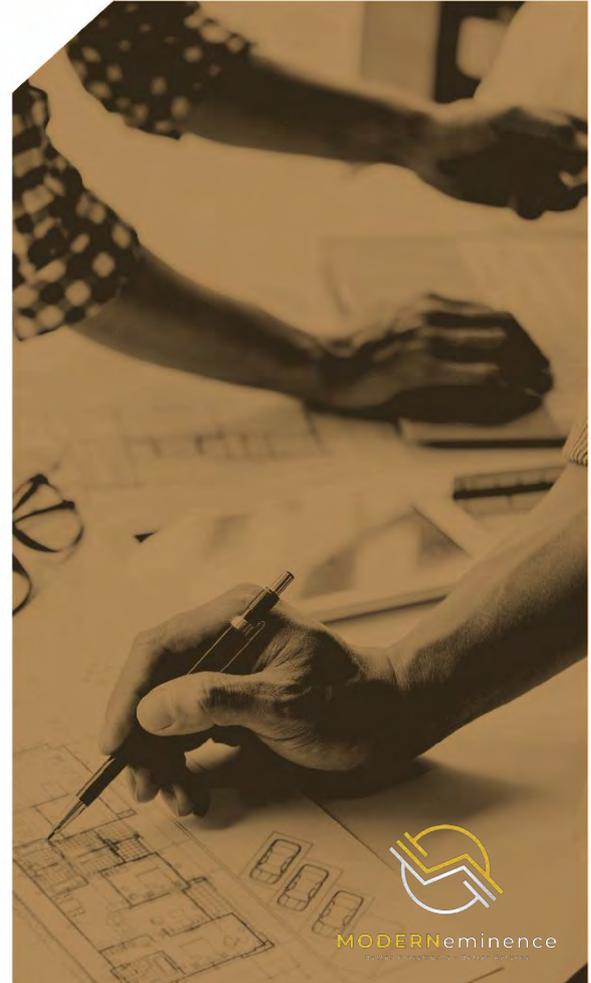
Our Home Prices start 30% lower than the national average

Lead times on the homes are 12 weeks from start to finish

Partnered with funding groups who have committed upto \$20MM per project for development and long term financing

Fully inclusive operations from acquisition of land, to final sales for ensured Quality Control & Delivery

Invested funds are 60-90 days, with complete standard financing for reclamation



Sustainability

Faster Building

Energy Efficiency

Higher Air Quality

Strength

Long-term Value



Our Business Model

Modern Eminence Model :Mobile/ Modular Home

Cost: \$80-\$140 Per Sqft

Timeline: Less than 3 months

Floor Plan: 3 Bed 2 Bath 1496 sqft
Options: Solid Surface Countertops, Various elevations, color pallets, and appliance packages

Total with Lot : \$277,000

Old model : Stick Framed Homes

Cost: \$200-\$350 per sqft

Timeline: 9-18 months

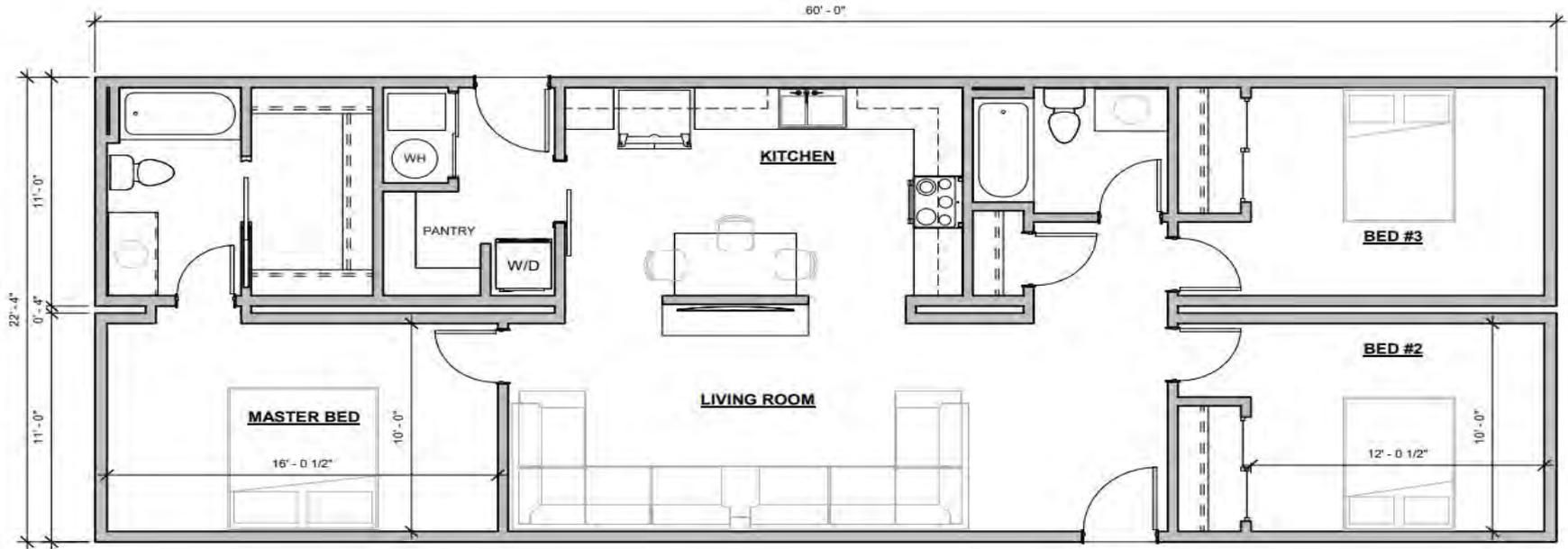
Floor Plan: Semi Custom

Options: Varies by builder and subcontractor generally: Solid Surface Countertops, Various elevations, color pallets, and appliance packages

Total with Lot : \$537,000



Modern Solutions in Architecture





MODERNeminence

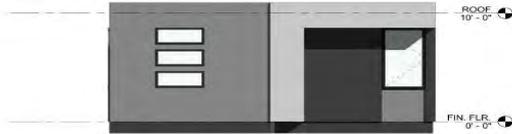
Quality. Placement. Process.



Modern Housing Contemporary Look & Feel



C3 FLOOR PLAN
144' x 22' 0"



B1 LEFT SIDE
144' x 14'



B3 FRONT
144' x 22' 0"

**Modern Housing
Contemporary Look, Feel &
Living Space**



Single unit Proforma with Sales costs

Item	VENDOR SUBCONTRACTOR/CONTRACTOR	HRS	RATE	UNITS	\$/UNIT		
Anticipated Sales income							
Sale of unit				\$ 1.00	\$ 277,000.00		\$ 277,000.00
							\$ -
							\$ -
						Total Income	\$ 277,000.00
Unit Costs							
Lot Cost						\$ -	\$ -
Closing Fees						\$ -	\$ -
Site Prep Costs						\$ 36,560.00	\$ 36,560.00
Garage Costs		25	\$ 200.00	1	\$ 5,400.00		\$ 10,400.00
Unit Costs						\$ 126,000.00	\$ 126,000.00
Transport Cost						\$ 15,000.00	\$ 15,000.00
Install Cost						\$ 15,000.00	\$ 15,000.00
Contingency @ 8%						\$ 19,920.00	\$ 19,920.00
Realtor fees				4%	\$ 277,000.00		\$ 9,695.00
Interest by month				1	\$ 4,203.00		\$ 4,203.00
Financing fees				5%	\$ 250,000.00		\$ 12,500.00
						Total Expenses	\$ 249,278.00
						Net Income	\$ 27,722.00

Modern High Density Housing up to 5 Stories



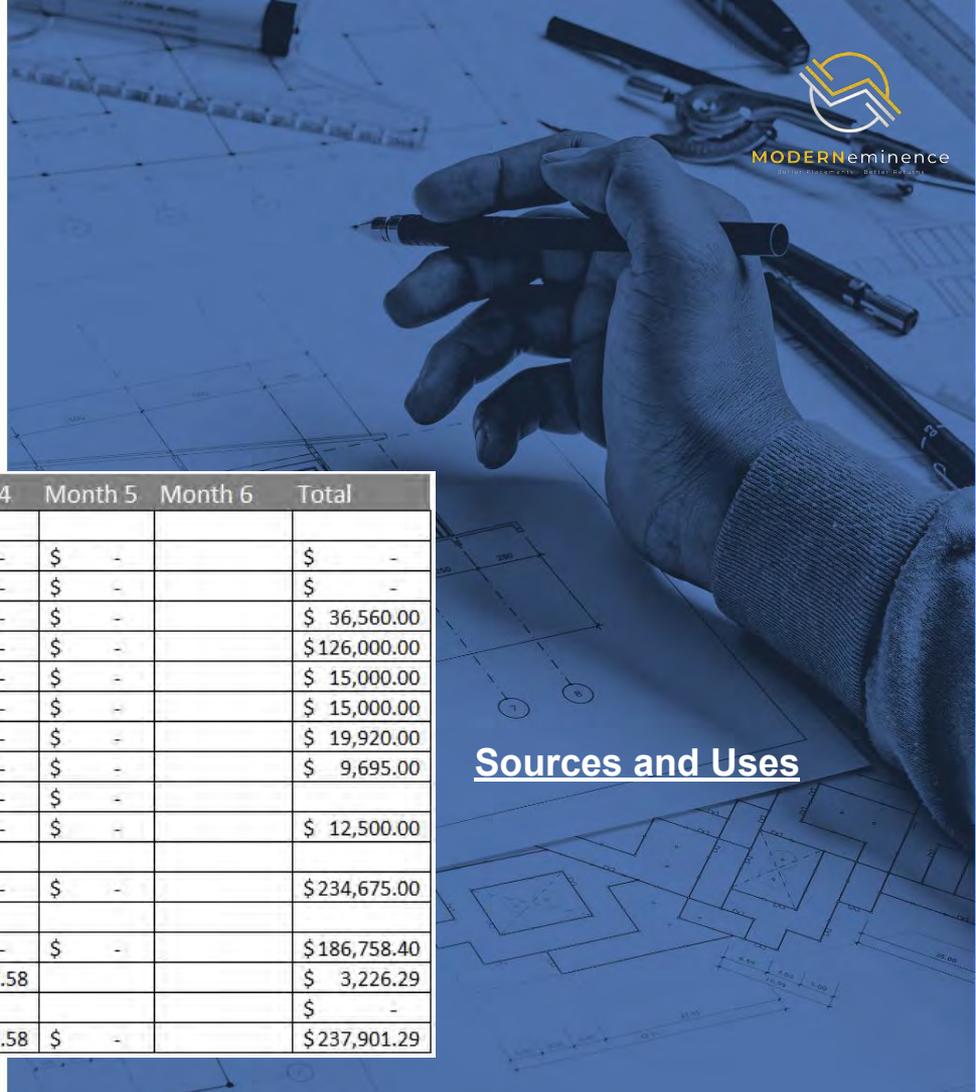
Build Cost and Construction Loan information



BUILD COST INFORMATION	
Total Costs	\$237,901
(+) Acquisition Costs	
(+) Loan Fees / Costs	
(-) Financing	\$190,321.03
(-) Equity Invested	\$47,580.26

Item	Month 1	Month2	Month 3	Month 4	Month 5	Month 6	Total
Lot Cost	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Closing Fees	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Site Prep Costs	\$ 10,968.00	\$ 18,280.00	\$ 7,312.00	\$ -	\$ -		\$ 36,560.00
Unit Costs	\$ 37,800.00	\$ 63,000.00	\$ 25,200.00	\$ -	\$ -		\$126,000.00
Transport Cost	\$ -	\$ -	\$ 15,000.00	\$ -	\$ -		\$ 15,000.00
Install Cost	\$ -	\$ -	\$ 15,000.00	\$ -	\$ -		\$ 15,000.00
Contingency @ 8%	\$ 7,968.00	\$ 11,952.00	\$ -	\$ -	\$ -		\$ 19,920.00
Realtor fees	\$ -	\$ -	\$ 9,695.00	\$ -	\$ -		\$ 9,695.00
Interest by month	\$ -	\$ -	\$ -	\$ -	\$ -		
Financing fees	\$ 12,500.00	\$ -	\$ -	\$ -	\$ -		\$ 12,500.00
Totals	\$ 69,236.00	\$ 93,232.00	\$ 72,207.00	\$ -	\$ -		\$234,675.00
Investor Capital	\$ 47,916.60						
Loan Proceeds	\$ 21,319.40	\$ 93,232.00	\$ 72,207.00	\$ -	\$ -		\$186,758.40
Interest Charges		\$ 213.19	\$ 1,145.51	\$ 1,867.58			\$ 3,226.29
							\$ -
Total by Month	\$ 69,236.00	\$ 93,445.19	\$ 73,352.51	\$ 1,867.58	\$ -		\$237,901.29

Sources and Uses



**Nebraska
100 Units
Summary of Financial Projections
All Units Being Sold**

	2023 Jan	2023 Feb	2023 Mar	2023 April	2023 May	2023 June	2023 July	2023 Aug	2023 Sept	2023 Oct	2023 Nov	2023 Dec	TOTALS
Units Sold	2	3	5	5	15	10	15	15	13	7	5	5	100
Sales Gross Income	\$554,000	\$831,000	\$1,385,000	\$1,385,000	\$4,155,000	\$2,770,000	\$4,155,000	\$4,155,000	\$3,601,000	\$1,939,000	\$1,385,000	\$1,385,000	\$27,700,000
Sale Expense	19,390	29,085	48,475	48,475	145,425	96,950	145,425	145,425	126,035	67,865	48,475	48,475	969,500
Financing and Interest	33,406	50,109	83,515	83,515	250,545	167,030	250,545	250,545	217,139	116,921	83,515	83,515	1,670,300
Building Costs	445,760	668,640	1,114,400	1,114,400	3,343,200	2,228,800	3,343,200	3,343,200	2,897,440	1,560,160	1,114,400	1,114,400	22,288,000
Total Expenses	\$498,556	\$747,834	\$1,246,390	\$1,246,390	\$3,739,170	\$2,492,780	\$3,739,170	\$3,739,170	\$3,240,614	\$1,744,946	\$1,246,390	\$1,246,390	\$24,927,800
Net Operating Income	\$ 55,444	\$ 83,166	\$ 138,610	\$ 138,610	\$ 415,830	\$ 277,220	\$ 415,830	\$ 415,830	\$ 360,386	\$ 194,054	\$ 138,610	\$ 138,610	\$ 2,772,200

Vertical Team Leaders

Dr. Travis Fox-Partner- CEO

Travis, has been architecting businesses and companies for the last twenty-five years. Starting in real estate, trained by Robert Allen, focusing on strategic marketing, development, processes and sales for single family, multi-unit complex and development. Travis has closed millions in deal flow and financing. Travis specializes in optimized systematizing, negotiations and sales allowing Travis' teams to cover end-to-end project management and completion.

S. Braden Breinholt-Partner-COO

Brady, started his professional career in real estate where he quickly became a top producing sales agents, helping manage and train agents in 6 offices eventually leaving to achieve an MBA. Being the key player bringing the on time delivery up from 7% to 85.6% as Operations Manager which launched him in the next phase of his career. For the better part of a decade now, having funded over 300MM in real estate via development, sales - marketing and financing with focus on manufacturing homes from bottom to top vertical management both domestically and soon internationally.

Bryant Andrus- MSF, CFP-CFO

Bryant's career covers 15+ years of finance, wealth management, consulting, and general advisory services. Leading his former company's expansion into Canada, eventually becoming President of the company. Taking the helm at US Bank Wealth Management, of a multi-business wealth management team, becoming team # 2 producing team in the US Bank footprint in a matter of 12 months.

Achieving via the Master of Finance program at prestigious McDonough School of Business at Georgetown University in Washington, D.C. He worked with the International Finance Corporation, RMD Bank and others analyzing, researching, and performing due diligence on private debt and private equity investments around the world.. Co-Founding State Bird Corp, Global Financial Consultants and SBC Investment Management, an investment advisory firm in Arizona.





Vertical Team Leaders

10

Victor Beanum - Director of Sales & Community Relations

Over a decade of results-oriented experience utilizing leadership and sales expertise in order to continuously increase productivity and profits. Proven history of minimizing costs while consistently delivering lucrative sales results. Natural talent and passion for building and maintaining strong professional relationships that lead to optimum customer service ratings. Committed to developing strong teams that contribute to the advancement of company goals and mission each and every day, powered by a Bachelor of Science in Business Management, from Bellevue University, Nebraska, as well as, his connection with the local community through his being a Member & Board Representative of 100 Black Men of Omaha, 2006 to Present, President, Omaha Alumni Chapter, Kappa Alpha Psi Fraternity, 2007 to 2019

Phillip Henderson- GC- Partner- Director Of Operations

Phillip having 25 years of experience in business & construction management. He is owner & operator of Dynasty Concrete LLC & DC Management LLC. Dynasty Concrete specializes in the development of residential homes & commercial properties focusing on quality above quantity. Throughout the years Phillip has a long history of giving back to the community and keeping Omaha clean. Donating to many local charities such as The Wounded Warriors, Family Support Fund, Cystic Fibrosis CF walk, Cancer Research Society, Children's Hospital, and more. Awarded the Integrity Award through the Better Business Bureau he continues to pride himself on the professionalism of his company and employees by making every customers' dream a reality.

Chris Wallis- Partner- President of Manufacturing

Chris is the owner & operator of sPanels LLC, Est. in 2004. sPanels is a structural insulated panel company based in Idaho falls. Working his way up from 2011 to become the CEO & Sole Proprietor in 2019. His passion for creating efficiencies in business, products that are innovative, superior & ecologically sustainable. To date having produced over 455 buildings in various parts of the country and is now expanding manufacturing plants across the USA & Internationally.



Bringing Economic Impact to Nebraska State

By way of Modern Eminence & sPanels merging, along with localized operators, DC Concrete & Construction, the expansion of additional manufacturing plants across the USA, bringing high quality housing* and now stable employment to Nebraska through location operations in:

Manufacturing, transportation, land development, consistent construction, vocational training and more, allowing Nebraska to become the Central Hub for the midwest operations.

*see additional brochure for more benefits





Overview of Construction & Output ROI Benefits



Local Employment Impact	\$ 10,465,000.00	\$ 10,465,000.00
Local and National Supplier Impact	\$ 38,185,440.00	\$ 38,185,440.00
City and Local Impact	\$ 14,257,920.00	\$ 14,257,920.00
Local Real Estate Impact	\$ 4,819,800.00	\$ 4,819,800.00
State Level Impact	\$ 2,349,437.00	\$ 2,349,437.00
Local Utility Impact	\$ 22,797.60	\$ 22,797.60
Total Economic Impact	\$ 70,100,394.60	\$ 70,100,394.60

4.7X ROI to State

Factory Build Grant Uses	Size	Unit	Cost	
Lot Cost		10 Acres	\$ 3,500,000.00	\$ 3,500,000.00
Closing Fees			\$ 350,000.00	\$ 350,000.00
Site Prep Costs and Permits			\$ 957,000.00	\$ 957,000.00
Modular Factory Construction Budget	40000	sqft	\$ 3,240,000.00	\$ 3,240,000.00
SIP Factory Construction Budget	12500	sqft	\$ 1,525,000.00	\$ 1,525,000.00
Foam Factory Construction Budget	40000	sqft	\$ 3,240,000.00	\$ 3,240,000.00
Equipment Costs			\$ 3,662,800.00	\$ 3,662,800.00
Operating Capital			\$ 2,037,957.00	\$ 2,037,957.00
Contingency @ 9.7%			\$ 1,329,458.43	\$ 1,329,458.43
			Total Costs	\$ 19,842,215.43

Equity Invested	Total Equity	Investment
Intellectual Property	\$ 2,740,000.00	\$ 2,740,000.00
SIP Equipment and Technology	\$ 784,080.00	\$ 784,080.00
Modular Plant Equipment and Technology	\$ 457,633.00	\$ 457,633.00
Construction Equipment	\$ 754,147.50	\$ 754,147.50
	\$ -	\$ -
	Total Equity Investment	\$ 4,735,860.50

Additional Incentives	Cost	
Tax Credits	\$ 2,000,000.00	\$ 2,000,000.00
Sales Tax Exemption	\$ 282,035.60	\$ 282,035.60
TIFS	\$ 3,000,000.00	\$ 3,000,000.00
	Total Incentives	\$ 5,282,035.60
	Requested Funds	\$ 14,560,179.83

Jobs Added and Supplier Benefits

- **161 Jobs Added**
- **Average salary of \$65,000**
- **4.35MM in Annual Wages Created**

Local Employment Impact	Jobs Created	Average Salary	Total Economic Benefit	
Employment Minimums year 1	43	\$ 65,000.00	\$ 2,795,000.00	\$ 2,795,000.00
Employment Minimums year 2	51	\$ 65,000.00	\$ 3,315,000.00	\$ 6,110,000.00
Employment Minimums year 3	67	\$ 65,000.00	\$ 4,355,000.00	\$ 10,465,000.00
			Total Economic Benefit	\$ 10,465,000.00
Local and National Supplier Impact	Homes per Month	Homes Per year	Cost of the home	Total Impact
Factory output year 1	5	60	\$ 159,106.00	\$ 9,546,360.00
Factory output year 2	15	180	\$ 159,106.00	\$ 28,639,080.00
Factory output year 3	20	240	\$ 159,106.00	\$ 38,185,440.00
			Total Economic Benefit	\$ 38,185,440.00

Benefits to Public and Private Sectors

City and Local Impact		Homes Per year	Total Income Generated	Total Impact	
Revenue generated for local cities from permits		240	\$ 2,233,440.00	\$ 2,233,440.00	
Revenue Generated for Local Contractors		240	\$ 12,024,480.00	\$ 12,024,480.00	
			Total Economic Benefit	\$ 14,257,920.00	
State Level Impact		Units	Total Income Generated	Total Impact	
Transportation Revenue	\$ 120 Homes	\$ 7,500	\$ 900,000.00	\$ 900,000.00	
Additional Food Sales by person	53 Households	\$ 7,153	\$ 379,109.00	\$ 379,109.00	
Additional Tax Revenue for State	240 Homes	\$ 277,000	1.61% \$ 1,070,328.00	\$ 1,070,328.00	
Additional Fuel Tax Revenue for State	555.55 Gallons	\$ 0.13	240 \$ 16,666.50	\$ 16,666.50	
Energy Star Rated Home Tax Fed Tax Rebate	240 Homes	\$ 2,500.00	\$ 600,000.00	\$ 600,000.00	
			Total Economic Benefit	\$ 2,349,437.00	
Local Real Estate Impact		Sales Price	Homes Per year	Total Income Generated	Total Impact
Total Realtor Fees Paid	277,000	240	4% \$ 2,659,200.00	\$ 2,659,200.00	
Total Title and Escrow	277,000	240	1% \$ 664,800.00	\$ 664,800.00	
Total Revenue from Financing Activates	277,000	240	2% \$ 1,495,800.00	\$ 1,495,800.00	
			Total Economic Benefit	\$ 4,819,800.00	

Over \$20,000,000 Economic Impact Revenues to City, State and Private Sectors

Local Utility Benefits

Local Utility Impact	Average Cost	New Homes	Total Income Generated	Total Impact
Water Fees	\$ 31.23	120	\$ 3,747.60	\$ 3,747.60
Recycling Program	\$ 53.00	120	\$ 6,360.00	\$ 6,360.00
Electrical Meter Feed	\$ 105.75	120	\$ 12,690.00	\$ 12,690.00
Natural Gas Connections	\$ 85.00	120	\$ 10,200.00	\$ 10,200.00
Sewer Connection	\$ 0.80	120	\$ 96.00	\$ 96.00
			Total Economic Benefit	\$ 22,797.60

Over \$20,000 in Economic Benefits to State & Local Utilities, over \$60,000 in 3 years



MODERNeminece
Better Placements - Better Returns

New Modern Manufacturing Campus

Factory Build Grant Uses	Size	Unit	Cost	
Lot Cost	10	Acres	\$ 3,500,000.00	\$ 3,500,000.00
Closing Fees			\$ 350,000.00	\$ 350,000.00
Site Prep Costs and Permits			\$ 957,000.00	\$ 957,000.00
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Equipment Costs			\$ 3,662,800.00	\$ 3,662,800.00
Operating Capital			\$ 2,037,957.00	\$ 2,037,957.00
Contingency @ 9.7%			\$ 1,329,458.43	\$ 1,329,458.43
			Total Costs	\$ 19,842,215.43
Equity Invested			Total Equity Investment	
Intellectual Property			\$ 2,740,000.00	\$ 2,740,000.00
SIP Equipment and Technology			\$ 784,080.00	\$ 784,080.00
Modular Plant Equipment and Technology			\$ 457,633.00	\$ 457,633.00
Construction Equipment			\$ 754,147.50	\$ 754,147.50
			\$ -	\$ -
			Total Equity Investment	\$ 4,735,860.50
Additional Incentives			Cost	
Tax Credits			\$ 2,000,000.00	\$ 2,000,000.00
Sales Tax Exemption			\$ 282,035.60	\$ 282,035.60
TIFS			\$ 3,000,000.00	\$ 3,000,000.00
			Total Incentives	\$ 5,282,035.60
			Requested Funds	\$ 14,560,179.83

Three State of the Art Factories and 3,000 sqft of Office space

*additional potential incentives



SPANELS
STRUCTURAL PANEL SYSTEMS

Detailed Uses of Funds Year 1

Modern Eminence II LLC
Omaha Nebraska
Development Costs and Start up Costs
2023

USES:	BUDGET	Nov	Dec	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Nov	TOTALS
Construction Contract	\$3,500,000	0	3,500,000	0	0	0	0	0	0	0	0	0	0	3,500,000
Agency (Construction)	\$8,050,000	0	0	0	0	0	161,000	241,500	1,207,500	805,000	1,610,000	805,000	805,000	5,635,000
Improvements	\$1,329,459	0	0	0	0	0	0	0	0	0	0	265,892	0	265,892
Architect/Permit Fees	\$975,000	0	0	0	0	0	292,500	585,000	97,500	0	0	0	0	975,000
Construction	\$350,000	0	0	0	0	0	350,000	0	0	0	0	0	0	350,000
Environmental, Soil Borings, Wetlands	\$3,662,800	0	0	0	0	0	1,098,840	0	0	0	0	0	0	1,098,840
Geological & Market Study	\$25,000	0	0	0	0	0	25,000	0	0	0	0	0	0	25,000
Structural Fees	\$15,000	0	0	0	0	0	15,000	0	0	0	0	0	0	15,000
Engineering Fees	\$150,000	0	0	10,500	49,500	45,000	45,000	0	0	0	0	0	0	150,000
Legal & Accounting Fees	\$50,000	0	0	0	50,000	0	0	0	0	0	0	0	0	50,000
Insurance	\$25,000	0	0	0	0	25,000	0	0	0	0	0	0	0	25,000
Office & Accounting Fees	\$25,000	0	0	0	6,250	0	0	0	12,500	0	0	0	0	18,750
Office	\$15,000	0	0	0	0	0	15,000	0	0	0	0	0	0	15,000
Estate Taxes	\$35,000	0	0	0	0	0	0	0	0	0	0	0	35,000	35,000
Insurance	\$35,000	0	0	0	0	0	35,000	0	0	0	0	0	0	35,000
IT Supply purchase	\$1,014,956	0	0	0	0	0	0	0	0	0	0	0	0	0
IT Overhead	\$450,000	0	0	0	0	0	36,000	36,000	36,000	36,000	36,000	36,000	36,000	252,000
Furniture, Fixtures & Office Equip	\$135,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Uses	19,842,216	0	3,500,000	10,500	105,750	70,000	2,073,340	862,500	1,353,500	841,000	1,646,000	1,106,892	876,000	12,445,482
Total Cumulative Uses	\$19,842,216	0	3,500,000	3,510,500	3,616,250	3,686,250	5,759,590	6,622,090	7,975,590	8,816,590	10,462,590	11,569,482	12,445,482	12,445,482

Detailed Uses of Funds Year 2

2024

	BUDGET	Dec	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Nov	Dec	TOTALS
USES:														
Construction Contract	\$3,500,000	0	0	0	0	0	0	0	0	0	0	0	0	3,500,000
Agency (Construction)	\$8,050,000	402,500	402,500	201,250	603,750	805,000	0	0	0	0	0	0	0	8,050,000
Improvements	\$1,329,459	398,838	132,946	265,892	132,946	132,946	0	0	0	0	0	0	0	1,329,459
Contract/Permit Fees	\$975,000	0	0	0	0	0	0	0	0	0	0	0	0	975,000
Equipment	\$350,000	0	0	0	0	0	0	0	0	0	0	0	0	350,000
Environmental, Soil Borings, Wetlands	\$3,662,800	1,831,400	0	0	549,420	0	183,140	0	0	0	0	0	0	3,662,800
Geotechnical, Soil Borings, Wetlands	\$25,000	0	0	0	0	0	0	0	0	0	0	0	0	25,000
Geotechnical & Market Study	\$15,000	0	0	0	0	0	0	0	0	0	0	0	0	15,000
Architectural Fees	\$150,000	0	0	0	0	0	0	0	0	0	0	0	0	150,000
Engineering Fees	\$50,000	0	0	0	0	0	0	0	0	0	0	0	0	50,000
Professional Fees	\$25,000	0	0	0	0	0	0	0	0	0	0	0	0	25,000
Legal & Accounting Fees	\$25,000	0	0	0	0	0	6,250	0	0	0	0	0	0	25,000
Insurance	\$15,000	0	0	0	0	0	0	0	0	0	0	0	0	15,000
Estate Taxes	\$35,000	0	0	0	0	0	0	0	0	0	0	0	0	35,000
Insurance	\$35,000	0	0	0	0	0	0	0	0	0	0	0	0	35,000
Material Supply purchase	\$1,014,956	50,748	50,748	101,496	101,496	304,487	405,983	0	0	0	0	0	0	1,014,956
Construction Overhead	\$450,000	36,000	36,000	36,000	36,000	36,000	18,000	0	0	0	0	0	0	450,000
Furniture, Fixtures & Office Equip	\$135,000	0	0	0	67,500	0	67,500	0	0	0	0	0	0	135,000
Total Uses	19,842,216	2,719,486	622,194	604,638	1,491,112	1,278,433	680,873	0	0	0	0	0	0	19,842,216
Total Cumulative Uses	\$19,842,216	15,164,968	15,787,161	16,391,799	17,882,910	19,161,343	19,842,216	19,842,216	19,842,216	19,842,216	19,842,216	19,842,216	19,842,216	19,842,216



MODERNeminence
Better Placements • Better Returns

Combined 10 year Pro Forma

Modern Eminence 10 Year Pro-Forma

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Total Homes sold	100	100	100	100	100	100	100	100	100	100
Revenue										
Homes	\$ 27,700,000.00	\$ 28,669,500.00	\$ 29,672,932.50	\$ 30,711,485.14	\$ 31,786,387.12	\$ 32,898,910.67	\$ 34,050,372.54	\$ 35,242,135.58	\$ 36,475,610.32	\$ 37,752,256.69
Construction	\$ 24,927,800.00	\$ 25,800,273.00	\$ 26,703,282.56	\$ 27,637,897.44	\$ 28,605,223.85	\$ 29,606,406.69	\$ 30,642,630.92	\$ 31,715,123.01	\$ 32,825,152.31	\$ 33,974,032.64
Manufacturing	\$ 12,600,000.00	\$ 13,041,000.00	\$ 13,497,435.00	\$ 13,969,845.23	\$ 14,458,789.81	\$ 14,964,847.45	\$ 15,488,617.11	\$ 16,030,718.71	\$ 16,591,793.87	\$ 17,172,506.65
Panels	\$ 4,158,000.00	\$ 4,303,530.00	\$ 4,454,153.55	\$ 4,610,048.92	\$ 4,771,400.64	\$ 4,938,399.66	\$ 5,111,243.65	\$ 5,290,137.17	\$ 5,475,291.98	\$ 5,666,927.19
Foam	\$ 2,079,000.00	\$ 2,151,765.00	\$ 2,227,076.78	\$ 2,305,024.46	\$ 2,385,700.32	\$ 2,469,199.83	\$ 2,555,621.82	\$ 2,645,068.59	\$ 2,737,645.99	\$ 2,833,463.60
Total Income	\$ 71,464,800.00	\$ 73,966,068.00	\$ 76,554,880.38	\$ 79,234,301.19	\$ 82,007,501.74	\$ 84,877,764.30	\$ 87,848,486.05	\$ 90,923,183.06	\$ 94,105,494.46	\$ 97,399,186.77
SGS										
Homes	\$ 24,927,800.00	\$ 25,737,953.50	\$ 26,574,436.99	\$ 27,438,106.19	\$ 28,329,844.64	\$ 29,250,564.59	\$ 30,201,207.94	\$ 31,182,747.20	\$ 32,196,186.48	\$ 33,242,562.55
Construction	\$ 21,248,000.00	\$ 21,938,560.00	\$ 22,651,563.20	\$ 23,387,739.00	\$ 24,147,840.52	\$ 24,932,645.34	\$ 25,742,956.31	\$ 26,579,602.39	\$ 27,443,439.47	\$ 28,335,351.25
Manufacturing	\$ 11,025,000.00	\$ 11,383,312.50	\$ 11,753,270.16	\$ 12,135,251.44	\$ 12,529,647.11	\$ 12,936,860.64	\$ 13,357,308.61	\$ 13,791,421.14	\$ 14,239,642.33	\$ 14,702,430.70
Panels	\$ 3,700,620.00	\$ 3,820,890.15	\$ 3,945,069.08	\$ 4,073,283.82	\$ 4,205,665.55	\$ 4,342,349.68	\$ 4,483,476.04	\$ 4,629,189.02	\$ 4,779,637.66	\$ 4,934,975.88
Foam Co	\$ 1,812,888.00	\$ 1,871,806.86	\$ 1,932,640.58	\$ 1,995,451.40	\$ 2,060,303.57	\$ 2,127,263.44	\$ 2,196,399.50	\$ 2,267,782.48	\$ 2,341,485.41	\$ 2,417,583.69
Cost of Goods Sold	\$ 62,714,308.00	\$ 64,752,523.01	\$ 66,856,980.01	\$ 69,029,831.86	\$ 71,273,301.39	\$ 73,589,683.69	\$ 75,981,348.41	\$ 78,450,742.23	\$ 81,000,391.35	\$ 83,632,904.07
EBITDA	\$ 8,750,492.00	\$ 9,213,544.99	\$ 9,697,900.37	\$ 10,204,469.34	\$ 10,734,200.34	\$ 11,288,080.61	\$ 11,867,137.64	\$ 12,472,440.83	\$ 13,105,103.11	\$ 13,766,282.70

Our Community Give-Back Program

We continue to build communities even after we have manufactured & built their homes.

With a yearly percentage from both home sales, as well as, yearly percentage from the profits of our manufacturing facility.

Provided to local Charities such as Sankofa, as well as, vocational schools, training for skill set improvements, and parks / community centers.

“Housing for everyone that makes sense for all.”

Planned Donations from Manufacturing
over 10 years \$1,400,000

Planned Donations from Home Sales
over 10 years \$442,000

Total contributions back to the local
community - \$2,842,000

Summary Proposal Housing

**New Modern Housing & Community
enhancements for 100 lots**

**Prices start 30% lower than the national
average**

Homes are 12 weeks from Start to Finish

100 Energy Star Rated Homes Built

Realtor fees of \$969,500 paid to local agents

\$623,250 paid in Mortgage Origination

**Modern and Traditional Style homes to match
existing neighborhoods**



MODERNeminence
Better Placements - Better Returns



A division of AllRealms, Inc.

Summary Proposal Manufacturing

**New Modern Manufacturing Campus for
less than \$14,700,000**

4.7X Economic Impact in 3 years

\$70,000,00 Revenue to State

**161 Jobs Added
Average salary of \$65,000**

4.3MM in New Wages Created

100 Energy Star Rated Homes Built

**Over \$20,000 in Economic Benefits to State &
Local Utilities, over \$60,000 in 3 years**

**Over \$70,000,000 Economic Impact Revenues
to City, State and Private Sectors**



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Thank You

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Thank You!



Introduction: Creighton University ARPA Package Pre-Proposal

Creighton University is excited to offer a proposal for funding a dynamic package of four innovative and thoughtful projects that have the potential to positively impact many individuals within the qualified census tracts identified as a part of the American Rescue Plan for which our campus also resides. Too, the proposal provides expertise to the planned iHub. In addition, there is potential to not only address healthcare needs in Omaha, but also the rural areas of the state, where access to healthcare is not as readily available. Lastly, the university is enthusiastic to present a plan for an affordable housing complex that would offer residential apartments as well as much needed services to attract and retain residents to the qualified census tracks. The following outlines the basic concepts, rationale, and budgets for the various projects that comprise the collective proposal.



1. Emergency Student Fund

Each year across the country more and more students who begin a bachelor's degree at a 4-year institution fail to complete the degree in six years. In fact, according to the National Center for Education Statistics, only 64 percent of students who began seeking a bachelor's degree at a 4-year institution in fall 2014 completed that degree at the same institution within six years. For more selective, private institutions, like Creighton, that rate increases to roughly 68 percent. However, that is still problematic for students who have taken out loans and leave higher education without a degree. This problem is exasperated for those who have chosen to enroll in a professional program and are unable to complete the advanced degree.

To support students and minimize financial barriers for students, Creighton is seeking \$1.5M in an emergency fund to be spent over the next five years (AY22-AY26). The micro grants will assist students in completing their education and becoming contributing members of our community economically and socially. The intent is to spend approximately \$400K per year in supporting students with financial barriers prohibiting them from continuous enrollment over three annual academic terms.

The number of students impacted will be based on the applicant pool and the severity of each individual case. These micro grants are non-renewable, although a student may apply for the funds in continuous terms. Unused funds may be carried to the next term, not to extend beyond December of 2026.

Annual reporting of the number of students impacted and the aggregate amount spent from the fund will be provided.

Proposed criteria:

- Returning student to Creighton University who has maximized federal loan eligibility
- Student must have met with a Creighton Enrollment Specialist to understand financial commitment, promoting financial literacy among students
- Student is in good academic and conduct standing at Creighton
- Funds can be applied to tuition and mandatory fee expenses only

Preferences:

- Student has completed no less than 1/3 of the academic program
- Student is from the North and South Omaha Qualified Census Tract
- Student is prohibited from progressing in the academic program due to financial hardship
- Amount per term cannot exceed \$10,000

Selection process:

- Application must be completed and submitted to Creighton's Director of Financial Aid
- Selection will be made in collaboration with the Director of Financial Aid, Vice Provost of Enrollment, and the Dean of the respective College or School where the student is enrolled

Estimated Budget Request: \$1,500,000
Includes micro-grant assistance and overhead costs to administer this new program.



2. Innovation and Entrepreneurship Service Center (IESC)

The Innovation and Entrepreneurship Service Center would provide new individual entrepreneurs, small businesses, nonprofit organizations, and community organizations with opportunities to learn and develop a broader understanding of fundamental business and technology practices, more advanced financial technology, as well as provide transactional (non-litigation) assistance. The Innovation and Entrepreneurship Service Center could also support student entrepreneurs seeking to develop businesses in North and South Omaha. These students could be from identified local high schools, as well as Creighton University, University of Nebraska-Omaha, Metropolitan Community College, and other institutions.

The IESC would provide support to the potential clients listed above, as well as serve to educate law students, to serve clients seeking to grow businesses in the community and provide important experiential learning opportunities for students from the Heider College of Business.

The Innovation and Entrepreneurship Support Center would serve as a teacher-trainer model integrating Creighton University law and business students and faculty to support client needs.

Entrepreneurship, Technology, and Business Development Short-Courses

Several short courses that result in badges and possibly certificates would be offered in the following topic modules:

Entrepreneurship Modules

- Introduction to Entrepreneurship
- Legal Structure
- Ideation – Problem Definition
 - Prototyping of Concepts
 - Testing and Validation of Concepts
- Patents and Intellectual Property
- Funding Models
- Scaling Operations
- Exit Strategies

Technology Modules

Upon completion of various modules clients will earn skill badges in a variety of well-known technology platforms.

- Analytics
- Digital Marketing
- Coding
- Data Science
- Intro to Visualization
- AWS Certification Prep
- Azure Certification Prep
- Google Analytics Certification Prep
- Intro to Business Analytics

- Project Management Certification Prep
- Intro to Programming (Python)
- Intro to Databases (including SQL)
- Intro to Microsoft Office Suite
- Application/Mobile Development
- Website Development
- Introduction to computers and networks- basics of computers
- Introduction to cybersecurity

Financial Technology Literacy Modules

- Defining Four Quadrants of FinTech
- Current Technological Trends in FinTech
- FinTech Disruption in Payments
- FinTech Disruption in Lending (neobanks)
- FinTech Disruption in Investing
- FinTech Disruption in Insurance
- AI and Machine Learning Applications in Finance
- FinTech Tools: APIs and Other FinTech Infrastructure
- Blockchain / Other DeFi Networks (Ethereum, etc.)
- Understanding Bitcoin and Other Cryptoassets

Legal Services

Services will be provided by Creighton University students enrolled in the School of Law and supervised by licensed attorneys. Non-litigation legal services for potential clients to likely include:

Entity Formation and Organization

- Advising and counseling on formation and entity structure, including corporations and LLCs
- Drafting certificates, by-laws, operating agreements, and other governance documents
- Training to help find, develop, and maintain a diverse leadership and advisory team
- Assisting with possible joint ventures, affiliation agreements, and mergers and acquisitions
- General tax advice for entities and ventures (not individuals)

Drafting and Negotiation of Contracts and other Key Documents

- Commercial leases
- Memoranda of Understanding
- Purchase and sale agreements
- Working with and securing independent contractors
- License agreements

Regulatory and Intellectual Property Advice

- Trademark and service mark (including logos)
- Copyright



- Licensing and permitting
- Regulatory compliance

Labor and Employment

- Employee contracts
- Executive Compensation
- Labor compliance issues
- Hiring, training, and retaining a diverse workforce
- Employee rules, handbooks, and manuals

Risk Assessment and Management

- Risk assessment processes and best practices
- Directors, Officer, and Managers insurance
- Entity insurance
- Liability waivers

Estimated Budget Request: \$10,000,000

Includes instructional costs, administrative overhead, technology, and off-site facility expenses for three years.



3. Nebraska ANEW: Accelerate Nursing Education and Workforce

In Nebraska 73 of the 93 counties have a lower than national average ratio of registered nurses to patients and 66 of Nebraska's counties have been deemed medically underserved. The Nebraska Multi-Regional Nursing Workforce Model: Technical Report and Main Findings (2017) which examined the nursing supply and demand forecast reported that a statewide shortage of RNs, APRNs and LPNs was expected to continue from 2017 through 2025 in nine regions of the state (Nebraska Center for Nursing, 2017). The gaps, specifically for RNs, are indicated below.

RN WORKFORCE 2018 BY REGION (FTES)

	Panhandle	Sandhills	Mid Plains	Central	Grand Island	Northeast	Omaha	Lincoln	Southeast	State Total
■ Supply	747	201	748	1,532	695	1,672	9,048	3,530	727	18,901
■ Demand	871	232	847	1,698	800	1,878	10,245	3,940	807	21,318
■ GAP	(124)	(31)	(99)	(166)	(104)	(206)	(1,197)	(409)	(80)	(2,417)

A nursing shortage affects both Nebraska's physical health and its economic health. Lack of care impedes the ability of communities throughout the state to attract and retain residents and the businesses that employ them. The pandemic, which disrupted the education of clinicians-in-training, has exacerbated, and intensified the needs.

The success of any health care system is dependent on the availability of properly educated and trained health professionals including registered nurses. Creighton College of Nursing (CUCON), with its robust baccalaureate programs, can help to alleviate the shortage of RNs in both urban and rural regions.

- Creighton nursing also has a strong clinical-academic partnership with CHI, whose facilities located throughout Nebraska provide priority clinical placements for Creighton students.
- Creighton offers an accelerated pathway to the BSN (ABSN) on both its Omaha and Grand Island campuses that leads to RN licensure.
- Creighton has established innovative 3+1 programs with four other Nebraska colleges or universities (Hastings College, York University, Concordia University, Wayne State College) which allow these liberal arts institutions to offer a nursing major through curricular collaboration.
- Creighton nursing graduates pass the national licensing exam (NCLEX) at rates above the national and state averages.
- Creighton’s national reputation attracts learners from other states and impressive clinical learning opportunities result in brain gain for the state and new professionals excited to start their careers in Nebraska.

Creighton proposes a public-private partnership to increase the numbers of students who will have an accessible opportunity to pursue their nursing careers in Nebraska. Through this initiative we seek **\$12.6 million** from Nebraska ARPA funds to guarantee a **minimum of 120 nursing graduates over the next three years** committed to practice in Nebraska for three years. We will recruit an additional 20 students/year for both the Omaha and Grand Island campuses over the next three years, 2023-2026.



Through this partnership we will provide talented and diverse students with a 40% scholarship and 20% tuition forgiveness per year for three years in exchange for a three-year commitment to work in Nebraska as a registered nurse. Last, the students would receive a \$25,000 for a health care and living stipend.

Estimated Budget Request: \$8 million for student tuition and fees plus \$1.6 million for administrative overhead and \$3 million for health care and living stipends. TOTAL = \$12,600,000
Creighton will contribute \$3.6 million in incremental costs to the partnership.



4. Creighton Court: An Affordable Housing, Workforce and Childcare Project

Creighton University is a Nebraska non-profit organization with a long history of serving the Omaha metropolitan community with workforce development, with an emphasis in healthcare and business.

In response to recently highlighted critical community issues, including housing needs identified in the Assessment of Housing Affordability, Priorities and Needs Report and workforce needs for teachers and childcare workers, Creighton proposes to develop a mixed income multi-family unit community at 29th and Burt Street to serve residents in the workforce and affordable average median income bands. Creighton also proposes that income qualified tenants who commit to working as teachers and childcare workers would qualify for rent subsidies. Last, Creighton would consider incorporating a portion of units to entrepreneurs who want to live in east Omaha.

Maximizing our current partnerships, the new development would include an adjacent child development center and playground accessible to all residents. In addition, Creighton’s Financial Hope Collaborative, who currently serves a diverse population of low- and moderate-income families in the Omaha metropolitan area, would relocate to the new development, providing residents easier access to the free financial education programs.

Development Property

Creighton University owns 3 buildings totaling over 335,000 gross square feet located in the North Omaha qualified census track:

Boyne Building	29 th & Burt Street	187,666 gross sq ft
Bio Information Center	29 th & Burt Street	83,000 gross sq ft
Cardiac Center	30 th & Webster Street	65,000 gross sq ft

These buildings will be vacated in the fall of 2023 upon the completion of the CL Werner Center for Health Sciences Education.

The properties are located within walking distance to existing public transportation on ORBT and the Omaha Streetcar currently in development. In addition, the properties would be on the Omaha Streetcar route should the potential extension north on 30th Street be completed.

Phase I (September 2022 – October 2022)

Creighton is assessing the feasibility of renovating these facilities into affordable housing, childcare, and other community services to meet the demand for housing and childcare in the North Omaha qualified census tract for those earning between 60% and 80% of the area average median income. In addition to ARPA funds, the ability to access other sources of public funding (NMTC, CDBG, HOME, etc.) will also be evaluated.

Creighton would also like to assess the ability to partner with local governments and private philanthropists to develop a long-term funding plan to support rent subsidies for qualified teachers and childcare workers who commit to working in these roles in the Omaha community.

Creighton will also evaluate the economic impact of this project on the community.



Phase II (Detailed Design, Secure Public and Private Funding) November 2022 – September 2023

Phase III (Construction September 2023)

Estimated Project Budget – Project feasibility along with economic impact analysis in process.

Total Preliminary Requests

1. Emergency Student Fund	\$ 1,500,000
2. Innovation and Entrepreneurship Service Center	\$ 10,000,000
3. Nebraska ANEW: Accelerated Nursing Education & Workforce	\$ 12,600,000*
4. Creighton Courte: Phase I – Feasibility Study	\$ TBD**
TOTAL	\$ 24,100,000

* *May increase if interest metrics support an expansion beyond initial pre-proposal*

** *Additional funds to be requested based upon outcome of Feasibility Study*

Grant Application

Row 256

Organization Name (if applicable)	Still Poppin Gourmet Popcorn
Physical Address	2118 N 24th Street Suite 105 Omaha NE 68110
Mailing Address	
Website	stillpoppin42.com
Social Media Accounts	Stillpoppin402.com
Name	Dr. Orlanda Whitfield
Title	owner
Email Address	owhitfield@stillpoppin402.com
Phone	+1 (402) 215-1532
Team	No
Organizational Chart	Dr. Orlanda Whitfield - CEO Tylona Whitfield President of Operations Fonta Jones Jr President of Sales and Marketing Dionne Whitfield Human Resources
Other Completed Projects and/or Accomplishments	Still Poppin Gourmet Popcorn started as a conversation after a meeting to doors open in less than 90 days. We have been operating in North Omaha since 2016. We continue to grown and thrive in the North Omaha Community. We have won 2 pitch contest, have employed youth and elderly in our community and helped schools, dance teams and organizations raise over 60k with our fundraising program.
Proposal Title	Still Poppin Gourmet Popcorn Expansion Proposal
Total Budget (\$)	\$2,000,000.00
LB1024 Grant Funding Request (\$)	\$1,500,000.00
Proposal Type	Capital project
Brief Proposal Summary	Still Poppin Gourmet Popcorns proposes to build a manufacturing plant in North Omaha. The plant will allow us to expand and scale our business locally and nationally thru retail sales and our youth fundraising program. Our goal is to improve our business and brand with our high quality products that will bring national attention to North Omaha. When tourist go to Houston they look for Turkey Hut. When people go to Chicago

they look for Garretts. Our goal is that when people to to North Omaha they are seeking our Omaha Mix! The ideal location of the plant is North Omaha.

Timeline	Timeline Year 2. Buy and develop land (Using Minority owned realtors licensed contractors to build the manufacturing plant Operating and expanding into wholesale industry while growing retail and fundraising sectors Year 3-5 growing and expanding into other national markets During the construction phase the business will continue to operate in its current location.
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	Our proposal addresses the need to grown small business in the North Omaha community by helping to create a healthy economy. By being a part of this process we believe we can assis
Visioning Workshop Findings Alignment	This proposal addresses the community needs through job creation and creating a culture that promotes a positive thriving community.
Priorities Alignment	The vision of Still Poppin Gourmet Popcorn is to be transformational to the North Omaha community through job creation, assisting with building a positive a community culture and creating long term economic g
Economic Impact	The anticipated job creation is 75.
	Permanent jobs created will be 50
	TBD
	\$18-30
	We will use minority owned , operated and licensed business during every phase of our project.

Community Benefit Our expansion project will impact the community in several ways. The four most important ways are through revenue generation /currency circulation, the creation of local jobs paying a livable wage, taxes, and building and cultivating community culture. Revenue Generation Circulation of Currency Still Poppin Gourmet Popcorn shops locally for vendors and our raw materials used to produce our product. For items we can not produce we are strategic and intentional about obtaining these services from minority owned small businesses. The capital generated from our business returns to our community. This will help keep money circulation in and through our community .The will sustain our business and create economic growth. Local jobs Due to the lack of local opportunities, Native Omahans are leaving Nebraska at extremely high rates. Still Poppins goal is to assist with creating a thriving small business infrastructure that will encourage our people to stay. Throughout the phases of our project our goal is to employ 70+ people from our community. These jobs will pay a liveable wage and give employees opportunities for growth and advancement. The jobs will be in their neighborhood so work is closer to home. Tax Our vision is to become a multimillion dollar business operating in North Omaha. This generated revenue will convert to local taxes fueling our local economy. This will go directly to our school districts, our roads that need to be improved, our small business/ Community Culture Our goal is to assist with the framing of a positive identity for North Omaha. We believe that it is imperative to show that black owned businesses can survive and thrive in our community. This was done in the past before the riots and it is important to reflect on our history as a BLACK PRINT (not blue) on how our community can thrive once again. Still Poppin being a successful business in North Omaha will help to shape the character of our community. Increasing community pride is our objective. Still Poppin Gourmet Popcorn is a a black owned brand that is born, cultivated, and harvested in North Omaha We are a part of the community culture Our goals is to bring local and national attention to North Omaha This will create a sense of community and pride. When people travel to Houston they want Turkey Hut. When people travel to Chicago they are looking for Garrents. When people come to Omaha they will seek Still Poppin’s Omaha Mix (and other unique flavors)! Still Poppin will also assist with the community culture by continue to grow our fundraising program. Youth and organizations in our community sell popcorn to rais money for uniforms, sports equipment, travel and competitions. Teams keep 50% of the profits.

The proposal contributes to community sustainability through jobs creations. Job creations assist with growth of our North Omaha economy. If employees are working close to home they are buying gas close to home, shopping close to home. This keeps the money in our community longer. The community will get a sense of pride having successful minority owned business in the neighborhood.

Best Practices/Innovation Our goal is to use technology and automation to build a popcorn manufacturing plant that is innovative but still in need of skilled workers to get the job done.

Outcome Measurement Our business utilizes the SMART+C model to measure our goals. Our goals are specific , measurable, achievable, realistic, timed and challenged. Our goals are revenue generation, currency circulation, create local jobs, contribute to community

through taxes, fundraising and assisting with building community culture.

Strategic Advisory Team

No

Partnerships No

Displacement No

Displacement explanation

Physical Location The proposed location is 30th Sorensen. The property consist of 22,000 square feet and sees 30k commuters each day.

Qualified Census Tract Within one or more QCTs

Additional Location Documents

Property Zoning Yes

Is the project connected to utilities?

No

Yes

Design, Estimating, and Bidding No

No

Projections based on similar companies

General Contractor No

Request Rationale The rationale for the requested dollar amount is based on the purchase and development of land, build-out, equipment and operating expenses.

Grant Funds Usage The LB1024 grant funds will be used to support the research purchase and development of the land, buildout, recruiting quality candidates for key roles in organization,

Proposal Financial Sustainability Yes

The fiscal operations of the proposal will be overseen by an advisor board and independent consultant so that all funds are appropriated appropriately.

Funding Sources

No

Scalability

Yes

Financial Commitment

Still Poppin's financial commitment to the proposal includes raising capital to fund the project thru profit from sales, personal investments, loans, and or future grant opportunities. All capital will be controlled and appropriated responsibly.

ARPA Compliance Acknowledgment



ARPA Reporting and Monitoring Process Acknowledgme



LB1024 Funding Sources Acknowledgment



Public Information



File Uploads

STILL POPPIN EXPANSION



PROPOSED ORGANIZATIONAL CHART

TIMELINE DIAGRAM





Research Design 5%



Land Acquisition and Development
35%

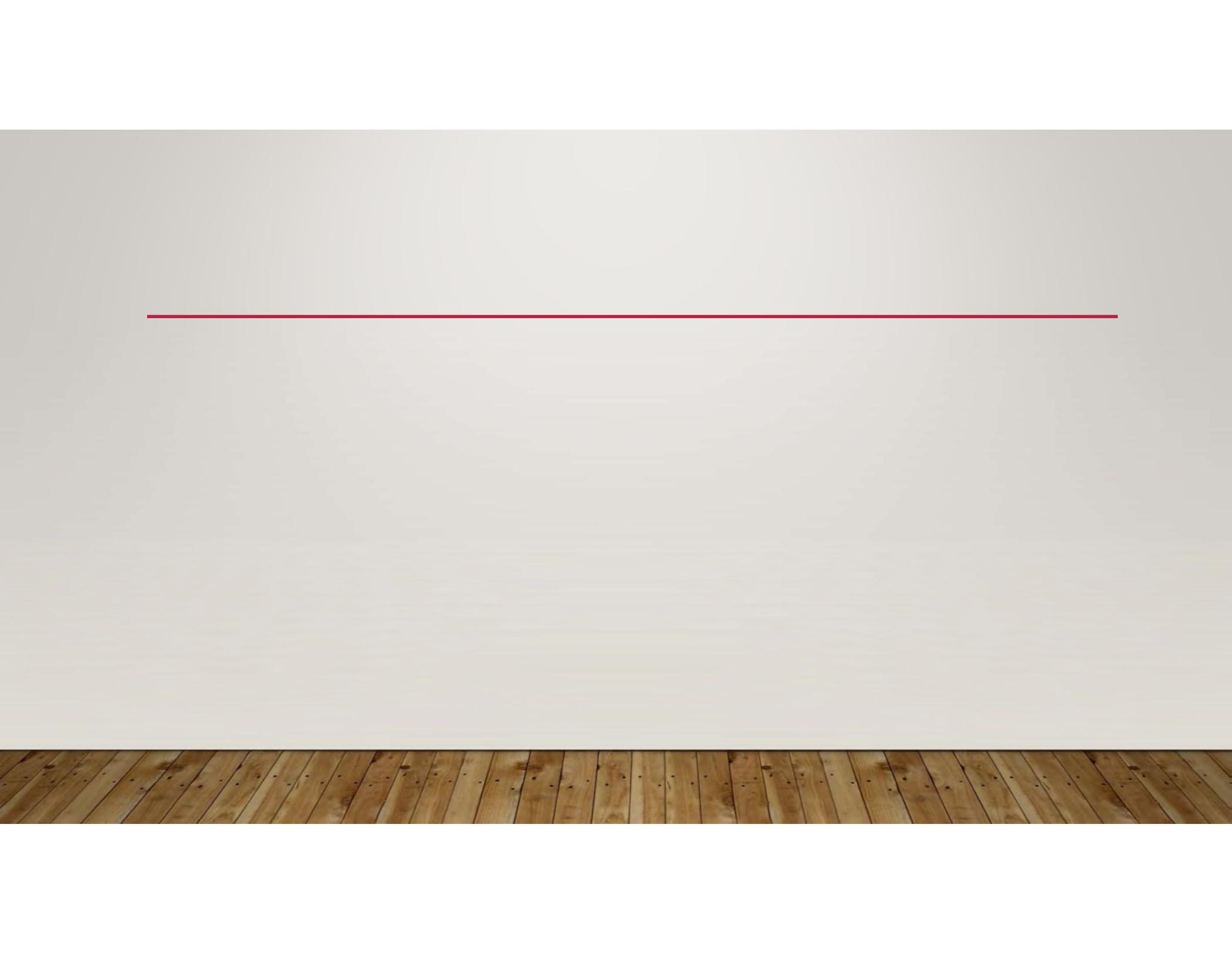


Technical and Production
Development 35%



Operational Cost 25%

HOW FUNDS WILL BE USED



Grant Application

Row 257

Organization Name (if applicable)	Nebraska Urban Indian Health Coalition
Physical Address	2226 N Street Omaha, NE 68107
Mailing Address	
Website	https://www.nuihc.com/
Social Media Accounts	https://www.facebook.com/nuihc/ https://www.instagram.com/neurbanindianhealth/?hl=en https://www.linkedin.com/company/nuihc/mycompany/ https://twitter.com/urban_ne?lang=en
Name	Dr. Donna L. Polk
Title	Chief Executive Officer
Email Address	dpolk@nuihc.com
Phone	+1 (402) 346-0902
Team	Yes
	See attached organizational chart
Organizational Chart	See attached organizational chart
Other Completed Projects and/or Accomplishments	<p>Nebraska Urban Indian Health Coalition (NUIHC) has been serving the urban Indian community in Omaha since 1986. Our mission is to elevate the health status of Urban Indians and other underserved populations. We address health disparities through education, collaboration, advocacy and health service delivery. Years in the making, we recently completed the building of our Eagle Heights Campus in South Omaha. Altogether a \$16 million dollar project, this included a 44-unit Affordable Housing Project and our Services Building. This has been a huge goal for NUIHC to further our transformative efforts in the Native community. ● In 2020, we completed our Eagle Heights Affordable Housing project. Located at 4834 S 23rd Street in historic South Omaha, Eagle Heights is a 44-unit building funded through tax credits. The goal of this project was to transform the lives of our community members by providing expansion of social services in combination with the addition of NUIHC Services Building across the street. In partnership with the City of Omaha, we developed and implemented the Ready to Rent Program, an adult learning classroom inspired principle in housing readiness education to prepare future applicants for EH housing and beyond. ● In 2022, we completed the renovation of the NUIHC Services Building. Located at 2226 N Street, we offer inpatient and outpatient substance abuse treatment, health clinic, youth and elder programs. The</p>

renovation was funded through various generous local foundations. This proposal would take us one step further in our efforts to advocate for the Native Community.

Proposal Title	Fry Bread on Wheels
Total Budget (\$)	\$623,600.00
LB1024 Grant Funding Request (\$)	\$623,600.00
Proposal Type	Combination of capital project and service/program
Brief Proposal Summary	<p>We acknowledge that Omaha is the traditional land of the Umoꞩhoꞩ people. We honor the Indigenous people of America, all elders; past, present, and emerging. We are called on to learn and share what we learn about the tribal history, culture, and contributions that have been suppressed in telling the story of America. There are no Native restaurants in Omaha. There are no Native food trucks in Omaha. If you are lucky, you know folks in the community and will hear through word of mouth that someone's auntie is making Indian tacos, corn soup, Indian burgers and fry bread and can taste what home feels like to our Native brothers, sisters, cousins, aunties, uncles, grandfathers and grandmothers. We are still here. Representation matters. Opportunities are needed. We propose to offer job training and gainful employment opportunities to our clients who successfully complete substance abuse residential and/or outpatient treatment. We are requesting funds to purchase and operate a food truck, work with Metro Community College to offer short order cook training and offer gainful employment opportunities working in our Native food truck.</p>
Timeline	Based on grant award in January-February of 2023, we anticipate project completion by end of June 2023. See attached project timeline.
Percentage completed by July 2025	100%
Funding Goals	<p>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)</p> <p>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	Sustainable Community (i.e., create or enhance housing, services, education, civic uses, recreation, etc.)
"other" explanation	
Proposal Description and Needs Alignment	<p>Our proposed Native Food Truck would allow us to enhance the services we provide to our clients by providing them with education, job experience and gainful employment. All profits from the food truck would go back into the organization to allow us to continue to offer transformational programs and services to our community.</p>

Visioning Workshop Findings Alignment	There is a lack of diversity in the census tracks in South Omaha. Fry Bread on Wheels will offer a distinct selection of traditional foods associated with the Native American Community.
Priorities Alignment	Transformational: There are no Native restaurants in Omaha. There are no Native food trucks in Omaha. If you are lucky, you know folks in the community and will hear through word of mouth that someone's auntie is making Indian tacos, Indian burgers and fry bread and can taste what home feels like to our Native brothers, sisters, cousins, aunties, uncles, grandfathers and grandmothers. We are still here. Representation matters. Opportunities are needed. This would be transformational for the Native American community to be represented. It would be transformational for the clients that go through our treatment program to be offered educational and job opportunities. The profits of the food truck service would be transformational to NUIHC as it would be funding desperately needed for our programming and services offered to the community. Long-Lasting Economic Growth: We would be able to offer gainful employment opportunities to the clients we serve. We would engage local businesses to source the equipment, supplies and produce necessary to run the business.
Economic Impact	We anticipate creating four (4) short order cook positions with an entry level salary of \$20/hour plus benefits.
	Four (4)
	None
	Entry Level salary of \$20/hour plus benefits.
	We would seek to hire local participants who reside within the Qualified Census Tracts.
Community Benefit	Communities benefit from full-time employment. We would be helping to bridge the gap in the food disparity need in South Omaha.
	By providing educational and gainful employment opportunities as well as helping fund NUIHC's other programming and services offered to the community.
Best Practices/Innovation	This will be the only Native food truck in the city and likely surrounding areas to our knowledge. This is innovative in the way of providing education and employment opportunities for folks getting back on their feet.
Outcome Measurement	We'll be providing education opportunities. This can be a model to inspire other non-profits to provide a similar service to their constituents.
	We plan to monitor the operational costs which would be limited to food supplies, gas and personnel. Mobile Food Services (North American Industry Classification System or NAICS 72233) tracks and measures Food Truck businesses in the United States. A food truck is considered a high profit food business idea, mainly because it involves a much lower investment as against a sit-down restaurant.

	No
Partnerships	Yes
	We would partner with Metro Community College for their short order cook training. We would also partner with No More Empty Pots related to food acquisitions.
	We are in discussions with No More Empty Pots and Metro Community College Culinary Arts Program.
Displacement	No
Displacement explanation	
Physical Location	We would have the truck stationed at the NUIHC Services Building at 2226 N St, Omaha, NE 68107.
Qualified Census Tract	Within one or more QCTs
Additional Location Documents	Not applicable or available at this time
Property Zoning	Yes
Is the project connected to utilities?	
	No
	No
Design, Estimating, and Bidding	No
	No
	Costs were estimated based upon comparable food truck operations.
General Contractor	No
Request Rationale	The dollar amount is based upon funding this project for the initial three (3) years covering the costs as described in the attached Sources and Uses Summary & Budget Estimate.
Grant Funds Usage	Please refer to the attached Sources and Uses Summary and Budget Estimate.
Proposal Financial Sustainability	Yes

Following this initial investment, the proceeds from the food truck sales will fund operations and maintenance. Any profit would go back into NUIHC to fund programming and services.

Funding Sources None

Not applicable

This project is dependent upon all funding through LB1024.

Scalability No

Financial Commitment We are committing to continue the program after the initial three (3) years.

ARPA Compliance Acknowledgment

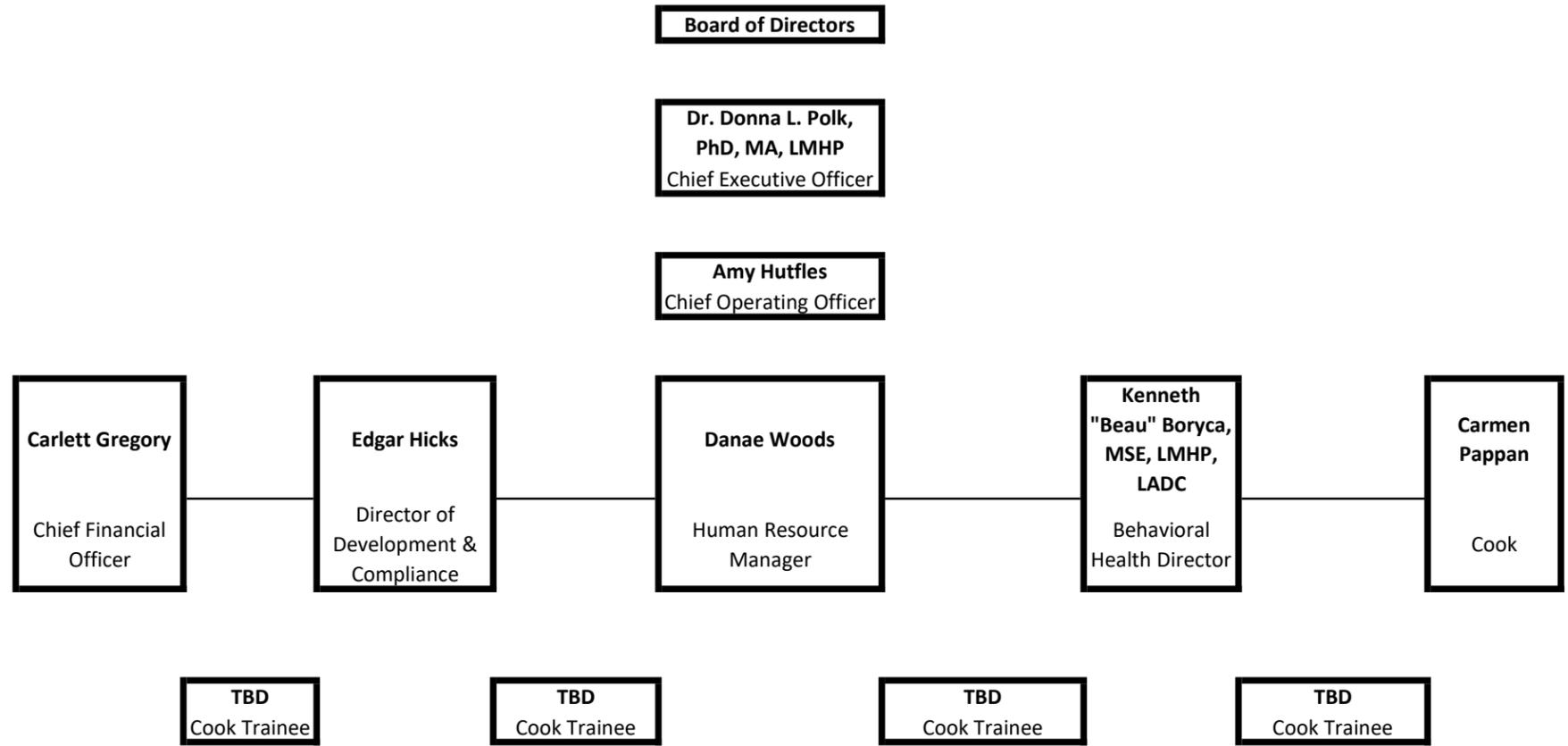
ARPA Reporting and Monitoring Process Acknowledgme

LB1024 Funding Sources Acknowledgment

Public Information

File Uploads Organizational Chart Proposal Budget/Sources and Uses Schedule

**NEBRASKA URBAN INDIAN HEALTH COALITION
ORGANIZATION CHART**



PROJECT SOURCES AND USES OF FUNDS

Nebraska Urban Indian Health Coalition
Eagle Heights Native American Food Truck

Budget Category	Overall Project Budget
SOURCES OF FUNDS	
Grant	623,600.00
TOTAL SOURCES OF FUNDS	623,600.00
USES OF FUNDS	
Direct Costs Including Acquisition	623,600.00
TOTAL USES OF FUNDS	623,600.00
ADDITIONAL REQUIRED GAP FINANCING OR EQUITY	-

BUDGET ESTIMATE
DIRECT COSTS AND FF&E

BUDGET ITEM	ESTIMATED COST
Food Truck	100,000.00
Permits, Licenses, Parking & Insurance	7,000.00
Technology	2,000.00
Food, Cooking, Tools and Serveware	7,000.00
Labor - Operations	480,000.00
Storage of the Truck	10,000.00
Cold Storage on the truck	1,000.00
Power / Fuel on the truck	6,000.00
Water Connections	1,000.00
Grease Disposal	600.00
Maintenance	9,000.00

623,600.00

NUIHC PROJECT SCHEDULE

PROJECT TITLE Fry Bread on Wheels

COMPANY NAME Nebraska Urban Indian Health Coalition
DATE 10/9/22

PHASE	DETAILS	Q1			Q2			JUL
		JAN	FEB	MAR	APR	MAY	JUN	
PROJECT WEEK: 1/2/2023		2 9 16 23 30	6 13 20 27	6 13 20 27	3 10 17 24	1 8 15 22 29	5 12 19 26	3 10 17 24
1	Project Conception and Initiation Grant Award Truck Acquisition	Grant Award			Truck Acquisition			
2	Project Launch and Execution MCC Short Order Cook Training Truck Permitting Truck Signage	MCC Short Order Cook Training						
						Truck Permitting		
						Truck Signage		

Grant Application

Row 258

Organization Name (if applicable)	PPRP Innovations
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Mailing Address	11130 Jones Street; Omaha, NE 68154
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Organizational Chart

A business ecosystem is a purposeful business arrangement between two or more entities that work together to create and share collective value for a common set of customers. Every business ecosystem has participants, whether orchestrators or participants, where all participants have a collective responsibility to support the ecosystem while having their brands present in the value propositions offered. The Public Health Innovation Ecosystem is a model that promotes innovation, technology, and collaboration to prepare Nebraska public health & public safety professionals & organizations to find digital solutions to address and mitigate priority public health issues and challenges - together. The Public Health Innovation Ecosystem consists of local participants (consumers, businesses, government agencies, and non-profit groups) who serve customers in minority & disadvantaged communities in Nebraska experiencing major public health challenges & have needs for digital technological products and services to enhance public health detection, testing, & treatment. The aim of the Public Health Innovation Ecosystem is to enhance the support & resources provided to minority & disadvantaged communities in North & South Omaha, with the goal of expanding & scaling our resources to increase the quality of life and economic health for minority & disadvantaged communities across Nebraska. To successfully develop this ecosystem, nine (9) core organization structural components are necessary: 1. ECOSYSTEM GOVERNANCE – all ecosystem partners will be required to have an organization member serve on the Ecosystem Governance Committee. The role of the committee is to exert influence without formal power, make & execute key ecosystem decisions, and adapting internal governance processes to accommodate for ecosystem dynamics. Based on the roles & responsibilities, partners will be disseminated & broken into one of four subcategories: 2. SERVICES PROVIDERS – organizations responsible for providing training, coaching, procurement, technical assistance, networking or other wraparound services to help businesses meet their customer and services needs; 3. CAPITAL PROVIDERS - organizations responsible for deploying and distributing capital directly to small businesses. Types of capital include, but not limited to: debt, equity, and grants; 4. INNOVATORS - organizations responsible for identifying and supporting new technological offerings and products to provide small businesses with research, data and insights to help businesses thrive; 5. CAPACITY BUILDERS - organizations responsible for building skills and capability of operators, helping implement system enhancements, providing quality assurance of programs and elevating best practice; 6. FUNDERS - organizations responsible for administering and aggregating funding for ecosystem program and initiative delivery; 7. CONVENERS - organizations responsible for creating platforms to organize, collaborate, and solve pressing issues; serve as a thought partner and foster connections for system improvements; 8. ADVOCATES - organizations responsible for advancing local small business priorities by spreading awareness for policies, protections, and legislation; 9. INVESTIGATORS - organizations responsible for researching and sharing learnings to inform collective understanding, priorities and actions within the ecosystem.

Other Completed Projects and/or Accomplishments

The Public Health Innovation Ecosystem is a new organization comprised of a collaborative, multi-disciplinary mix of community partners who work & practice in areas of public health and public safety in Omaha, Nebraska. This is the first initiative this particular group of partners have organized to

implement. Individually all of our partners have years of experience that highlight completed projects & major accomplishments; however, this collaborative ecosystem is a network of partnerships who work together to foster & develop new technology that is ideal to fit the needs of disadvantaged communities within Nebraska. Our overall goal together is to collaboratively develop solutions that increase & enhance the efforts of the public health and public safety providers that serve them on local and state level.

Proposal Title	PUBLIC HEALTH INNOVATION ECOSYSTEM
Total Budget (\$)	\$25,227,100.00
LB1024 Grant Funding Request (\$)	\$9,104,938.00
Proposal Type	Service/program
Brief Proposal Summary	<p>Social determinants of health, or the conditions in the environments where people are born, live, learn, work, play, have a substantial impact on an individual's health. In general, individuals with higher incomes and education levels report better health outcomes. Before COVID-19, minority & disadvantaged communities in Nebraska were disproportionately underrepresented and lacking access to resources necessary to reduce disease burden, decrease social determinants of health, & improve quality of health. After COVID 19, the lasting impact of COVID-19 is projected to be experienced the most in communities of color – especially in Nebraska. Before, during, & after COVID-19, state & community health organizations have been ill equipped to sustain successes as they address the complex health threats we face today - including the morbidity and mortality associated with persistent chronic diseases, mental illness, and emerging infectious diseases that will increase as a result of COVID-19. To be better prepared for the current state of minority health & the inevitable next pandemic in Nebraska, we must improve the built environment, broaden and deepen the social safety net, and ensure that everyone has access to the health resources they need in order to flourish. Therefore, we propose the development of a Public Health Innovation Ecosystem. The Ecosystem will focus on these priorities: • Innovation: Creates a standard of the future of healthcare through a focus on streamlining & enhancing public health practice through the development of technology, & • Ecosystem: Supports cross-collaboration and aligns current social-purpose business ventures to develop economic-driven, public health-based technology & enhancements The Public Health Innovation Ecosystem is a model that promotes innovation, technology, and collaboration to prepare Nebraska to find solutions together. The aim of the ecosystem is to support disadvantaged communities in Nebraska and support local & statewide goals including increased quality of life and economic health by creating a system that identifies & detects priority public health problems, trains Public Health Outreach Specialists to address the problems, and utilize Public Health Outreach Specialists to develop tangible technological solutions. With a focus to use technology to eliminate health disparities & increase social determinants of health of the minority & disadvantaged communities of North and South Omaha, our Public Health Innovation Ecosystem can serve as a scalable process for disease prevention and economic sustainability. We forecast</p>

our ecosystem can create over 600 Public Health Outreach Specialists jobs, decrease mental illness, chronic disease & social determinants of health, and create organic economic stability for North & South Omaha over the next 10 years.

Timeline

Our Public Health Technological Outreach Ecosystem involves 3 key steps: 1. Identifying priority public health issues within the community, 2. Training Public Health Outreach Specialists to design technology-based solutions for the identified problems, and; 3. 3. Nurture & grow technological solutions for larger usage. Our ecosystem model projects that each year we can host community engagement interactions that identifies key public health priority problems, where 15 problems can be used to develop technological prototypes, and 3 prototypes are advanced into larger-business oriented systems. To produce these results, on-going training & support towards the development of competent Public Health Outreach Specialists will be conducted year-round. However, the following timeline can be used to identify annual activity: (Below I would break this out in Quarters such as Q1 2023 Q1 2023...etc... • Quarter 1: January: Ecosystem partners convene to discuss and identify the overall strategic plan. Also during this period, new Public Health Outreach Specialists are identified and trained for public health & innovation-based technical certifications. • Quarter 2: Once training begins, outreach workers will engage with community members through partner organizations to identify 15 priority public health problems. Public Health Outreach Specialists will develop technology-based minimum viable products that demonstrate potential solutions to the identified public health problems. During this phase, products are tested and validated by Public Health Outreach Specialists and presented to the Ecosystem Committee. • Quarter 3: The Ecosystem Committee will meet and vote on the top 3 products that will be further developed. Based on the Ecosystem Committee vote, startup businesses will be developed to support future growth of the top 3 products. Public Health Outreach Specialists & ecosystem partner organizations will work together to develop the teams & infrastructure necessary to further test & validate the startup business structure and technology. • Quarter 4: An annual conference and fundraiser will be hosted to showcase the Public Health Outreach Specialists the new public health technology, and discuss key action steps for the new year. In order to accomplish this goal, our first 2 years will be focused on seizing the market opportunity, developing competent Public Health Outreach Specialists, and developing the infrastructure to build, support, & grow new analytic & digital technology solutions. Years 3-5 will focus on evolving the ecosystem model and developing a system that identifies and produce cutting-edge public health technology. Years 5-10 will be focused locking in key ecosystem to work to scale our model state & region wide and developing a sustainable and profitable digital ecosystem. Our goal for the ecosystem is to develop a sustainable framework that works to enhance and elevate current direct public health services and integrate collaborative efforts to allow for more strategic, impactful, individual-centric public health solutions. In the next 5 – 10 years, our milestones include developing a collaborative method for disease prevention & preparedness for future health-related crisis, developing technology that decreases disease & social determinants of health, and developing public health & public safety-based businesses that increases jobs and economic stability in the same communities we focus to increase the overall quality of life. By this period, the Public Health Innovation Ecosystem will have generated a

large, organic audience aggregation of community members utilizing the technology produced. Through focus on developing digital public health solutions for high usage & engagement, digital purchases & subscriptions sold from our aggregated audience will financially support the further ecosystem sustainability, and the state and region wide scaling of our ecosystem.

Percentage completed by July 2025 40%

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.) 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 Public Health Innovation Ecosystem is a model that promotes innovation, technology, and collaboration to prepare minority and disadvantaged communities within Nebraska to find solutions together through sustainable community efforts that work to increase overall quality of life. The goal of the ecosystem is to make public health services relating to chronic disease, mental illness & social determinants of health more readily available via digital means to help contribute to the reduction of disease & increase financial inclusion in disadvantaged communities. The focus of this ecosystem is to utilize partnerships and collaborations to provide a multi-disciplinary approach to disease treatment and prevention to provide greater support for disadvantaged communities and community members within North and South Omaha. Through use of this health innovation ecosystem initiative, we can collaboratively create a multi-level influence on health behaviors through use of partnerships to foster and develop new technology that is ideal to fit the needs of disadvantaged communities within Nebraska and to increase & enhance the efforts of the public health and public safety providers that serve them on local and state level. By supporting the development of a Public Health Innovation Ecosystem, we can collectively create an economic-driven system that works to detect, test, treat, and prevent the diseases and illnesses most impacted & accelerated by COVID-19. With implementation over the next 5 – 10 years, we can forecast an increase in the ability to:

- Attract and retain talent, enhance skill and professional development;
- Develop a statewide conduit focused on reduced health disparities & positive behavior change;
- Reduce factors related to poor social determinants of health and health disparities;
- Provide enhanced solutions for disease

detection, testing, and treatment; • Use real-time data to develop more focused strategies for disease & illness prevention • Use real-time data to increase preparedness and response to health crisis, • Provide adequate resources that work to increase health equity and equality, and; • Reduce the economic burden of public health outreach & treatment services. By full support and implementation of the Public Health Innovation Ecosystem, we can predict in the next 5-10 years that we will be able to successfully reduce the disease and illness that result in the largest cause of death within the State of Nebraska by 35% (did you state somewhere the largest cause of death in NE- this would be a good specific metric to put in). This will in turn reduce the overall economic burden of disease, increase collaborative impact & response to emergency & safety, increase initiatives focused on public health growth and sustainability and increase the overall quality of life for minority & disadvantaged communities throughout the State of Nebraska. In addition, by implementing our ecosystem for the next 10 years, we forecast this initiative to create over 30 new businesses, over 600 new high wage jobs, and an economic impact over \$1 Billion within the minority & disadvantage communities.

Visioning Workshop Findings Alignment

Acknowledging Nebraska's health disparities is an important step in achieving health equity, which has been defined as being achieved when all individuals have the opportunity to attain the highest level of health, and no one is disadvantaged due to their socioeconomic status. . As Nebraska becomes increasingly diverse, it is imperative to eliminate health disparities among all populations, especially the most vulnerable ones. Identifying and understanding where disparities exist is the first step towards achieving health equity, requiring a multifaceted approach and the combined efforts of communities, health care providers, partner organizations, and government agencies across various sectors. With a focus to use technology to eliminate health disparities and increase social determinants of health economic sustainability minority and disadvantaged communities, our Public Health Innovation Ecosystem can serve as a scalable process for disease prevention. This Ecosystem has empowers minority and disadvantaged communities of Omaha, Nebraska by training new Public Health Outreach Specialists to identify priority public health issues and develop new technology-based solutions. Through support of our ecosystem, we can collectively develop new technology that works to: • Enhance and elevate current direct public health services; • Integrate efforts to allow for more strategic, impactful, individual-centric public health solutions, • Develop a collaborative method for disease prevention and preparedness for future health-related crisis; • Increase connections to mental health and preventative resources; • Increase access health & healthcare related education programs, and assistance; • Increase access to resources that promote increased activity levels; • Develop solutions that address increased risks and awareness of chronic disease, mental illness and social determinants of health prevalence of at-risk populations; • Leverages current residents and entrepreneurial efforts into recyclable economic activity and economic investments; • Provides public health & business education resources to support community organizations and health professionals; • Builds upon existing local & cultural vibrancy and demand; • Promotes and leverages diversity of culture and talent; • Provides education, certification, & training for high demand jobs & careers; • Aligns existing resources that addresses community-specific racial, ethnic, & environmental

public health issues; • A system that positively impact health & economic development strategies for sustainability and longevity; • A system that nurtures and supports local networking, entrepreneurs, and community groups opportunities • Access to resources that provide accessible affordable health care solutions for youth & adults, and; • Education & pathways to business creation that provide chronic disease, mental illness & social determinants of health advocacy, resources, awareness.

Priorities Alignment The Public Health Innovation Ecosystem aligns directly with LB1024's strategic plans to create public health solutions to reduce the burden of impact experienced by classes of minority and disadvantaged community members in Omaha, Nebraska. The goal of the Public Health Innovation Ecosystem is designed to identify priority public health issues, train and equip Public Health Outreach Specialists and utilize workers to develop tangible, technological solutions. These solutions can be used to respond more efficiently to public health emergencies, developing technology that works to provide the resources needed to fight the pandemic, sustain and strengthen the economic recovery , maintain vital public services, and make investments that support long-term growth, opportunity, and equity. In addition, the Public Health Innovation Ecosystem works to identify and develop talented Public Health Outreach Specialists who have the technological ability to respond to the public health emergency and its negative economic impacts. Through the output of the ecosystem, we can provide essential data to better equip workers performing essential work during the COVID-19 public health emergency, provide premium pay to the newly developed Public Health Outreach Specialists; and provide essential data to assist with the provision of government services to the extent of the reduction in revenue due to the COVID–19 public health emergency. By supporting the Public Health Innovation Ecosystem, we work to make necessary investments into the public health infrastructure of Nebraska – an investment that works to stop the spread of COVID-19, reduce the impact of disease because of COVID-19, create sustainable communities, and increased quality of life for minority and disadvantaged community members within North and South Omaha.

Economic Impact 660

495

160

All proposed jobs developed through the Public Health Innovation Ecosystem will have annual salaries of \$50,000 and above. Examples of the proposed Public Health Outreach Specialists jobs to be created include: • Public Health Community Engagement Coordinators - \$50,000; • Public Health Specialist \$50,000 • Project & Innovation Managers – \$75,000 • Business Development Managers - \$75,000 • Business Development Specialists – \$65,000 • Public Health Analyst - \$60,000 • Product Development Engineers - \$50,000 • Software Development Engineers - \$75,000

All operational programming for the Public Health Innovation Ecosystem is organized to allow our ecosystem to annually identify 15 priority public health problems within the community,

train 66 competent Public Health Outreach Specialists who are capable to engage the community and work with health and safety practitioners to identify process-oriented solutions, and develop technological solutions to address priority public health problems – with the aim to allow for 3 solutions to advance into further organizational development & growth. All proposed jobs within the Public Health Innovation Ecosystem are designed to attract competent talent and provide certification training to develop high waged, high demand Public Health Outreach Specialists within census tracts 3, 4, 6, 7, 8, 11, 12, 19, 20, 21, 22, 26, 27, 29, 31, 32, 33, 38, 39, 40, 42, 49, 51, 52, 53, 54, 58, 59.01, 59.02, 60, 61.01, 61.02, 63.01, 63.02, 63.03, 65.06, 66.03, 68.06, 71.01, 73.12. Through the collaboration with the university and public health organization partners included in our ecosystem, pipelines will be created to provide the training & certifications necessary to prepare the different roles for our Public Health Outreach Specialists - to help them understand how to practice community-based public health, and provide a multi-disciplinary skillset and knowledge base in analytics & software development. Our Public Health Outreach Specialists will be prepared to provide value-add to the community & community organizations through workforce development & economic development.

Community Benefit The Public Health Innovation Ecosystem’s aim is to create a framework that consistently identifies, enhances priority community health problems into business ideas to develop validated proof of concepts that can be accelerated into business opportunities that stimulate the growth and success of the North Omaha community – providing technological solutions that decrease health disparities & increase social determinants of health. This in turn, creates new jobs, diversifies the industrial base, increases positive innovative opportunity, and enhances quality of life in Nebraska’s minority & disadvantages communities.

By full support and implementation of a Public Health Innovation Ecosystem , we can predict in the next 5-10 years that we will be able to successfully reduce the disease & illness that result in the largest cause of death within the State of Nebraska by 35%. This will in turn reduce the overall economic burden of disease, increase collaborative impact & response to emergency & safety, increase initiatives focused on public health growth & sustainability & increase the overall quality of life for minority and disadvantaged communities throughout the State of Nebraska. The outcomes of this ecosystem include (but not limited to):

- o Creating and implementing pooled-resources, skill development and training activities to enhance community capacity;
- o Identify priority community problems to provide support and research that generates groundbreaking technology that, in turn, generates economic value;
- o Provide multi-disciplinary opportunities to attract & grow Nebraska’s professional talent;
- o Develop a network that helps translate fundamental public health research into the industrial marketplace, and;
- o Scale public health innovation from the local to national level – improving the quality of life for all Nebraskans & minority & disadvantaged communities internationally;
- o Develop a network that is skilled & prepared to mitigate future health threats for all levels of the community.
- o Creates a databank of fundamental public health data that can be used to improve & enhance health improvement strategies for the community & community members

Best

The Public Health Innovation Ecosystem is a new concept – a

Practices/Innovation collaborative approach to enhance and elevate current public health services and developing them into new tangible, technological solutions. By blending organizational business goals with community and environmental needs to develop new health-related innovation and technology that works to address root issues and produce innovative technological enterprises that works to address health promotion, disease prevention, health-care services, and the social determinants of health challenging our communities. In addition, this initiative will also provide job exposure, skill development and certification trainings to the community, educational opportunities that will create a new approach to workforce preparation and diversify job prospects within our community through multi-disciplinary public health entrepreneurship & technology development. Through shared collaboration, we can create an ecosystem of public health-related innovation that fuels entrepreneurship rooted in funding and implementing solutions to cultural, social, or environmental problems – one that combines business management, venture capital, software development, and public health knowledge and skills to strengthen existing system, encouraging cross-disciplinary collaboration, increase financial viability, to achieve health promotion, disease prevention, and the social determinants of health goals within our community.

Outcome Measurement

• 66 Public Health Outreach Specialists trained per year; • 15 health priorities identified per year; • 3 of digital public health-based solutions produced per year, and; • 25% of the minority & disadvantaged population engaged & impacted

All ecosystem data collection, data analysis, performance reporting & program evaluation will be conducted by PPRP Innovations and UNMC.

Partnerships

Yes

Service Provider Center for Holistic Development problem identification, community activation, cultural & behavioral understanding of priority public safety issues, social capital development, social relationship development, community competency assessment, entrepreneurship support programming, Ecosystem building programming/events YES problem identification, community activation, cultural & behavioral understanding of priority public safety issues, social capital development, social relationship development, community competency assessment, entrepreneurship support programming, Ecosystem building programming/events Omaha Housing Authority problem identification, community activation, cultural & behavioral understanding of priority public safety issues, social capital development, social relationship development, community competency assessment, entrepreneurship support programming, Ecosystem building programming/events Family Housing Advisory Services problem identification, community activation, cultural & behavioral understanding of priority public safety issues, social capital development, social relationship development, community competency assessment, entrepreneurship support programming, Ecosystem building programming/events Charles Drew Health Center problem identification, community activation, cultural & behavioral understanding of priority public safety issues, social capital development, social relationship development, community competency assessment,

entrepreneurship support programming, Ecosystem building programming/events Urban League of Nebraska problem identification, community activation, cultural & behavioral understanding of priority public safety issues, social capital development, social relationship development, community competency assessment, entrepreneurship support programming, Ecosystem building programming/events Investigators PPRP Innovations Product & Business Research & validation, ecosystem evaluation University of Nebraska Medical Center Product & Business Research & validation, ecosystem evaluation Innovators Julian Young Business Advisors mobilization of resources PPRP Innovations Technology product development, Skills Training - Entrepreneurship Metro Community College Technology product development, Skills Training - Entrepreneurship Capacity Builders Julian Young Business Advisors Skills Training - Technical sales, Skills Training - Software development, Startup accelerator programming PPRP Innovations Skills Training - Technical sales, Skills Training - Software development, Startup accelerator programming Metro Community College Skills Training - Technical sales, Skills Training - Software development, Startup accelerator programming University of Nebraska Medical Center Member engagement, social influence & community building, mobilization of resources, social influence & community building, Skills Training - Public Health, Skills Training - Technical sales, Startup accelerator programming Center for Holistic Development Member engagement, social influence & community building, mobilization of resources, social influence & community building, Skills Training - Public Health, Startup accelerator programming, business development and growth Charles Drew Health Center Member engagement, social influence & community building, mobilization of resources, social influence & community building, Skills Training - Public Health, Startup accelerator programming, business development and growth Creighton University Member engagement, social influence & community building, mobilization of resources, social influence & community building, Skills Training - Public Health Conveners Clark Connection Group Network development, Ecosystem building programming/events University of Nebraska Medical Center Member engagement, network development, organization adoption & change Metro Community College Member engagement, network development, organization adoption & change The Wellbeing

Displacement No

Displacement explanation

Physical Location

Qualified Census Tract Within one or more QCTs

Additional Location Documents

Property Zoning No

Is the project connected to utilities?

No

No

Design, Estimating, and Bidding

Yes

No

based upon partnership investments & commitments

General Contractor

No

Request Rationale

The ecosystem is designed to provide a collaborative approach towards increasing the quality of life for minority & disadvantaged communities in Omaha, Nebraska. Our ecosystem is projected to increase community exposure & fostering local talent product new, novel technology, train local talent to create new methods to detect, tract & treat disease, and utilize community-based solutions to develop larger technological structures that helps to increase the economic impact of the community.

Grant Funds Usage

The focus of the ecosystem is to create an infrastructure that can better detect, test, and treat public health issues within minority & disadvantaged communities. Therefore, the LB1024 grant funds will be used to establish the core operational framework necessary to conduct the process. LB1024 grant funds will be used towards fostering the environment necessary to develop and provide certification training for the Public Health Outreach Specialists who can be utilized to identify priority public health community issues & develop technology and analytical solutions. Training will include, but not limited to, essential public health & public safety, entrepreneurship & technical sales, & software and analytics development certification trainings. In addition, events necessary to assess and identify competent talent & identify priority public health problems & the operations necessary to implement include but not limited to programming, events, fundraising, operation management All LB1024 grant funds will be dedicated towards developing the environment and process necessary to design & implement its technology development investments. Through the inclusive Public Health Innovation Ecosystem , will also be funded b LB10.

Proposal Financial Sustainability

Yes

Funding Sources

All operational programming is organized to allow our ecosystem to annually identify 15 priority public health problems within the community, train 66 competent Public Health Outreach Specialists who are capable to engage the community and work with health and safety practitioners to

identify process-oriented solutions, and develop technological solutions to address priority public health problems – with the aim to allow for 3 solutions to advance into further organizational development and growth. By annually investing into the output listed above, our first 2 years will be focused on developing our foundation to seize market opportunity & develop the public health outreach infrastructure. As we advance into years 3-5, capacity necessary to host our initial advances are expected to increase. Therefore, our focus will be understanding the best methods & direction to help evolve the ecosystem model, build & grow our audience impact, and developing a system that identifies & produce cutting-edge public health technology. Years 5-10 will be focused locking in key ecosystem to work to scale our model state & region wide and developing a sustainable & profitable ecosystem. Throughout this statewide model scaling, we foresee our ecosystem to obtain larger audience growth, a growth that will have huge impact on the economic growth of the ecosystem & its technology. Overall, In the next 5 – 10 years, we forecast to develop a collaborative method for disease prevention & preparedness for future health-related crisis, develop technology that decreases disease & social determinants of health, and develop businesses that increases jobs and economic stability in the same communities we focus to increase overall quality of life.

All funding is pending; verbal commitments have been obtained depending on the organizational development of the ecosystem.

Scalability

The Public Health Innovation Ecosystem 's aim is to create a framework that consistently identifies and turn priority community health problems into business ideas developed through validated proof of concepts that can be accelerated into business opportunities & scalable technology that stimulate the growth and success of the North and South Omaha communities – providing technological solutions that decrease community-level health disparities and increase environmental social determinants of health. This in turn, creates new jobs, diversifies the industrial base, increases positive innovative opportunities, increase economic development, and enhances the quality of life in minority & disadvantages communities in North and South Omaha, and across the State of Nebraska. The outcomes of this ecosystem include (but not limited to): 1. Creating and implementing pooled-resources, skill development & training activities to enhance community capacity; 2. Identify priority community problems to provide support and research that generates groundbreaking technology that, in turn, generates economic value; 3. Provide multi-disciplinary opportunities to attract & grow Nebraska's professional talent; 4. Develop a network that helps translate fundamental public health research into the industrial marketplace, and; 5. Scale public health innovation from the local to national level – improving the quality of life for all Nebraskans & minority & disadvantaged communities internationally; 6. Develop a network that is skilled & prepared to mitigate future health threats for all levels of the community. 7. Creates a databank of fundamental public health data that can be used to improve & enhance health improvement strategies for the community & community members Once technological systems have been validated to produce & sustain the listed outcomes, the ecosystem model can be scaled state & region wide to support other minority & disadvantaged communities.

**Financial
Commitment**

All partners involved in the ecosystem are required to provide financial commitment towards the development & implementation of the initiative. Once proposal approval, all partners will be required to submit a Memorandum of Understanding outlining their roles & responsibilities & financial commitments to be provided to support the ecosystem growth & development.

**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

System to Increase Public Health Outreach & Technological Solutions

EXECUTIVE SUMMARY

The COVID-19 public health emergency has caused widespread economic, social, and public health-related turmoil that deepened existing disparities. The social and economic challenges caused and exacerbated by the COVID-19 public health emergency include high unemployment, wage decreases, increased homelessness, and food insecurity.

The impact of the COVID-19 public health emergency and related challenges were disproportionately felt in low-income and minority communities such as North & Omaha. The social and economic challenges in North Omaha have persisted for multiple generations, but funding under the federal American Rescue Plan Act of 2021 presents a once-in-a-lifetime opportunity to respond to the challenges facing North & South Omaha that have been worsened by the COVID-19 public health emergency.

On behalf of this proposal, members of the public health community aim to develop a collaborative effort to utilize LB1024 in hopes to foster a positive ecosystem – a network focused on aligning current public health efforts and social-purpose business ventures to develop economic-driven technological solutions that work to decrease health disparities and social determinants of health, while increasing economic sustainability within the community.

LANDSCAPE & PROBLEM

Social determinants of health, such as socioeconomic status and educational attainment, also have a substantial impact on an individual's health. In general, individuals with higher incomes and education levels report better health outcomes. **Before COVID-19**, minority & disadvantaged communities in Nebraska were in bad shape. **After COVID 19**, the lasting impact of COVID-19 is projected to be experienced the most in communities of color – especially in Nebraska.

Before, during, & after COVID-19, state & community health organizations have been ill equipped to sustain successes as they address the complex health threats we face today - including the morbidity and mortality associated with persistent chronic diseases, mental illness, and emerging infectious diseases that will increase as a result of COVID-19.

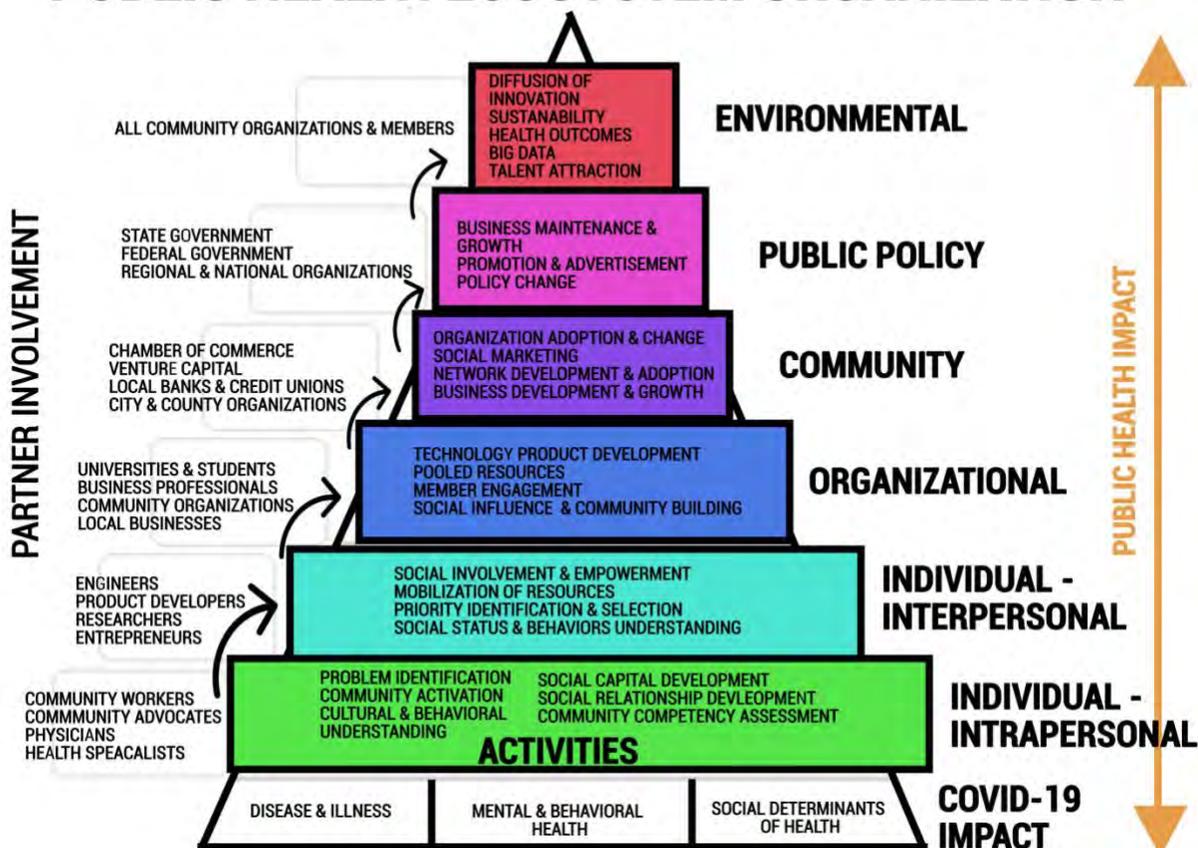
To be better prepared for the current state of minority health & the inevitable next pandemic in Nebraska, we must improve the built environment, broaden and deepen the social safety net, and ensure that everyone has access to the health resources they need in order to flourish. Therefore, we propose the development of a public health innovation ecosystem. One that focuses on:

- Innovation: Creates a standard of the future of healthcare through a focus on streamlining & enhancing public health practice through the development of technology, &
- Ecosystem: one that supports cross-collaboration and aligns current social-purpose business ventures to develop economic-driven technology & enhancements

With a focus to use technology to eliminate health disparities & increase social determinants of health **of the** minority & disadvantaged communities of North & South Omaha, our public health innovation ecosystem can serve as a scalable process for disease prevention and **economic sustainability** by creating over 600 Public Health Outreach jobs, decrease mental illness, chronic disease & social determinants of health, and one that can create organic economic stability for North & South Omaha over the next 10 years.

ECOSYSTEM STRUCTURE

PUBLIC HEALTH ECOSYSTEM ORGANIZATION



The public health innovation ecosystem is a model that promotes innovation, technology, and collaboration to prepare Nebraska to find solutions together. This ecosystem consists of users (consumers, businesses, government agencies, and non-profit groups) who have needs for digital technological products and services to enhance public health detection & treatment. **The aim of the ecosystem is to support disadvantaged communities in Nebraska and support local & statewide goals including increased quality of life and economic health.** The goal of the ecosystem is to make public health services more readily available via digital means to help contribute to the reduction of social determinants of health and deliver on recognized benefits of financial inclusion in disadvantaged communities.

Through use of this health innovation ecosystem initiative, we can collaboratively create a multi-level influence on health behaviors through use of partnerships to foster & develop new technology that is ideal to fit the needs of disadvantaged communities within Nebraska & to increase & enhance the efforts of the public health and public safety providers that serve them on local and state level.

Although this ecosystem requires involvement from organizations on all levels, the focus of this ecosystem is to utilize partnerships & collaborations to provide a multi-disciplinary approach to disease treatment & prevention to provide greater support for disadvantaged communities and community members within North & South Omaha.

Our core customer for this ecosystem is:

- Individuals in the age range of 15-60 who reside in disadvantaged communities in North & South Omaha, &
- Households with income levels of \$40,000 and less

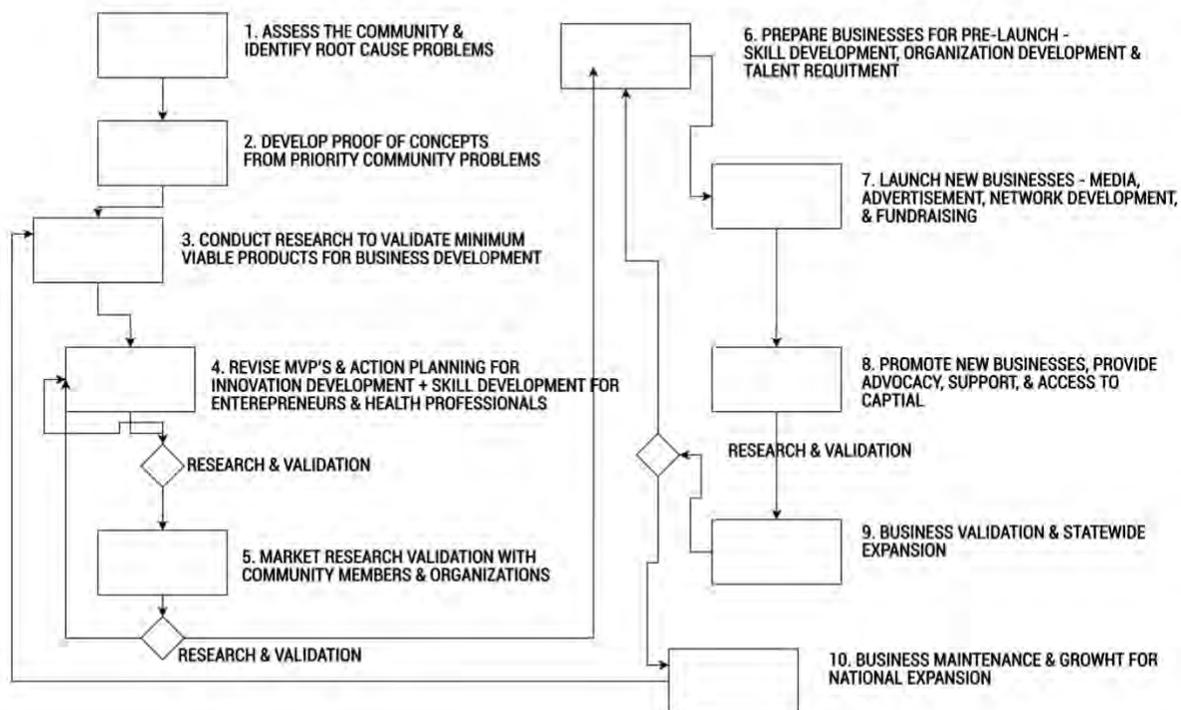
Our focus is to provide new technological services through community-led platforms that can provide public health services for people who:

- Are unable to access on-going medical & preventative medical services,
- Are residing in communities with low social determinants of health, &;
- Are at heightened risk for increased burden of disease, illness & mental and behavioral health due to the impact of COVID-19

This approach allows us to integrate collaborative interactions & interventions across all levels impacting the health of our communities – a behavior-focused approach that focuses new solutions that can better identify & target health problems that can be translated & developed into new, novel technology that can provide tangible public health solutions for disadvantaged communities on a statewide & national scale. Over time, we believe this ecosystem can provide 3 core benefits for all involved:

1. Information Sharing – Through enhanced methods to collect, track, & analyze community health data, we can share the technical knowledge with partnering health organizations that can benefit from the data & new information obtained through new technology
2. Coordination – Through collaborations & partnerships, all technology developed can utilize the networks within the ecosystem to distribute the technology and provide channels of support for the customers served, &;
3. Value-add technology – through focus on enhancing current public health practices, this ecosystem can provide high-performing technological capabilities and powerful analysis & analytics to better connect with core customers & provide adequate recommendations and on-demand services to better detect, test, & treat disease & illness.

PUBLIC HEALTH ECOSYSTEM PROCESS



The Public Health Innovation Ecosystem is a 10-step approach towards providing a continuous system of public health diagnosis, action, planning, implementation & evaluation – a multi-disciplinary approach that transfers knowledge & skills to improve the capacity and problem-solving abilities necessary for disease prevention & community preparedness.

By blending organizational business goals with community and environmental needs to develop new health-related innovation & technology that works to address root issues and produce innovative technological enterprises that works to address health promotion, disease prevention, health-care services, and the social determinants of health challenging our communities. In addition, this initiative will also provide job exposure, skill development and certification trainings to the community, educational opportunities that will create a new approach to workforce preparation and diversify job prospects within our community through multi-disciplinary public health entrepreneurship & technology development.

Through shared collaboration, we can create an ecosystem of health-related innovation that fuels entrepreneurship rooted in funding and implementing solutions to cultural, social, or environmental problems – one that combines business management, venture capital, software development, and public health knowledge and skills to strengthen existing system, encouraging cross-disciplinary collaboration, increase financial viability, to achieve health promotion, disease prevention, and the social determinants of health goals within our community.

ECOSYSTEM OUTCOMES

The Public Health Innovation Ecosystem's aim is to create a framework that consistently identifies, enhances priority community health problems into business ideas to develop validated proof of concepts that can be accelerated into business opportunities that stimulate the growth and success of the North Omaha community – providing technological solutions that decrease health disparities & increase social determinants of health. This in turn, creates new jobs, diversifies the industrial base, increases positive innovative opportunity, and enhances quality of life in Nebraska's minority & disadvantages communities.

The outcomes of this ecosystem include (but not limited to):

1. Creating & implementing pooled-resources, skill development & training activities to enhance community capacity;
2. Identify priority community problems to provide support and research that generates groundbreaking technology that, in turn, generates economic value;
3. Provide multi-disciplinary opportunities to attract & grow Nebraska's professional talent;
4. Develop a network that helps translate fundamental public health research into the industrial marketplace, and;
5. Scale public health innovation from the local to national level – improving the quality of life for all Nebraskans & minority & disadvantaged communities internationally;
6. Develop a network that is skilled & prepared to mitigate future health threats for all levels of the community.
7. Creates a databank of fundamental public health data that can be used to improve & enhance health improvement strategies for the community & community members

ECOSYSTEM DELIVERABLES

By supporting the development of a public health innovation ecosystem, we can collectively create an economic-driven system that works to detect, test, treat, & prevent the diseases & illnesses most impacted & accelerated by COVID-19.

With implementation over the next 5 – 10 years, we can forecast an increase in the ability to:

- Attract talent & enhance skill & professional development;
- Develop a statewide conduit focused on reduced health disparities & positive behavior change;
- Reduce factors related to poor social determinants of health and health disparities;
- Provide enhanced solutions for disease detection, testing, & treatment;
- Use real-time data to develop more focused strategies for disease & illness prevention
- Use real-time data to increase preparedness & response to health crisis,
- Provide adequate resources that work to increase health equity & equality, &;
- Reduce the economic burden of public health outreach & treatment services.

By full support & implementation of a public health innovation ecosystem, we can predict in the next 5-10 years that we will be able to successfully reduce the disease & illness that result in the largest cause of death within the State of Nebraska by 95%. This will in turn reduce the overall economic burden of disease, increase collaborative impact & response to emergency & safety, increase initiatives focused on public health growth & sustainability & increase the overall quality of life for minority & disadvantaged communities throughout the State of Nebraska.

ECOSYSTEM PARTNERS

1. Charles Drew Health Center
2. Family Housing Advisory Services
3. Metro Community College
4. Urban League of Nebraska
5. Department of Health and Human Services Public Health
6. Nebraska Department of Economic Development
7. Clark Connection Group
8. Youth Emergency Services (YES)
9. Invest Nebraska
10. Omaha Housing Authority
11. Julian Young Business Advisors
12. Center of Holistic Development
13. Stable Gray
14. University of Nebraska Medical Center
15. Creighton University
16. The Wellbeing Partners
17. PPRP Innovations

**Column1
Public Health
Innovation
Ecosystem
Financial Model**

Column2 Column3 Column4 Column5 Column6 Column7 Column8 Column9 Column10 Column11

Annual investment Total Lives Impacted/Quality of Life Improved Annual new jobs created Annual net new income created Annual new venture revenue created Annual IRR Cumulative Totals

Budget narrative, unit economics & investment thesis

Persons served Total Population ii Unit economics Cost New jobs created Economic ouput Economic ouput Economic ouput Totals

inciusive ecosystem building

Ecosystem building programming/events Entrepreneurship support	250	100	\$200.00	\$50,000.00	25,000	N/A	TBD	TBD		
programming	15		\$3,000.00	\$45,000.00		N/A	TBD	\$225,000.00		
Startup accelerator programming	10		\$50,000.00	\$500,000.00		N/A				
Annual conference & fundraiser	200		\$100,000.00	\$100,000.00		N/A				
Space & program management	3			\$250,000.00	3		\$225,000.00			
Total - Ecosystem building events & programs				\$945,000.00	25,000	\$0.00	\$225,000.00	\$225,000.00	\$0.00	

Entrepreneurship investments

Public Health Technology investments	3	50,000	\$100,000.00	\$300,000.00	150,000	15	\$750,000.00	\$150,000.00	\$600,000.00	
Total - Entrepreneurship				\$300,000.00	150,000	18	\$1,200,000.00	\$600,000.00	\$600,000.00	

Skills & Training

Skills Training - Software development	15		\$15,500.00	\$232,500.00		12	\$720,000.00		\$279,000.00	
Skills Training - Technical sales	15		\$9,800.00	\$147,000.00		12	\$600,000.00		\$176,400.00	
Skills Training - Public Health	15		\$7,500.00	\$112,500.00		12	\$600,000.00		\$135,000.00	

Skills Training - Entrepreneurship	15	\$5,600.00	\$84,000.00	12	\$600,000.00	\$100,800.00
Total - Skills			\$576,000.00	- 48	\$2,520,000.00	\$691,200.00
Total			\$1,821,000.00	175,000 66	\$3,720,000.00	\$600,000.00
Total 5 year investment						\$9,105,000.00
Total net new jobs created x 5 years						330
Total economic output x 5 years						\$21,600,000.00
Total returns						\$6,456,000.00
Total Lives Impacted/ Quality of Life Improved x 5 years						875,000
Total 10 year investment						\$18,210,000.00
Total net new jobs created x 10 years						660
Total economic output x 10 years						\$43,200,000.00
Total returns						\$12,912,000.00
Total Lives Impacted/ Quality of Life Improved x 10 years						1,750,000

Notes & assumptions

(a) Persons served can be recruited to companies & startups

(a) Small businesses served can increase contracts & customers via pre-accelerator

(a) Costs for staff, training and programming to accelerate 10 high growth companies

(a) End to end event management, production, talent, speaker fees, food & beverage.

(a) Space manager. (b) Events manager. (c) Partnerships manager.

(a) Creates min. 12 net new jobs. Minimum salary, \$50K. (b) 5 firms generate \$100K in ARR. (c) Investments return 2x.

(a) Creates min. 16 net new jobs. Minimum salary, \$50K. (b) 5 firms generate \$100K in ARR. (c) Investments return 3x.

(a) 15 graduates hired at starting salary of \$50K. (b) \$23K cap on income sharing agreement.

(a) 15 graduates hired at starting salary of \$50K. (b) \$23K cap on income sharing agreement.

(a) 15 graduates hired at starting salary of \$50K. (b) \$23K cap on income sharing agreement.

2160000

Name

Center for Holistic Development

YES

Service Provider

Omaha Housing Authority

Family Housing Advisory Services

Charles Drew Health Center

Urban League of Nebraska

Investigators

PPRP Innovations
University of Nebraska Medical
Center
Julian Young Business Advisors

Innovators

PPRP Innovations
Metro Community College

Julian Young Business Advisors

PPRP Innovations

Metro Community College

Capacity Builders

University of Nebraska Medical
Center

Center for Holistic Development

Charles Drew Health Center

Creighton University

Clark Connection Group

University of Nebraska Medical
Center

Conveners

Metro Community College

The Wellbeing Partners

Stable Gray

The Wellbeing Partners

Creighton University

University of Nebraska Medical
Center

Stable Gray

Metro Community College

Advocates

Center for Holistic Development

YES

Omaha Housing Authority

Family Housing Advisory Services

Urban League of Nebraska

Capital Providers

Department of Health and Human
Services

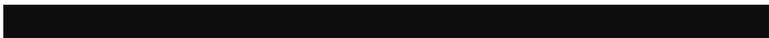
Corporate Sponsorships

Invest Nebraska

Department of Health and Human
Services

Funders

Nebraska Department of Economic
Development



Net

Responsibilities	Amount
problem identification, community activation, cultural & behavioral understanding of priority public safety issues, social capital development, social relationship development, community competency assessment, entrepreneurship support programming, Ecosystem building programming/events	\$ 102,431.00
problem identification, community activation, cultural & behavioral understanding of priority public safety issues, social capital development, social relationship development, social relationship development, community competency assessment, entrepreneurship support programming, Ecosystem building programming/events	\$ 102,431.00
problem identification, community activation, cultural & behavioral understanding of priority public safety issues, social capital development, social relationship development, community competency assessment, entrepreneurship support programming, Ecosystem building programming/events	\$ 102,431.00
problem identification, community activation, cultural & behavioral understanding of priority public safety issues, social capital development, social relationship development, community competency assessment, entrepreneurship support programming, Ecosystem building programming/events	\$ 102,431.00
problem identification, community activation, cultural & behavioral understanding of priority public safety issues, social capital development, social relationship development, community competency assessment, entrepreneurship support programming, Ecosystem building programming/events	\$ 102,431.00
Product & Business Research & validation, ecosystem evaluation	\$ 102,431.00
Product & Business Research & validation, ecosystem evaluation	\$ 102,431.00
mobilization of resources	\$ 182,100.00
Technology product development, Skills Training - Entrepreneurship	\$ 45,525.00
Technology product development, Skills Training - Entrepreneurship	\$ 45,525.00

Skills Training - Technical sales, Skills Training - Software development, Startup accelerator programming	\$	39,021.00
Skills Training - Technical sales, Skills Training - Software development, Startup accelerator programming	\$	39,021.00
Skills Training - Technical sales, Skills Training - Software development, Startup accelerator programming	\$	39,021.00
Member engagement, social influence & community building, mobilization of resources, social influence & community building, Skills Training - Public Health, Skills Training - Technical sales, Startup accelerator programming	\$	39,021.00
Member engagement, social influence & community building, mobilization of resources, social influence & community building, Skills Training - Public Health, Startup accelerator programming, business development and growth	\$	39,021.00
Member engagement, social influence & community building, mobilization of resources, social influence & community building, Skills Training - Public Health, Startup accelerator programming, business development and growth	\$	39,021.00
Member engagement, social influence & community building, mobilization of resources, social influence & community building, Skills Training - Public Health	\$	39,021.00
Network development, Ecosystem building programming/events	\$	36,420.00
Member engagement, network development, organization adoption & change	\$	36,420.00
Member engagement, network development, organization adoption & change	\$	36,420.00
Member engagement, network development, organization adoption & change	\$	36,420.00
Member engagement, network development, organization adoption & change	\$	36,420.00
Social marketing, promotion & advertisement, Annual conference & fundraiser, Ecosystem building programming/events	\$	19,865.00

Family Housing Advisory Services	\$	122,296.00
Metro Community College	\$	140,831.00
Urban League of Nebraska	\$	122,296.00
Clark Connection Group	\$	36,420.00
Department of Health and Human Services	\$	33,522.00
Omaha Housing Authority	\$	122,296.00
Julian Young Business Advisors	\$	221,121.00
Center of Holistic Development	\$	161,317.00
Stable Gray	\$	56,285.00
University of Nebraska Medical Center	\$	197,737.00
Creighton University	\$	58,886.00
The Wellbeing Partners	\$	56,285.00
PPRP Innovations	\$	186,977.00
YES	\$	122,296.00
Invest Nebraska	\$	13,657.00
Nebraska Department of Economic Development	\$	13,657.00
Corporate Sponsorships	\$	13,657.00
Total	\$	1,820,988.00

Total 5 Year Funding Allotment

\$ 512,155.00

\$ 512,155.00

\$ 512,155.00

\$ 512,155.00

\$ 512,155.00

\$ 512,155.00

\$ 512,155.00

\$ 512,155.00

\$ 910,500.00

\$ 227,625.00

\$ 227,625.00

\$ 195,105.00

\$ 195,105.00

\$ 195,105.00

\$ 195,105.00

\$ 195,105.00

\$ 195,105.00

\$ 195,105.00

\$ 182,100.00

\$ 182,100.00

\$ 182,100.00

\$ 182,100.00

\$ 182,100.00

\$ 99,325.00

\$ 99,325.00

\$ 99,325.00

\$ 99,325.00

\$ 99,325.00

\$ 99,325.00

\$ 99,325.00

\$ 99,325.00

\$ 99,325.00

\$ 99,325.00

\$ 99,325.00

\$ 68,285.00

\$ 68,285.00

\$ 68,285.00

\$ 68,285.00

\$ 9,104,940.00



Total 5 Year Funding By Partner

\$ 707,260.00

\$	611,480.00
\$	704,155.00
\$	611,480.00
\$	182,100.00
\$	167,610.00
\$	611,480.00
\$	1,105,605.00
\$	806,585.00
\$	281,425.00
\$	988,685.00
\$	294,430.00
\$	281,425.00
\$	934,885.00
\$	611,480.00
\$	68,285.00
\$	68,285.00
\$	68,285.00
\$	9,104,940.00

Column1	Column2	Column3	
	2023		2024
Income			
Fundraising			
Private Equity	\$ 450,000.00	\$ 450,000.00	
Grants	\$ 1,900,000.00	\$ 1,900,000.00	
Fundraising	\$ 1,250,000.00	\$ 1,250,000.00	
Corporate Sponsorships	\$ 800,000.00	\$ 800,000.00	
Revenue			
Intellectual Property	\$ 100.00	\$ 300.00	
Subscription Plans	\$ 40,000.00	\$ 80,000.00	
Partner Advertisement Fees	\$ 125,000.00	\$ 250,000.00	
Total Income	\$ 4,565,100.00	\$ 4,730,300.00	
Expenditure			
Operation Fees	\$ 2,325,000.00	\$ 2,557,500.00	
Costs of Goods	\$ 995,650.00	\$ 1,095,215.00	
Direct Third Party Fees	\$ 12,000.00	\$ 13,200.00	
TOTAL EXPENDITURES	\$ 3,332,650.00	\$ 3,665,915.00	
NET(EXPENDITURE			
INCOME & MOVEMENT OF			
FUNDS			
	\$ 1,232,450.00	\$ 1,064,385.00	
Profit Margin (in %)	27.0	22.5	

Column4	Column5	Column6
2025	2026	2027
\$ 450,000.00	\$ 450,000.00	\$ 450,000.00
\$ 1,900,000.00	\$ 1,900,000.00	\$ -
\$ 1,250,000.00	\$ 1,250,000.00	\$ 1,250,000.00
\$ 800,000.00	\$ 800,000.00	\$ 800,000.00
\$ 900.00	\$ 2,700.00	\$ 8,100.00
\$ 160,000.00	\$ 320,000.00	\$ 640,000.00
\$ 500,000.00	\$ 1,000,000.00	\$ 2,000,000.00
\$ 5,060,900.00	\$ 5,722,700.00	\$ 5,148,100.00
\$ 2,941,125.00	\$ 3,970,518.75	\$ 5,558,726.25
\$ 1,259,497.25	\$ 1,700,321.29	\$ 2,380,449.80
\$ 15,180.00	\$ 20,493.00	\$ 28,690.20
\$ 4,215,802.25	\$ 5,691,333.04	\$ 7,967,866.25
\$ 845,097.75	\$ 31,366.96	\$ (2,819,766.25)
16.7	0.5	-54.8

Column7	Column8	Column9
2028	2029	2030
\$ 450,000.00	\$ 450,000.00	\$ 450,000.00
\$ -	\$ -	\$ -
\$ 1,250,000.00	\$ 1,250,000.00	\$ 1,250,000.00
\$ 800,000.00	\$ 800,000.00	\$ 800,000.00
\$ 24,300.00	\$ 72,900.00	\$ 218,700.00
\$ 1,920,000.00	\$ 5,760,000.00	\$ 8,640,000.00
\$ 6,000,000.00	\$ 18,000,000.00	\$ 54,000,000.00
\$ 10,444,300.00	\$ 26,332,900.00	\$ 65,358,700.00
\$ 8,338,089.38	\$ 13,757,847.47	\$ 25,452,017.82
\$ 3,570,674.70	\$ 5,891,613.26	\$ 10,899,484.53
\$ 43,035.30	\$ 71,008.25	\$ 131,365.25
\$ 11,951,799.38	\$ 19,720,468.97	\$ 36,482,867.60
\$ (1,507,499.38)	\$ 6,612,431.03	\$ 28,875,832.40
-14.4	25.1	44.2

Column10	Column11
2031	2032
\$ 450,000.00	\$ 450,000.00
\$ -	\$ -
\$ 1,250,000.00	\$ 1,250,000.00
\$ 800,000.00	\$ 800,000.00
\$ 656,100.00	\$ 1,968,300.00
\$ 12,960,000.00	\$ 19,440,000.00
\$ 162,000,000.00	\$ 486,000,000.00
\$ 178,116,100.00	\$ 509,908,300.00
\$ 49,631,434.74	\$ 99,262,869.49
\$ 21,253,994.84	\$ 42,507,989.68
\$ 256,162.24	\$ 512,324.49
\$ 71,141,591.83	\$ 142,283,183.65
\$ 106,974,508.17	\$ 367,625,116.35
60.1	72.1

NOTES

*calculated with a cumulative a

*all numbers with expected a r

addition of 3 new businesses per ear

ninimun of 10% increase in expenditures per year

Column1	Column2	Column3	Column4
Corporate & philanthropic partnerships (ANNUAL)			
<u>Partnership model</u>	<u>Participants</u>	<u>Commitment</u>	<u>Total</u>
State & Local Government Partners	1	\$1,900,000	\$1,900,000.00
Local Enterprise Partners	3	\$150,000.00	\$450,000.00
CSR & Philanthropic partners	5	\$250,000.00	\$1,250,000.00
Supplier procurement & diversity partners	8	\$100,000.00	\$800,000.00
Total			\$4,400,000.00

Forecasted Disease Impact Due to Public Health Ecosystem	2022	2023	2024	2025	2026	2027
Annual Incidence						
Mental Illness	355,940	338,143	321,236	305,174	289,915	275,420
Cancer	11,280	10,716	10,180	9,671	9,188	8,728
Heart Disease	137,314	130,448	123,926	117,730	111,843	106,251
Chronic Lower Respiratory Disease	37,192	35,332	33,566	31,887	30,293	28,778
Accidents	36,706	34,871	33,127	31,471	29,897	28,402
Stroke	37,000	35,150	33,393	31,723	30,137	28,630
Diabetes	141,491	134,416	127,696	121,311	115,245	109,483
Public Health Ecosystem Innovation Development	2022	2023	2024	2025	2026	2027
Number of New Product Development per Year	15	30	45	60	75	90
Number of New Business Development per Year	3	6	9	12	15	18

					disease reduced in 5 years (%)	disease reduced in 10 years (%)
2028	2029	2030	2031	2032		
261,649	248,566	236,138	224,331	213,114	22.6	37.0
8,292	7,877	7,483	7,109	6,754		
100,938	95,891	91,097	86,542	82,215		
27,340	25,973	24,674	23,440	22,268		
26,982	25,633	24,352	23,134	21,977		
27,198	25,838	24,547	23,319	22,153		
104,009	98,808	93,868	89,175	84,716		
2028	2029	2030	2031	2032		
105	120	135	150	165		
21	24	27	30	33		

*all numbers represent annual incidence rates of disease in Nebraska per year

Grant Application

Row 259

Organization Name (if applicable)	Men Against Domestic Violence Action Coalition
Physical Address	Omaha, NE
Mailing Address	
Website	https://madvacnebraska.wordpress.com/
Social Media Accounts	Facebook-menagainstdv, Instagram-menagainst_dv, Twitter-menagainst_dv, LinkedIn-Men Against Domestic Violence Action Coalition
Name	Dr. Bradley Ekwerekwu
Title	Education Chair
Email Address	bradleyek@gmail.com
Phone	+1 (817) 875-7226
Team	Yes
	Mr. Bobby Brumfield, Co-Founder; Mr. Charlie Venditte, Co-Founder, Eddie Saunsoci, Marketing and Communications Chair; Catherine Bosley, External Relations Chair
Organizational Chart	Uploaded.
Other Completed Projects and/or Accomplishments	This proposal will better allow our organization to deepen its roots in the Omaha community. To date, completed presentations include those to major for-profit corporations, Universities and Colleges, nonprofit organizations, social service entities, prison and jail facilities, after-school youth programs, and various community members. We intend to expand to a larger number of individuals so that we can provide consistent programming and greater impact in our communities.
Proposal Title	MADVAC MEN
Total Budget (\$)	\$2,000,000.00
LB1024 Grant Funding Request (\$)	\$1,594,600.00
Proposal Type	Service/program
Brief Proposal Summary	The Men Against Domestic Violence Action Coalition (MADVAC) remains committed to its mission of disrupting and dismantling domestic violence, sexual assault, dating violence,

and toxic masculinity behaviors in our community. Proudly standing alongside those in the greater Omaha area, MADVAC will continue to engage boys, young men, and adult men in conversations related to healthy masculinity, emotional maturation, thought processing, impulse control, domestic violence and sexual assault causes and effects, as well as unique impacts and nuances within the diverse cultures of our communities. MADVAC strategically plans to recruit and empower a group of men that are committed to becoming Ambassadors in our community. Each Ambassador will complete training from a well-researched curriculum, as well as gain valuable skills to enter the workforce as leaders. The curriculum units support each Ambassador through a series of personal and communal experiences to allow for more immediate awareness, factual and theory-based evidence and verified education, as well as innovative and creative tactics to mobilize action efforts in the community. Each ambassador is challenged to learn, or "unlearn", about perceptions, definitions, theories, personal and lived experience, as well as implementation methods. Transferable job skills such as public speaking, content creation, relationship/partnership building, résumé and interview prep, as well as bystander intervention techniques will be a part of each Graduate's portfolio. Each cohort of Men will serve as "MENtors" for those that matriculate through the trainings in future years. The intention is to consistently and effectively influence populations of Men to stand together, unified in a common foundational practice of ending domestic violence and sexual assault in our communities. Over time, the societal and cultural expectation will further eradicate unhealthy behaviors and promote the respect, protection, and edification of healthy relationships in our communities.

Timeline	We anticipate our work beginning right away. Once the funding secured, we will implement our strategy to fully organize, mobilize, and track data for program impact. We anticipate creating at least five cohorts of Men, inducting a new cohort every year starting in 2023.
Percentage completed by July 2025	60%
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.) 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**

Domestic violence and sexual assault are pervasive enemies to any community, and the greater Omaha area is not immune to its devastating reach. Specifically in North and South Omaha, domestic violence and sexual assault reports vastly outweigh other parts of the city and region. We know that a creative and innovative, disruptive action must occur to address these issues. Further, we are absolutely convinced that Men should be the Leaders of this conversation and action in our community. To provide a safe and sustainable community, Men can actively participate in healthy relationships, which will greatly improve their personal, and environmental quality of life. Decreasing harmful and unhealthy behaviors, and potentially fatal outcomes is the ultimate goal. A more concerted effort around awareness and education will inevitably lead to more intentional decision making and impulse control, especially when it comes to crimes of passion in intimate partner violence occurrences. We intend to show decreases in the number of individuals becoming justice involve due to a domestic violence or sexual assault interaction. We understand the extreme stress that these occurrences put on individuals, families, as well as the community to be able to cope with and through the healing and recovery process.

**Visioning Workshop
Findings Alignment**

According to the visioning workshop summary, North and South Omaha residents described a need for resources to support education, quality of life, youth and adult employment, and sustainable communities. Within our proposal, we organize our trainings to further educational efforts and provide much needed upskilling for those seeking meaningful employment. As more Men are empowered to become Ambassadors in our community, they will set a tone of societal majority that improves the quality of life in all environments (home, work, school, etc.). Additionally, community members put forth a desire to have culturally relevant information disseminated on a consistent basis. Our trainings are built with multiple identities in mind, and specifically address culturally relevant information in order to promote comprehension and direct action. Lastly, residents stated that resources are not readily available for these, and other types of social and mental health programs. Many nonprofit, community-based organizations are overwhelmed and overbooked to say the least. Providing resources to support these community needs will lighten the load on existing providers and allow more community members to participate in engaging programming and community activation.

Priorities Alignment

The priorities of this proposal directly in line with LB 1024 strategic priorities to combat the striking increase in domestic violence and sexual assault cases through the pandemic timeframe. At many points during the pandemic, domestic violence and sexual assault reported cases were at new all-time highs for the Omaha region (a reported 117 -reported-incidents in one summer 2020 weekend). Public health, mental health, as well as the safety and security of the family unit in North and South Omaha continue to be high priorities and this proposal seeks to directly impact family members, individually, and as a unit. The promotion of healthy relationships and decreased violence and assaults will specifically address many issues caused by the hardships presented through and after the pandemic. Many men found themselves without meaningful employment through and after the pandemic, as well. This proposal seeks to empower and retool these individuals to reenter or promote within the workforce toward higher paying, meaningful career placements.

The ideal vision is to secure this generation of earned income and create generational wealth for family members in the future.

Economic Impact

This proposal will create 4 permanent, full time jobs and possibly 2 part time appointments. Ultimately, this team will work diligently to help create hundreds of jobs for program participants in years to come.

4

Possibly 2

E.D. \$75,000-\$100,00, Program Director \$55,000-\$70,000, (2) Program Assistant \$45,000-\$55,000

This proposal will create opportunities for up to 4 individuals to work in this training and community activation organization in North and South Omaha. Additionally, the impact of adding well-trained and equipped workforce members to the applicant pools in our community will provide employers with more opportunities to satisfy employment demands of the intended geographical region.

Community Benefit

The paramount community benefit of this proposal is to provide healthier, safer, and more thriving communities by focusing on Men, and their personal role in the relationships that they participate in all environments. The workplace, school, place of worship, place of play, and other community settings will see immediate benefit for all individuals participating in healthier interactions.

Men will lead themselves and provide examples for other men to eliminate toxic behaviors that inhibit the health and happiness of others. Living in safer homes and neighborhoods will create an ease amongst residents, will attract others to congregate, and intentionally cause residential and commercial expansion in those neighborhoods.

Best Practices/Innovation

Engaging certain identity groups with mental health and career placement is not a new concept. Many cities across the United States are currently employing models that engage individuals, some from blighted and under resourced communities, in order to elevate the perception and reality of the community, and foundational economic development. Our training is well researched and grounded, mentorship models continue to evolve with best practice, and community led cohort-based programming in the Omaha area has proven not only popular, but a vital tool toward networking and business development.

Outcome Measurement

We intend to create well educated and critically trained Graduates who are more aware of how domestic violence and sexual assault affects our communities. We will provide fact-based educational material for Graduates to use in their personal and communal environments, ensuring comprehension through periodic assessment and application exercises. Graduates will create community events/initiatives that will continue the positive momentum around disrupting domestic violence and sexual assault in our communities.

These efforts will be measured by recording the number of

participants trained, the knowledge gained, change of circumstance (justice involved), and number of community events/initiatives implemented. The Executive Director and Program Manager will be directly responsible for collecting and analyzing this data. If funds are available, an outside data evaluation entity will be consulted to validate outcomes/findings.

Additional investments could be made to specifically include populations outside of the initial population served. Region wide and statewide efforts are visioned, but under resourced at this time.

Partnerships Yes

Womens Center for Advancement---acts as a community organizer, and ultimately a partner in programming and community engagement efforts. Womens Fund---acts as a fiscal agent and community partner in educational and intervention efforts. Greater Omaha Chamber of Commerce GrOW Program---acts as a facilitator of educational sessions and community partnership advocate Survivors Rising---acts as a community advocate for educational sessions, Board direction, community engagement and empowerment of community members Heartland Family Services--- acts as a community organizer, and ultimately a partner in programming and community engagement efforts. Smart GEN Society--- acts as a community organizer, organization infrastructure advisor, and ultimately a partner in programming and community engagement efforts.

Women's Fund

Displacement No

Displacement explanation

Physical Location We plan to use different (rented) locations across North and South Omaha to provide trainings for Ambassadors.

Qualified Census Tract Within one or more QCTs

Additional Location Documents NA

Property Zoning No

Is the project connected to utilities?

No

No

Design, Estimating, and Bidding No

No

NA

General Contractor No

Request Rationale MADVAC requests this grant award to solidify a team of trained professionals. Each highly dedicated individual will receive a livable wage comparable to market rates and regional cost of living. Additionally, costs associated with operations such as facility rental, professional development, mileage reimbursement, and training needs are factored into the total request for funding. Ideally, this MADVAC team would completely function with 4 total team members, but this team could simply start with an Executive Director and a Program Manager and grow from there. We do truly believe that positive momentum will be highly beneficial to the program's initial launch; therefore, a complete and cohesive team is vital from the beginning of the program's launch.

Grant Funds Usage Funds from this grant will directly support MADVAC professionals with specialized training and curriculum development, professional development opportunities, facility use, transportation needs, as well as food costs for educational sessions. Grant funds will support overall operations and special events/conferences held by MADVAC, as well as the ability to provide insurance stipends for MADVAC team members.

Proposal Financial Sustainability Yes

Ideally, this program will continue to impact our community for generations to come. After the award funding, this program will need to seek additional funding to continue to edify cohorts of Ambassadors in our community. The initial investment will equip MADVAC operations for at least 5 fiscal years. At that time, further consideration is necessary to assess fiscal operations. Like other nonprofits, MADVAC will likely need to engage Foundations and private philanthropy to secure funding for future operations and programming. Fiscal agents and accounting services will play an integral part in this strategy moving forward.

Funding Sources None at this time.

TBD

TBD

Scalability This proposal for programming is scalable to a statewide or regional model.

Theoretically, yes, this proposal can be completed in smaller components, which simply equates to fewer numbers of participants trained by fewer MADVAC team members.

**Financial
Commitment**

Additional grant and philanthropic support will be sought depending on the outcome of this grant award process.

**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 Pro Forma Proposal Budget/Sources and Uses Request Rationale Documentation

ORGANIZATION CHART

Mr. A.M. Bobby Brumfield
Co-Founder, Governance Chair

Mr. Charlie Venditte
Co-Founder, Legislative Chair

Dr. Bradley Ekwerekwu
Education Chair

Mr. Eddie Saunsoci
Marketing Chair

Ms. Catherine Bosley
External Relations Chair

Speakers/Trainers

MADVAC

Curriculum Outline Draft

I. **Our Responsibility**

- The “WHY” of our Mission
- National issue that needs a solution
- What can we/you do? Men MUST become leaders in the charge
 - *Included in EVERY presentation

II. **Define Masculinity**

- Traits doc (traits discussing stereotypes)
- What is healthy/unhealthy masculinity?
- What unhealthy traits/behaviors become toxic?
- Address gender issues (no matter what you were assigned at birth or live as in the present, there are still issues surrounding masculinity that must be addressed and acted upon)

III. **Learned Behaviors, Emotional Maturation, Thought Processing**

- What were you taught as a young boy? What are you taught now?
- What did you see in your family? What behaviors were ‘normal’?
- Your brain stores images and verbal cues that resurface when stimulated
- Your brain may be reacting to situations at the time/age of personal trauma
- When you see something, what do you do? Why?
- When you feel attacked, physically or otherwise, how do you respond?
- What would happen if you took 2 more minutes to process before re/acting?

IV. **Engaging Men in the Prevention of Violence Against Women and Girls**

- Jewkes, Flood, and Long literature
- Perpetuating/repeating violent behaviors
- Intersection of Men/Masculinity/Violence
- Involvement of boys/men in Violence Prevention
- Lessons learned/best practices/safe-constructive alternatives
- Personal and Community Action Plans

V. **Understanding Domestic Violence**

- PP (Definition, Forms, Power and Control Wheel)
- Dating Violence and Sexual Violence PP
- DV in the {Insert Identity} Community
- What can we/you do? (Challenge excuses, Teach, Men make other Men)

Men Against Domestic Violence Action Coalition Monthly Budget

Operations	Projected Cost	Actual Cost	Difference
Facility Rental fees	\$500		\$500
Supplies/Materials	\$200		\$200
Professional Development	\$200		\$200
General Liability insurance	\$250		\$250
Softwares	\$200		\$200
			\$0
			\$0
			\$0
			\$0
Other			\$0
Total	\$1,350	\$0	\$1,350

TRANSPORT	Projected Cost	Actual Cost	Difference
Mileage Reimbursement	\$80	\$0	\$80
Bus/taxi fare			\$0
Insurance			\$0
Licensing			\$0
Fuel			\$0
Maintenance			\$0
Other			\$0
Total	\$80	\$0	\$80

PAYROLL (salary, projected insurance stipend)	Projected Cost	Actual Cost	Difference
Executive Director	\$8,085		\$8,085
Program Manager	\$6,415		\$6,415
Program Assistant	\$5,165		\$5,165
Program Assistant	\$5,165		\$5,165
Total	\$24,830	\$0	\$24,830

FOOD	Projected Cost	Actual Cost	Difference	Column1
Food and drink	\$500		\$500	
			\$0	
Other			\$0	
Total	\$500	\$0	\$500	

Project yearly costs: \$318,920

Projected 5 Year operations costs: \$1,594,600

Grant Application

Row 260

Organization Name (if applicable) Midlands African Chamber, Inc.

Physical Address 7930 Blondo Street Suite 100 Omaha, NE 68134

Mailing Address

Website www.midlandsafricanchamber.com

Social Media Accounts <https://www.facebook.com/MidlandsAfricanChamber/>

Name Karine Sokpoh

Title Board President

Email Address karine@402legal.com

Phone +1 (402) 203-7891

Team Yes

Midlands African Chamber (MAC) has a broad group of community members and partners dedicated to the organization's mission of providing small business tools and education to minority-led businesses in Nebraska. The goal of MAC is to provide opportunities and resources that will assist individuals and families in achieving a meaningful future. Through marketing and engagement strategies, MAC was able to reach a wider population and assist them in concentrating on the relaunch. Through community outreach initiatives and community gatherings, MAC has been able to engage sponsors in dialogue and planning for the larger projected project, as well as the management of teams and individuals, in order to continue to build a robust "team" comprised of minority lead groups and consultants. These team members are valuable collaborates to the mission of MAC which is to "empower, connect, and champion the African and African American communities in Omaha, Nebraska and the Midwest"

Organizational Chart Please see attached Organizational Chart

Other Completed Projects and/or Accomplishments By providing more training to members of the black community and enabling them to "pitch" their ideas for first round financing, community engagement activities like "Pitch Black," according to MAC, help build capacity. This helps with the founding of Suit UP, the introduction of Rising CEOs, the planning of a conference, and the partnership with Pitch Black. The focus of upcoming program development will be on sustaining membership and community services like "roll call," "power hour," and "Suit UP." Due to a lack of resources, advocacy, education, and empowerment for populations like those MAC

serves, strong community engagement is crucial. According to MAC's plans, the benefit will be the use of staff, new members, and volunteers to continue building more equity in the community. If this proposal is approved, MAC will be able to expand its programs and renovate a building so that it can be used for services, programs, and classes.

Proposal Title	Midlands African Chamber Center (MAC Center)
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	The synopsis of the project contains the following elements: Community participation and capacity development via the construction of a facility for the Midlands African Chamber (MAC). The site will be in the neighborhoods of North and South Omaha. The physical location of a center for programs such as Rising CEOs, a BIPOC program for youth entrepreneurship and leadership, promotes the healthy growth and development of children and adolescents. In addition, the center would offer resources and programs to promote the health of individuals, families, and communities. The MAC Center will offer structure by providing a physical location to serve as a gathering place for inclusive communities and members of these communities to interact and prosper in the Omaha region and to conduct outreach initiatives for the whole state of Nebraska. Purchase an existing structure, remodeling it if necessary, and putting active services for current programs into place with the help of a vibrant local community. using the kids from all of our communities in our pipeline.
Timeline	Purchasing the building, starting renovations, North Omaha. The schedule is proposed to be 100% completed by 2026. There are several submitted community grants and funding requests pending for 2023 including Weitz Foundation, Lozier Foundation. Completion of program through United Way of the Midlands and anticipate exploring for this proposal.
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) 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) 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 Midlands African Chamber of Commerce, Inc. (MAC) was founded in 2020, at the peak of the COVID-19 epidemic, and it is still prospering and overcoming challenges two years later. The request of this proposal will allow MAC to renovate and create a infrastructural project that will bring benefits to the North and south Omaha communities for years to come. Karine Sokpoh, the current board president, founded MAC during the height of the pandemic to provide a voice and a significant presence in the North and South Omaha community for small but powerful minority businesses and entrepreneurial groups that did not have a voice or a significant presence in the Omaha community to network and grow. Since then, the group has helped the Omaha community by developing dynamic communities, supporting economic development, strong neighborhoods, change systems, capacity building, greater linkages, equitable access to people of color, and cultural knowledge. The purpose is to "empower, connect, and advocate the African and African American business communities in Nebraska and the Midwest." This is MAC and its philosophy's basis and cornerstone. As an organization membership has gradually expanded since the organization's establishment, as has support from community partners and contributors to work on community-related problems.

**Visioning Workshop
Findings Alignment**

Attracting and maintaining diverse talent will benefit Nebraska. By fostering economic justice and equality for all members of the community, MAC is always trying to accomplish our strategic tracking report road plan for success. According to MAC, success requires having access to resources that many minority groups do not have. As a consequence, this grant proposal expressly demands technological grant support. This would mean acquiring financing to cover the costs of the software and technology necessary by MAC to conduct successful programs like Pitch Black Accelerator and Rising CEOS. The

Priorities Alignment

MAC believes in diverse talent acquisition and retention will benefit Nebraska. In order to achieve its strategic tracking report road map for success, MAC works continuously to promote economic justice and equality for all community members. Success, in accordance with MAC, necessitates having access to resources that many minority groups do not. Our grant application explicitly asks for technical grant assistance as a result. Obtaining funding to cover the costs of the software and technology needed by MAC to run popular programs like Pitch Black Accelerator and Rising CEOS would be part of this. The results of the Visioning Workshop, which involved community stakeholders from North and South Omaha, will guide MAC and their leadership in making decisions to better serve the communities and people of color who require services the most. Reviewing the LB1024 Visioning Workshop that the Project Team held with community stakeholders from both North and South Omaha to better understand the needs and goals of the neighborhoods assisted MAC in comprehending the essential elements of success. These seminars were designed to gather pertinent feedback from community stakeholders, including business owners, faith-based organizations, service providers, real estate experts, and elected officials. Their contributions and outcomes will be minority-led, minority-driven attitudes that will give BIPOC people access to initiatives and services that will promote long-term facilitation as well as sustainable living and employment.

Economic Impact

In order to enhance the social, economic, and cultural development of African and African American communities, MAC places a high priority on forging proactive collaborations with local community stakeholders and influential change makers. The objective is to help Nebraska's underserved communities realize their small business goals. This grant proposal suggests using the Google Grant to fund 20 computers, printers, and servers for MAC's business lab in order to support the company's objectives and vision. These technological gifts would be put to use in the computer lab we're proposing. In order to help underserved populations in Nebraska advance technology, financial literacy, and entrepreneurship, the lab will support MAC's Pitch Black Accelerator and Rising CEOs programs. Again, MAC's main objective is to build a community that will live, work, and prosper in the locations mentioned in this grant. As a result, MAC will have a significant economic impact on the Omaha neighborhood. In order to support minority business owners like African Americans and other multicultural groups, the organization believes in cultivating leaders who will become renegotiating authority champions. When everyone in the community has access to the same resources, this is referred to as community empowerment. MAC will first develop the necessary infrastructure before educating the local population through recently developed services and programs. When there is a way to promote community empowerment by looking into social, cultural, political, and economic factors to increase the community's wealth and health, there will be an economic impact. This is referred to as economic resilience, and the objectives, approaches, and measures that can lessen the effects of an economic incident, such as income inequality and Covid-19 recovery to support successful long-term recovery efforts, as well as the restrictions of this grant request, are known as these terms.

30-60 including construction, consulting, and workforce development for MAC along with its strategic partners.

There would be 30 to 50 depending on the start and end dates of the project for starting and maintaining the project and development.

50,000-60,000 pay personnel would be hired on a contract-for-hire basis. Along with personnel, MAC activities will focus on capacity development.

White community members make up 85.31% of the state's population, according to the State of Nebraska Census. Black or African American people make up 4.78% of the population. 3.95% if you participate in two or more races. Other ethnic groups would account for only 2.53%. MAC is committed to utilizing and collaborating with the QCT as a strong predictor of success as they begin scouting locations and even as renovations begin. Again, as programming and services expand to assist relief efforts in afflicted areas, these small number of minority groups will be addressed, and MAC will follow QCT tracks to report on and raise awareness for these minorities. Small business owners and firms in Qualified Census Tracts (QCT), such as the proposed coffee shop, will concentrate their employee engagement and recruitment efforts in the OCT regions identified in this effort. Contractors, merchants, and suppliers will also make their way to the designated OCT regions.

Community Benefit MAC is a unique organization because it addresses community business issues and focuses on individuals who are frequently underrepresented by traditional organizations. As a result of the large number of members it serves and continues to serve through its organizational structure, MAC has a significant community impact. The focus of MAC's commitment to assisting and advocating for businesses is on immigrant, refugee, and BIPOC-led small businesses. From the board president down to the board members, the organization is 100% diverse and serves a diverse community in Nebraska. MAC employs people from Togo, the Democratic Republic of the Congo, Benin, and Burma. The majority of the group's members are African immigrant or African American-owned small microbusinesses. The MAC board of directors, foundation, Suit Up program, volunteers, advocacy, resource distribution, ribbon-cuttings, use of black and African American vendors, and marketing with various community members are just a few examples of the organization's diverse ecology. For example, the Rising CEOS program addresses the community's need for minority youth technology and financial literacy. In today's society and economy, technical training is required to effectively start or operate a company and run a sustainable small business. As a result, the technology award will aid in the transition of these programs to sustainability by facilitating efficient information use and sharing and raising awareness of the importance of technological literacy within the diverse ecosystem. Through our Suit Up and Rising CEOS programs, we serve BIPOC and refugee youth ages 14 to 19, as well as men and women through our Pitch Black Business Accelerator program.

MAC intends to continue its sustainability efforts by ensuring that all efforts such as reducing, resting, and recycling are maintained. MAC will provide resources for businesses and community members by reviewing policies to ensure the ongoing program and services' long-term success. MAC also reduces corporate expenditures, allowing for more creative ideas and allowing businesses to think smarter rather than hard. Thus, MAC's long-term financial health can be improved by developing a detailed, well-researched strategic development plan through which we can fund projects that promote an environmentally conscious culture that not only benefits the community but also allows it to be self-sufficient in its own right.

Best Practices/Innovation MAC plans to open a new resource center in the North or South Omaha region since it is difficult to forecast how many individuals will be affected because MAC is a business-oriented organization that emphasizes business goals above human affects. Despite servicing more than 250 customers via Pitch Black the previous year, MAC now has 170 company members. This year's live event drew over 250 participants, and 28 entrepreneurs took part in the Pitch Black Business Accelerator program. As a result, this resource center will have an impact on countless people in the Omaha area by bringing an innovative approach to teaching and guiding community partners who are often marginalized due to their diverse backgrounds and do not have a location where they can do all of their training and funding projects.

Outcome Measurement MAC will utilize the center's resources to enhance education and create new high-wage employment opportunities. MAC is committed to using its powerful curriculum and services.

Through research and development on best practices for fostering workforce development in marginalized communities, as well as community citizen surveys. MAC seeks to apply a research-based approach to achieve excellence in its workforce development operations.

Outcomes will be assessed by the number of new members who join and enroll in programs and services at the planned MAC Center.

Yes, this project will serve as a catalyst by raising awareness of concerns impacting the North and South Omaha areas, which this grant is eager to serve and accomplish. As a result of innovation and hybridization, and by providing a resource center for individuals to grow and develop at their own pace.

Partnerships

Yes

MAC partners with area Chambers of commerce such as the Sarpy County Chamber, the Greater Omaha Chamber, and the Nebraska Hispanic Chamber. We also partner with Metro Community College, Nebraska Black Women United, Omaha Journal Star, Nebraska Business Development Council, Nebraska Enterprise Fund, Heartland Workers Center, Nebraska Department of Economic Development, Salem Baptist Church, 75 North, Urban League, OPPD (Omaha Public Power District), Nebraska Business Ethics Alliance, 100 Black Men, The Bloc Inc., the League for African Advancement, Afromaha, Taste of Africa, 95.7 FM The Boss, Metro Women's Business Center, I Be Black Girl, and NET. Some of the statewide advocacy groups we have teamed up with include the Nebraska African Commission and the Nebraska Latino Commission. Joint efforts have enhanced MAC efforts through joint program planning/support, member resources, strategic planning, advisory, data sharing, and advocacy for members.

No

Displacement

No

Displacement explanation

Physical Location

The physical location may be anywhere in the QCT area, including but not limited to buildings in North and South Omaha that need renovation and repurposing.

Qualified Census Tract

Within one or more QCTs

Additional Location Documents

Property Zoning

Yes

Is the project connected to utilities?

No

	No
Design, Estimating, and Bidding	No
	No
	Costs will be determined when a final location is decided.
General Contractor	No
Request Rationale	Midlands African Chamber, Inc. seeks \$2 million in funding for a facility and full-time personnel, as well as a \$18 million endowment fund, in order to expand its services. By fostering racial and economic fairness, the MAC hopes to recruit and maintain diverse talent in Nebraska. This endowment will aid in the promotion of three essential areas: Entrepreneurship. Personnel Development. Developing Talent We advocate for, empower, and connect companies. We are pitch black!
Grant Funds Usage	MAC will utilize funding for the project to address problems such as economic, social, and financial inequality in Nebraska. In addition to the guidelines of LB1024. The MAC was created in 2020 with the goal of assisting emerging companies in Nebraska's African and African American communities. To carry out this objective, the Chamber acts as a corporate voice and engages both the public and private sectors in community leadership. The Chamber offers live and online events that focus on education, leadership development, company growth, and networking. We provide company owners the chance to get expertise in the areas of communication, marketing, money management, legal, and overall business ownership. At our events and in our print and digital media, we seek memberships, contributions, grants, sponsorship opportunities, and ads. As we grow, we want to broaden the Chamber's services with specialized programs to attract membership and support with the guidelines of LB1024 being the basis of the construction for the proposed MAC center.
Proposal Financial Sustainability	Yes
Funding Sources	MAC is seeking funding from the LB1024 bill with the exploration of anticipated funds for the proposal focusing on long-term viability and sustainability.
	No
	No
Scalability	Yes, the project is entirely scalable and will open in stages, with the community and resource center opening first to allow for direct access and the remainder of the project, including conference rooms and office space for MAC-related groups, programs, and administration, starting with phase 2. In the last

phase of the renovation, the building's executive leadership office, conference rooms, and event facilities will be fully operational.

The financing for this project is determined by the outcome of the proposal for funding.

Financial Commitment

The organization is completely dedicated to this project and has acquired private contributions and personal funds in addition to reserve funds from the organization for this larger-scale project. The objective is to distribute these funds for match donations and long-term project sustainability. The construction will be finished by 2025, as planned, with a significant portion of the funding coming from donor contributions.

ARPA Compliance Acknowledgment



ARPA Reporting and Monitoring Process Acknowledgment



LB1024 Funding Sources Acknowledgment

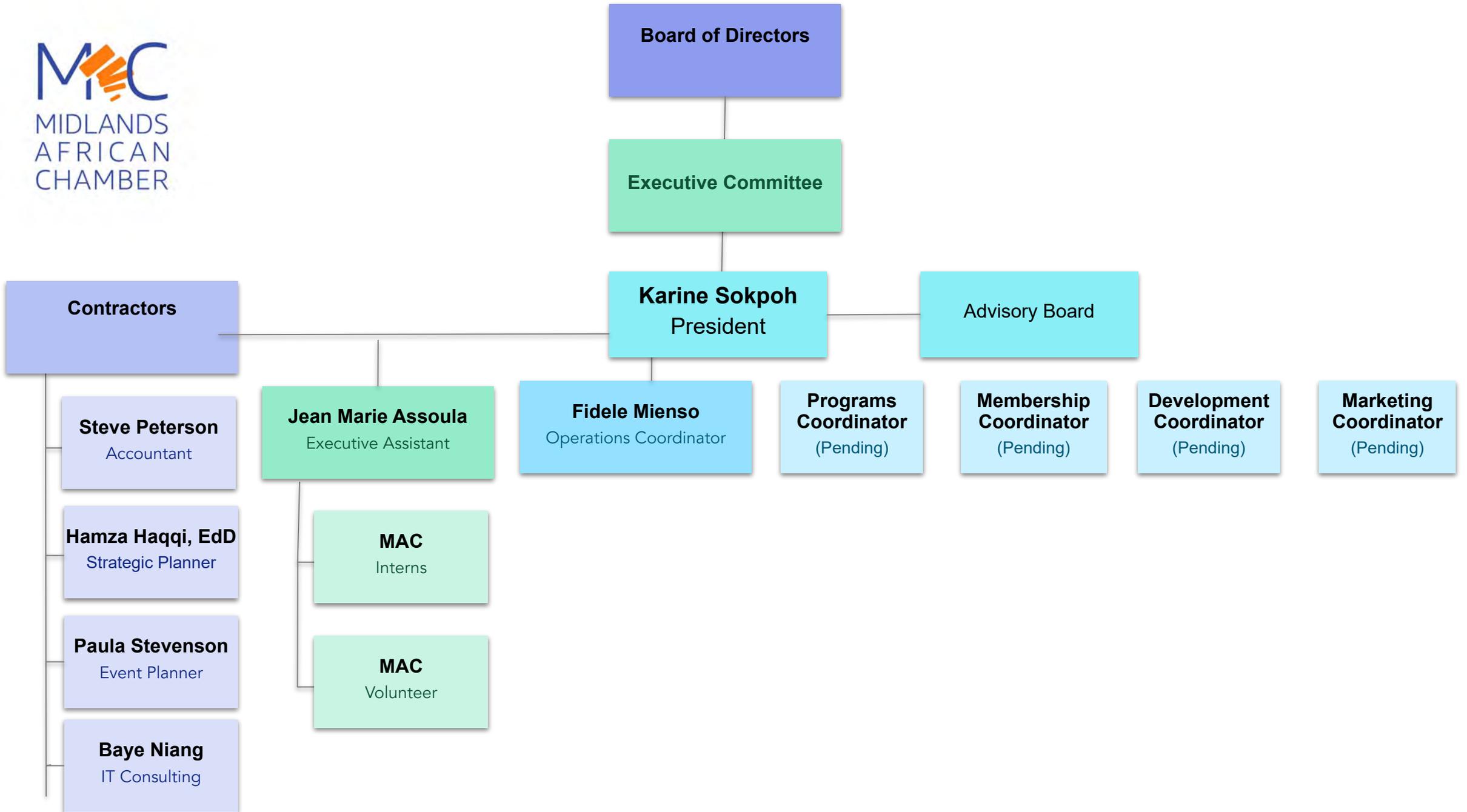


Public Information



File Uploads

Organizational Chart Proposal Budget/Sources and Uses





Midlands African Chamber 2022 Budget

Expenses

	Category	Amount
1	Salary & Benefits	\$140,000
2	Occupancy	\$20,000
	Telecommunications	\$4,000
	Equipment	\$15,000
	Insurance	\$5,000
	Postage	\$1,200
	Printing/Publication	\$5,000
	Office Supplies	\$6,000
	Training & Retention	\$5,000
	Computer/software	\$10,000
3	Professional fees	\$25,000
4	Marketing/Recruitment	\$10,000
	Travel (incl. Mileage)	\$3,000
	Staff Development/Conferences	\$2,000
4	Program Activities	\$140,000
	Other Expenses	\$0
	Bank Fees	\$100
	Background Checks	\$300
5	Pitch Black Expenses	\$90,000
6	Fund Development	\$14,000
	Total Expense	\$495,600

Revenue

	Category	Amount
7	Foundations	\$360,100
8	Membership	\$15,000
9	Gala Fundraiser	\$10,000
	Individual Contributions	\$500
10	Pitch Black	\$100,000
10	Pitch Black Administration	\$10,000
	Total Income	\$495,600
	Net Proceeds	\$0

budget notes:		1
1	1 FT, 2 pt staff	
2	Offices move to its own location	
3	Web, accounting, fiscal agency fees, graphic designer, legal, , media-social marketing	
4	Program activities for materials, development, marketing,0 no staff	
5	Pitch Black expenses	
6	Based on using grant writer, event planner, event expenses, MAC foundation creation	
7	Foundation revenue based on securing operating and program funds	
8	Corporate memberships and sponsor memberships	
9	Gala -first time winter event	
10	10 % admin fee from gross revenues of Pitch Black for MAC expenses	



THE MIDLANDS AFRICAN CHAMBER, INC. PROPOSAL ESTABLISHMENT OF AN ENDOWMENT FUND

SUMMARY

The Midlands African Chamber, Inc. requests \$2 million financing for a building and full-time staff, and an \$18 million endowment fund, to continue to grow its programs. The MAC aims to attract and retain diverse talent in Nebraska by advancing racial and economic equity. This endowment will help promote three key areas: Entrepreneurship. Workforce Development. Growing Talent. We champion, empower, and connect businesses. We Pitch Black!

ORGANIZATION INFORMATION

The MAC was founded in 2020, out of a desire to help the growing businesses in Nebraska within the African and African American communities prosper. To carry out this mission, the Chamber serves as the voice of business and involves the public and private sectors in community leadership. The Chamber offers in-person and online events, covering education, leadership development, business growth, and networking. We provide business owners opportunity to acquire experience in the fields of communication, marketing, money-management, legal, and owning a business in its entirety. We campaign for memberships, donations, grants, sponsorship opportunities, and advertisement at our events and in our print and digital products. As we evolve, we are focused on expanding the Chamber's offerings, with specialized programs to garner membership and support.

PROBLEM/NEED/SITUATION DESCRIPTION (See Appendix A for Tables)

Unemployment

Poverty: One in 10 Iowa and Nebraska residents work multiple jobs, in comparison to the 1 in 20 nationally. The Omaha Community Foundation (2021) released data noting the large number of people who are working multiple jobs or underemployed, meaning they are working full-time but still living under the poverty line. In 2018, the U.S. Census reported that of the percentage of

individuals in poverty 26.1% were Black; 20.6% were Latino; and 7.3% were White, Non-Hispanic.

Pay Equality: People of color have a median income that is \$13,000 less than their white counterparts. This difference has grown by 18% since 2015. A 2018 Regional Equity Profile completed by Heartland 2050 found that even when education levels are equal, people of color earn less than white residents.

DIVERSITY/ WORK PLAN/ SPECIFIC ACTIVITIES

Racial equality is economic equity and the MAC is committed to promoting the same through entrepreneurship in diverse communities. The Chamber serves a host of diverse business owners with varied racial backgrounds such as African and African Americans, Latinos, Caucasians, and Asians – be that American born or foreign.

Since the MAC.'s inception, the organization has hosted the following events:

Power Hour business development series held virtually for members to connect directly with working professionals in small business at various capacities from business owners, physicians, educators to finance and legal representatives.

Ribbon-cutting events orchestrated by the Chamber to promote new black-owned businesses to the Greater Omaha area in conjunction with local government and chamber officials.

Roll Call events are business networking events that the chambers organize on a monthly basis, for professionals to gather, promote, and share ideas while patronizing area black-owned businesses. These events help harness the business-to-business connections of its membership and increase its member's social capital.

Pop-up Parties as mixers for members and potential members to meet-and-greet like-minded business professionals in the area. They occurred in the past during the college world series and diversity night at the Ball Park

Pitch Black a business competition where 28 small and diverse businesses participated this year. Six judges reviewed elevator pitches for five finalists to compete in front of a live audience on August 6, to win up to \$10000, in Omaha, Nebraska. Notable partnerships and sponsorships, include the Kauffman Foundation, Meta, Woodmen Life, Wells Fargo, Invest Nebraska, Google, Facebook, OPPD, etc.

UPCOMING / PROJECTS / GOALS

MAC Pitch Black Accelerator: MAC desires to create a brick-and-mortar incubator for diverse small businesses including businesses owned by immigrants, refugees, and various minority groups in Douglas County. The incubator would provide workspaces, mentorship, education, ESL, and access to investors for MAC would need approximately \$1500000 to make this project a reality.

Black Innovation: Assisting in the development and intellectual property protection of black-owned business ideas and to become an incubator for creations that help progress our state.

Suit Up: Organizing a suit drive, distribution and job readiness workforce preparation programming for youth in probation, foster care and disadvantaged areas.

Youth Leadership Summit: A place to foster discussions among business-minded youth and promote entrepreneurship in connection with local high schools

STEM learning: Other upcoming projects include developing programming that promotes and encourages entrepreneurship and STEM education in our community starting at the high school level.

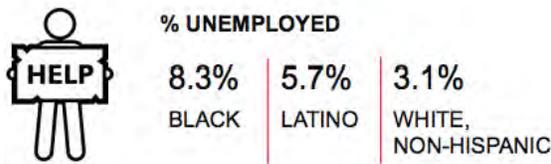
Rising CEOs: Programming to create entrepreneurship pathways for young teens who want to explore leadership and business ownership.

Lead Nebraska: Creating a resource bank to better assist new Nebraskans in creating ties to local businesses and community organizations.

Cultural Connections: A festival highlighting the diversity within our state.

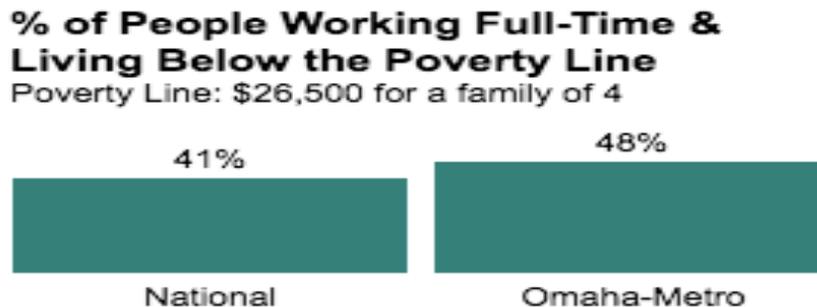
(APPENDIX A: PROBLEM/NEED/SITUATION DESCRIPTION TABLES)

Unemployment is almost two times higher for people of color. Our goal is to reduce the following unemployment gaps: 8.3% in blacks; 5.7% Latino; and 3.1% white, non-Hispanic.



Sources: Various Tables, 2014-2018 American Community Survey, U.S. Census Bureau Prepared by: David Drozd

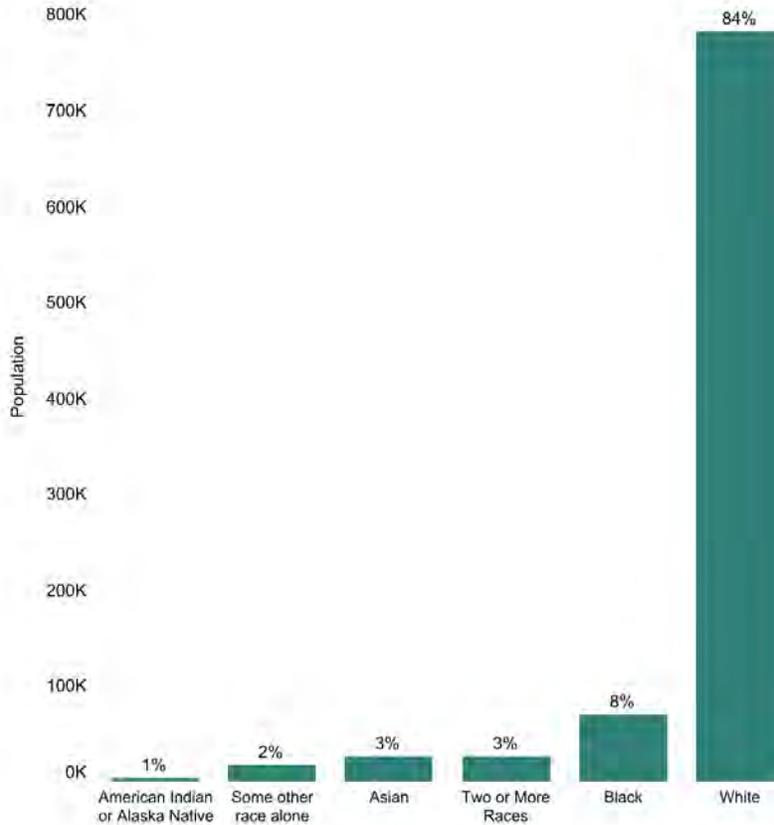
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Race

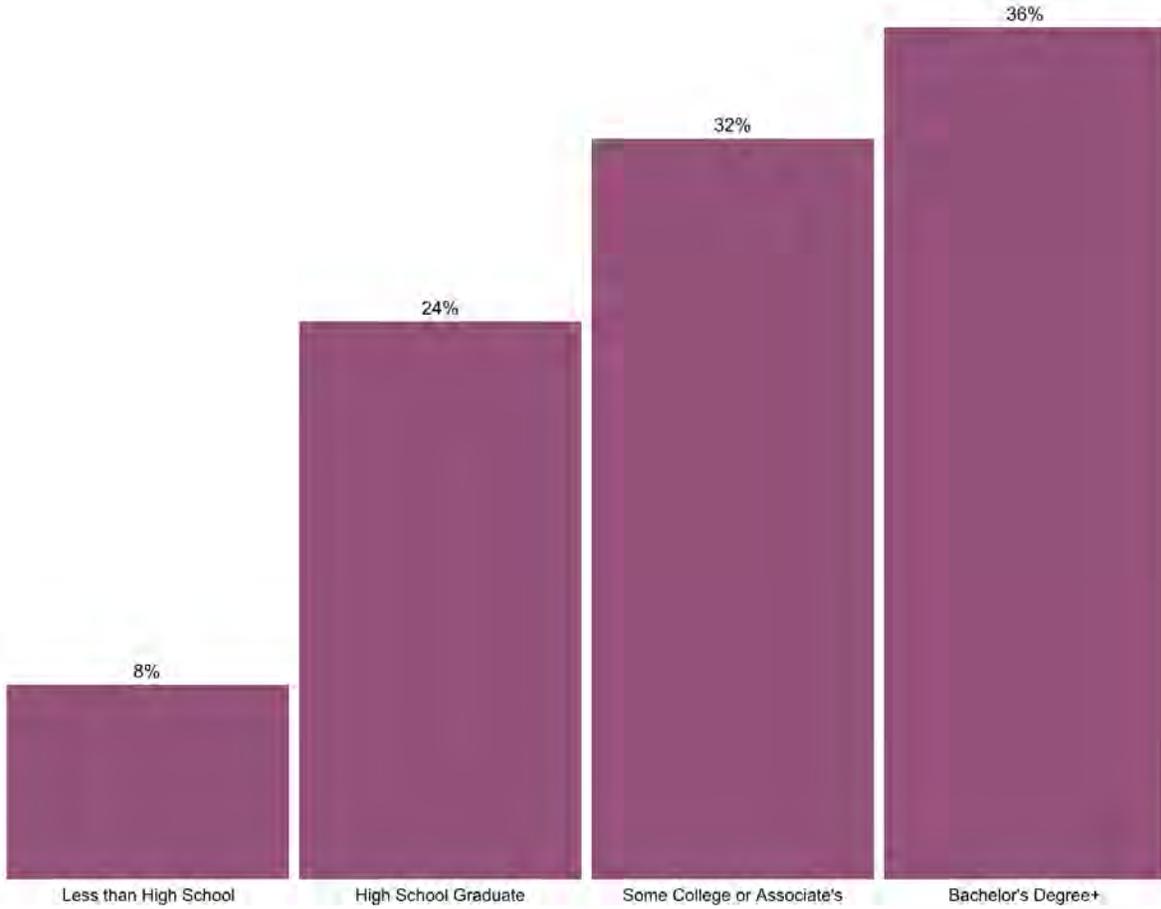


Ethnicity



*The Omaha-Council Bluffs Metropolitan Statistical Area (MSA) includes Douglas, Sarpy, Saunders, Cass, and Washington Counties. In Iowa, it includes Pottawattamie, Mills, and Harrison Counties.





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